



CITY COUNCIL
Regular Meeting

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

Monday, September 29, 2025, 6:00 PM

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

5:00PM Appointments Sub-Committee Meeting

5:30PM Legislative Affairs Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of September 8, 2025

3. **25-246** The City Council will present Irma Accettullo with a Certificate of Commendation in recognition and celebration of her 90th birthday.

4. **25-200** Michael Wells, Director of Municipal Inspections will appear before the City Council to discuss the rooming house ordinance and the methods used to identify illegal rooming houses and enforcement procedures.

Public Hearings

5. **25-222** Hearing called as ordered on An Ordinance Further Amending Title 13 of the Revised Ordinances of the City of Revere Relative to Stormwater Management.

6. **25-223** Hearing called as ordered on An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Stormwater Management.

7. **25-224** Hearing called as ordered on a loan order in the amount of \$5,000,000 for the lower Broadway water main replacement project.

8. **25-232** Hearing called as ordered on An Ordinance Repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere.

9. **25-244** Hearing called as ordered on A Zoning Ordinance Establishing the Fenno Street Affordable Housing Overlay District.

10. **25-245** Hearing called as ordered on a loan order for McMackin Field in the amount of \$4.2 million.

11. **25-114** Hearing called as ordered on, An Ordinance Further Amending Wage Theft Policies in the City of Revere.

Unfinished Business

12. **25-144** An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.

13. **25-186** Revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.

Appointments Sub-Committee Report

14. **25-218** Communication from the Mayor relative to the reappointment of Michael Tucker to the Zoning Board of Appeals.
15. **25-219** Communication from the Mayor relative to the reappointment of Peggy Pratt to the Zoning Board of Appeals.
16. **25-220** Communication from the Mayor relative to the reappointment of Lori Manzo to the Affordable Housing Trust Fund Board.
17. **25-221** Communication from the Mayor relative to the reappointment of Anayo Osueke to the Affordable Housing Trust Fund Board.
18. **25-240** Communication from the Mayor reappointment of Kourou Pich to the Human Rights Commission.
19. **25-241** Communication from the Mayor relative to the appointment of Chief Cullen to the Human Rights Commission.
20. **25-242** Communication from the Mayor relative to the appointment of Maria LaVita to the Human Rights Commission.
21. **25-243** Communication from the Mayor relative to the reappointment of Viviana Catano to the Board of Health

Legislative Affairs Sub-Committee Report

22. **25-250** Motion presented by Councillor Cogliandro: That the City Council approve the following special legislation – An Act Permitting the City of Revere to Establish Penalties and Liens for Noise Ordinance Violations Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. The city of Revere may: (i) issue citations; (ii) establish appeal and hearing processes for the citations; (iii) file real estate liens to collect unpaid fines, penalties or assessments from the citations; and (iv) avail itself of any and all relevant enforcement or procedural provisions provided in chapter 40U of the General Laws for violations of the noise ordinance of the city. SECTION 2. This act shall apply only to those violations that are separate and distinct from violations of the health, sanitary, housing, fire, building, plumbing or electrical code of the city of Revere or the commonwealth. SECTION 3. This act shall take effect upon its passage.

Communications

23. **25-252** Communication from the Election Commissioner requesting approval of the November 4, 2025 municipal election warrant.
24. **25-253** Communication from the City Auditor requesting an appropriation from the cable receipt reserve fund to pay RevereTV's quarterly invoice.

- 25. **25-254** Communication from the City Auditor requesting an appropriation from the ETP Account for upgrades to agenda and minutes management for all public boards and commissions.
- 26. **25-268** Communication from the City Auditor requesting an appropriation from the Community Improvement Trust Fund for the replacement of park benches and other improvements to Kimmerle Park in Beachmont.
- 27. **25-255** Communication from the Mayor relative to the reappointment of Lauren D'Avella as a Constable.
- 28. **25-256** Communication from the Mayor relative to the appointment of Brittney D'Avella as a Constable for the City of Revere.

Motions

- 29. **25-257** Motion presented by Councillor McKenna: That the City Council order to a public hearing, An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)
- 30. **25-258** Motion presented by Councillor McKenna, Councillor Novoselsky: That the Mayor request MassDOT to repave the westbound side of Revere Beach Parkway from Tomasello Way to the intersection of Route 16 in the interest of public safety. This portion of Revere Beach Parkway is riddled with potholes.
- 31. **25-259** Motion presented by Councillor McKenna, Councillor Cogliandro: That the Mayor request the Chief Financial Officer to provide the City Council with a comprehensive accounting of the Community Improvement Trust Fund from 2020 to the present, including, but not limited to, all receipts and expenditures.
- 32. **25-260** Motion presented by Councillor McKenna, Councillor Cogliandro: That the Mayor request MassDOT to appear before the City Council to provide a comprehensive overview and full scope of planned work on Harris Street and the surrounding area. Further, that the City Engineer, DPW Superintendent, and City Planner be present at this meeting to offer additional context and address related concerns.
- 33. **25-261** Motion presented by Councillor Guarino-Sawaya: That the Mayor be request National Grid to immediately repair the trench that runs from John Avenue, across the highway, to 190 North Shore Road. The trench was created following utility work conducted under a MassDOT highway access permit. Since that work, the trench has remained in a state of disrepair and is causing significant disruption to nearby residents.
- 34. **25-262** Motion presented by Councillor Kelley: That the Mayor be requested to increase the discounts offered through the 2026 Water & Sewer Senior Discount Program, for qualifying applicants, by 10%, accordingly: 40% for consumption of up to 30,000 gallons; 30% for consumption from 30,001 up to 70,000 gallons; and, 20% for consumption of 70,001 gallons or more.

- 35. **25-263** Motion presented by Councillor Kelley, Councillor Cogliandro: That the Mayor request the Election Department to reinstate the Lincoln School as a polling location beginning with the 2027 elections.
- 36. **25-264** Motion presented by Councillor Novoselsky: That the Mayor request the Chief of Police to purchase decibel meters for all police cruisers for the purpose of enforcing the noise ordinance.
- 37. **25-265** Motion presented by Councillor Guarino-Sawaya: That the City Council order to a public hearing, An Ordinance Further Amending the Revere Revised Ordinances Relative to the Affordable Housing Trust Fund. (attached)
- 38. **25-266** Motion presented by Councillor Guarino-Sawaya: That the City Council order to a public hearing, An Ordinance Further Amending Title 12 and Title 17 of the Revere Revised Ordinances Relative to Overhanging Signs and Storefront Sign Maintenance. (attached)

Late Motion

- 39. **25-267** Motion presented by Council President Silvestri: That the City Council award Certificates of Merit to Sergeant Sean Matthews, Sergeant Keith Lessner, and Officer Orion Kong of the Revere Police Department for their selfless actions on August 19, 2025 to run into a burning building prior to the arrival of the Revere Fire Department to ensure that all occupants were safely evacuated.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, September 8, 2025

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

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of August 13, 2025

RESULT: ACCEPTED

3 Approval of the Journal of the Regular Meeting of August 25, 2025

RESULT: ACCEPTED

- 4 25-231 **The City Council will present a Certificate of Appreciation to Linda Redding for her exceptional administrative work for the Conservation Commission.**

Members of the Conservation Commission and Councillor Cogliandro presented Linda with a Certificate of Commendation.

Minutes Acceptance: Minutes of Sep 8, 2025 6:00 PM (Salute to the Flag)

RESULT:	PLACED ON FILE
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- 5 25-207 **The City Council will present the Revere Youth Baseball U-10 All-Stars coaching staff and players with a Certificate of Commendation for winning the Greater Boston Region All-Star Tournament on July 22, 2025.**

The City Council presented the Revere Youth Baseball U-10 All-Stars with Certificates of Commendation.

RESULT:	PLACED ON FILE
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- 6 25-233 **The Chief of Planning & Community Development, the owners project manager, and architect for the McKinley School project will appear before the City Council to discuss the project, specifically the construction of a proposed 145' radio tower.**

Addressing the City Council in support of the proposed 911 radio tower were Mayor Keefe, Chief of Planning Tom Skwierawski, Fire Captain O'Hara, Police Chief LaVita, Deputy Fire Chief Rich, and MNRECC Operations Director Jay Mazzola.

RESULT:	PLACED ON FILE
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Public Comment Pursuant to Chapter 402 of the Acts of 1965

Stephanie DeSisto, 7 Reservoir Avenue, Revere, MA addressed the City Council on the proposed 911 radio tower.

Bonnie Curran, 20 Barrett Street, Revere, MA addressed the City Council on the proposed 911 radio tower.

Kori O'Hara, 270 Beach Street, Revere, MA addressed the City Council on the proposed affordable housing re-zoning of certain parcels of land on Fenno Street.

Unfinished Business

- 7 25-144 **An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.**

Councillors Kelley and Novoselsky voting "NO" on the third reading.

RESULT:	TABLED - OBJECTION 3RD AND FINAL READING	Next: 9/29/2025 6:00 PM
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- 8 25-186 **Revocation of Chapter 148 License #651, 22 Naples Road, granted January 24, 2022 for cause.**

Councillor Cogliandro requested that the matter be tabled until the end of the month to give the property additional time to comply with the City Council special permit requirements. Present for the discussion were the property owner, Mario Marengi and his attorney, James Cipoletta.

RESULT: **TABLED - NO ROLL CALL**

Next: 9/29/2025 6:00 PM

Zoning Sub-Committee Report

- 9 25-178 **An Ordinance Further Amending the Zoning Ordinances Relative to Minor Corrections to the Accessory Dwelling Unit Zoning Ordinance.**

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

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.25.030(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words following “760 CMR 71.02.”

SECTION 2. Section 17.25.040(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting “Section 17.05.020(C)” and inserting in place thereof “Section 17.25.020(C).”

July 28, 2025 Ordered to a first reading.
September 8, 2025 Ordered on a second reading.
September 8, 2025 Ordered on a third and final reading.
September 8, 2025 Engrossed & Ordained on a Roll Call.

RESULT: **ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]**

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

- 10 25-192 **An Ordinance Establishing Zoning Provisions for Battery Energy Storage Systems in the City of Revere.**

RESULT: **REFERRED TO ZONING**

- 11 25-210 **529 Broadway, LLC, 529 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming structure and construct a five-story mixed used development at 529 Broadway, Revere, MA 02151.**

"SHALL THE CITY COUNCIL GRANT THE APPLICANT'S REQUEST TO WITHDRAW THE SPECIAL PERMIT APPLICATION WITHOUT PREJUDICE?"

Minutes Acceptance: Minutes of Sep 8, 2025 6:00 PM (Salute to the Flag)

RESULT:	WITHDRAWN WITHOUT PREJUDICE [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

Communications

- 12 25-240 **Communication from the Mayor reappointment of Kourou Pich to the Human Rights Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
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- 13 25-241 **Communication from the Mayor relative to the appointment of Chief Cullen to the Human Rights Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
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- 14 25-242 **Communication from the Mayor relative to the appointment of Maria LaVita to the Human Rights Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
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- 15 25-243 **Communication from the Mayor relative to the reappointment of Viviana Catano to the Board of Health**

RESULT:	REFERRED TO APPOINTMENTS	Next: 9/29/2025 6:00 PM
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- 16 25-244 **Hearing called as ordered on A Zoning Ordinance Establishing the Fenno Street Affordable Housing Overlay District.**

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/29/2025 6:00 PM
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- 17 25-245 **Hearing called as ordered on a loan order for McMackin Field in the amount of \$4.2 million.**

City of Revere, MA McMackin Field Construction Bonds Proposed Loan Order

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

That the Treasurer is authorized to file an application with the appropriate officials of The

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

RESULT: ORDERED TO PUBLIC HEARING - CC

Next: 9/29/2025 6:00 PM

Motions

- 18 25-246 Motion presented by Councillor Guarino-Sawaya, Councillor Zambuto: That the City Council present Irma Accettullo with a Certificate of Commendation in recognition and celebration of her 90th birthday.

RESULT: ORDERED - VOICE VOTE

- 19 25-247 Motion presented by Councillor Guarino-Sawaya: In the interest of the public safety for our students and school faculty, that the Mayor request the Traffic Commission to hold a public hearing on the following proposed amendments relative to overnight parking on school property. (see attached draft Traffic Commission Regulations)

RESULT: ORDERED - VOICE VOTE

- 20 25-248 Motion presented by Councillor Kelley: That the Mayor request MassDOT to expand the Southbound deceleration lane/entrance into North Gate Shopping Center on Squire Road in order to reduce traffic and accidents on Squire Road.

RESULT: ORDERED - VOICE VOTE

- 21 25-249 Motion presented by Councillor Kelley: That the Mayor request Chris Ciaramella, Superintendent of Public Works, to appear before the City Council to provide an update on the Consent Decree entered into in 2010 between the City of Revere and the U.S. Environmental Protection Agency.

RESULT: ORDERED - VOICE VOTE

- 22 25-250 Motion presented by Councillor Cogliandro: That the City Council approve the following special legislation – An Act Permitting the City of Revere to Establish Penalties and Liens for Noise Ordinance Violations Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. The city of Revere may: (i) issue citations; (ii) establish appeal and hearing processes for the citations; (iii) file real estate liens to collect unpaid fines, penalties or assessments from the citations; and (iv) avail itself of any and

all relevant enforcement or procedural provisions provided in chapter 40U of the General Laws for violations of the noise ordinance of the city.

SECTION 2. This act shall apply only to those violations that are separate and distinct from violations of the health, sanitary, housing, fire, building, plumbing or electrical code of the city of Revere or the commonwealth.

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

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 9/29/2025 6:00 PM
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- 23 25-251 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW and Traffic Commission, in coordination with MassDOT, to install bollards at 938 North Shore Road in an appropriate position so as to prevent vehicles from colliding with the residential structure and fire hydrant at said property. The residential structure at 938 North Shore Road has been hit multiple times.

RESULT:	ORDERED - VOICE VOTE
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Late Motion

- 24 25-114 Motion presented by Councillor Jaramillo: Hearing called as ordered on, An Ordinance Further Amending Wage Theft Policies in the City of Revere.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/29/2025 6:00 PM
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Ordered adjourned at 8:14 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 8, 2025 6:00 PM (Salute to the Flag)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE.

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

SECTION 1. Section 13.10.020(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “start of construction”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 2. Section 13.10.020(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity less than two thousand five hundred square feet (2,500 sq. ft.) if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 3. Section 13.10.020(D)(1)(e) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “disturbance”:

“, and provisions for controlling other wastes on construction sites such as demolition debris, litter, and sanitary wastes;”

SECTION 4. Section 13.10.020(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Performance Standards. A construction project shall be considered in conformance with this section if soils or other eroded matter has been prevented from being deposited onto adjacent properties, rights-of-ways, public storm drainage system, or wetland or watercourse. The design, testing, installation, and maintenance of erosion and sediment control operations and facilities shall adhere to the standards and specifications contained in the latest editions of the Massachusetts Stormwater Handbook, and if applicable, the NPDES General Permit for Storm Water Discharges from Construction Activities. In addition, the plan shall ensure that the Massachusetts Surface Water Quality Standards (314 CMR 4.00) are met in all seasons. The plans must be stamped and certified by a qualified Professional Engineer registered in Massachusetts or a Certified Professional in Erosion and Sediment Control.

1. If a project requires a Stormwater Pollution Prevention Plan (SWPPP) per the NPDES General Permit for Stormwater Discharges from Construction Activities, as amended, then submission of a complete copy of the SWPPP and the signed Notice of Intent in addition to the Erosion and Sediment Control Plan described in this section is required.

SECTION 5. Section 13.10.020(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 6. Section 13.10.020(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 7. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Impaired waters” after the definition “Hydrologic soil group”:

“Impaired waters” means waterbodies that do not meet one or more of its designated use(s) in the applicable surface water quality standards. These waterbodies are listed in categories 3 and 4 of the most recent Massachusetts Integrated List of Waters. See the Massachusetts Department of Environmental Protection website for the most up to date List of Waters.

SECTION 8. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Low Impact Development” after the definition “Landowner”:

“Low Impact Development” or “LID” means site planning and design strategies that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and associated aquatic habitat. LID employs principles such as preserving and re-creating natural landscape features, and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

SECTION 9. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “New development” after the definition “Operation and maintenance plan”:

“New development” means any construction, alteration, or improvement equal to or greater than one acre in area where existing land use does not contain alteration by man-made activities including but not limited to creation of impervious cover.

SECTION 10. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Pre-development” after the definition “person”:

“Pre-development” means the conditions that exist prior to cleaning or grading of a site at the time that plans for the land development of a tract of land are submitted to the city. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first plan submission shall establish pre-development conditions.

SECTION 11. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Post-development” after the definition “Pre-development”:

“Post-development” means the conditions that reasonably may be expected or anticipated to exist after completion of the land development activity on a specific site or tract of land. Post-development refers to the phase of a new development project after completion and does not refer to the construction phase of a project.

SECTION 12. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “exceeding” from the “Redevelopment” definition and inserting in place thereof the words “equal to or greater than.”

SECTION 13. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Runoff coefficient” after the definition “Redevelopment”:

“Runoff coefficient” means a dimensionless coefficient that relates the amount of stormwater that runs off a surface to the amount of precipitation received. It directly correlates to the permeability of the ground surface.

SECTION 14. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “Stop work order”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 15. Section 13.10.030(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity of less than one acre if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 16. Section 13.10.030(D)(4) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

4. Location of all existing and proposed stormwater utilities, including structures, pipes, swales, detention, retention, and infiltration systems and any other LID techniques or STPs utilized to protect water quality.

SECTION 17. Section 13.10.030(D)(5) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “at a minimum of 2-foot interval within the limit of disturbance” after “contours.”

SECTION 18. Section 13.10.030(D)(7) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “with a designation of sensitive receptors as applicable (e.g. impaired waters, water supplies, critical resource waters);”

SECTION 19. Section 13.10.030(D)(8) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

8. Delineation of FEMA Special Flood Hazard areas and a calculation of FEMA flood elevation, if applicable;”

SECTION 20. Section 13.10.030(D)(10) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “swells” and inserting in place thereof the word “swells.”

SECTION 21. Section 13.10.030(D)(13) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “facilities”: “”including size, material, and invert elevation data;”

SECTION 22. Section 13.10.030(D) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section (18):

18. Existing and proposed landscaping and ground cover with runoff coefficients for each.

SECTION 23. Section 13.10.030(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Design Requirements and Performance Standards.

1. Performance Standards Control of stormwater runoff shall meet or be more stringent than the performance standards for both flood control (volume and peak discharge) and nonpoint source pollution reduction as defined in the most recent version of the Massachusetts Stormwater Handbook. All assumptions, methodologies and procedures used to design STPs and stormwater management practices shall accompany the design. All activities, project design, STPs, and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff. The criteria and design standards listed in this section shall apply to stormwater management systems on sites which require a stormwater management plan.
 - a. A Stormwater Management Report shall be prepared and submitted to the city engineer and department of public works. The plan shall include, but not be limited to, the following:
 - i. a drainage map showing pre- and post-development drainage areas and stormwater time of concentration (Tc) flow paths, including drainage system flows;
 - ii. Hydrologic and hydraulic design calculations for the pre- and post-development conditions, performed in accordance with the most recent version of the Massachusetts Stormwater Handbook;
 - iii. Calculations for all stormwater management systems shall be provided for the 2-, 10-, 25-, 50-, and 100-year storm events using design rainfall depths for Revere included in the National Oceanic and Atmospheric Administration Atlas 14, Precipitation-Frequency Atlas of the United States (Vol. 10, Northeastern States, published 2015, revised 2019), as amended, or rainfall depths provided in the most

recent version of the Massachusetts Stormwater Handbook, whichever is most conservative.

- b. A Long-Term Operation and Maintenance (O&M) Plan shall be prepared and submitted to the city engineer and the department of public works. The plan shall include, but not be limited to, the following:
 - i. The names of the owners of all components of the system and emergency contact information;
 - ii. A maintenance agreement specifying the names and addresses of the person(s) responsible for O&M of the system, the person(s) responsible for financing maintenance and emergency repairs, and a list of easements if necessary;
 - iii. Stormwater management easements for facility inspections and maintenance;
 - iv. An inspection and maintenance schedule and log form, including routine and non-routine tasks to be performed.
- c. Low-Impact Development (LID) site planning and design strategies must be applied unless it is infeasible to reduce the discharge of stormwater from development sites. Applicants not incorporating LID practices into their plans must indicate why LID is not feasible at the site.
- d. Stormwater management systems on new development sites shall be designed to meet an average annual pollutant removal equivalent to 90% of the average annual load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site and 60% of the average annual load of Total Phosphorous (TP) related to the total post-construction impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:
 - i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,

- ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- e. Stormwater management systems on redevelopment sites shall be designed to meet an average annual pollutant removal equivalent to 80% of the average annual post-construction load of Total Suspended Solids (TSS) related to the total post-development impervious area on the site and 50% of the average annual load of Total Phosphorous (TP) related to the total post-development impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:
 - i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,
 - ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- f. Stormwater management systems designed on commercial and industrial land use area draining to the waterbodies impaired by solids, turbidity, or sedimentation/siltation as defined by the most recent Massachusetts Integrated List of Waters, shall incorporate designs that allow for shutdown and containment where appropriate to isolate the system in the event of an emergency spill or other unexpected event.

SECTION 24. Section 13.10.030(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 25. Section 13.10.030(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 26. Section 13.10.030(G)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

2. The applicant shall submit an “as-built” plan for the stormwater controls no later than two (2) years after the final conduction is completed. The plan must be prepared by a professional engineer and show all on-site controls, both structural and non-structural, designed to manage the stormwater associated with the completed site, and the final design specifications of all stormwater management controls.

SECTION 27. This ordinance shall take effect upon its passage.

Pursuant to Mass. Gen. Law Chapter 43, Section 23, in as much as the full text of the proposed ordinance exceeds eight pages in length, the full text of the aforementioned ordinance amendment is available online at www.revere.org/departments/city-clerk and on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
September 3, 2025

CZ-25-07

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 29, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 30, 2025 at 5:30PM in the 2nd Floor Conference Room, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE

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

SECTION 1. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding new section 17.08.495:

17.08.495 – Low Impact Development.

“Low Impact Development” or “LID” means site planning and design strategies that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. LID employs principles such as preserving and re-creating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

SECTION 2. Section 17.17.050 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (E) and re-lettering the subsequent existing sections:

E. All planned Best Management Practices to be used during the construction phase and after development to manage stormwater runoff.

SECTION 3. Section 17.17.070 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (C) and re-lettering the subsequent existing sections:

C. Adequate implementation of erosion and sediment control practices during and after construction;

SECTION 4. Section 17.17.070 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding the words “, and consideration of potential water quality impacts” to re-lettered section (H).

SECTION 5. Section 17.17.070 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (I) and re-lettering the subsequent existing sections:

- I. Incorporation of LID site planning and design strategies, unless such practices are infeasible;

SECTION 6. Section 17.17.070 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (M) and re-lettering the subsequent existing sections:

- M. Appropriate procedures for the receipt and consideration of information and feedback submitted by the public;

SECTION 7. This ordinance shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
9/3/25
9/10/25

**Public Notice
City of Revere, MA
Water Main Replacement Bonds
Proposed Loan Order**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed loan order:

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

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

A copy of the loan order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
September 3, 2025
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org

Attachment: ProposedLoanOrder.WaterBonds09292025 (25-224 : Loan Order - Lower Broadway Water Line Replacement)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE POLITICAL SIGN ORDINANCE

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

Section 1. Section 9.12.030 Posting political signs of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
9/3/25

CZ-25-08

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 29, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 30, 2025 at 5:30PM in the 2nd Floor Conference Room, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ESTABLISHMENT OF THE FENNO STREET AFFORDABLE HOUSING OVERLAY DISTRICT.

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

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.30, entitled “Fenno Street Affordable Housing Overlay District”, which includes the following Sections:

17.30.000 Purpose. The Fenno Street Affordable Housing Overlay District (“FSAHOD”) is herein established as an overlay district. The purpose of the FSAHOD is to encourage the orderly and comprehensive development of underutilized and isolated land through the creation of an affordable, multi-family residential neighborhood that will include appropriately sized, deed restricted affordable housing and will advance the goals of promoting the common good, encouraging housing for persons of all income levels, improving the quality of life of all residents of Revere, enhancing and expanding open space, housing development, and transportation, securing public safety from fire, flood, and other natural catastrophes, providing sufficient light and air, making adequate provision for transportation, water, water supply, drainage, sewerage, parks, open space, and preservation of natural resources, preserving or increasing public amenities, and providing adequate net tax revenue to offset any effects posed by large-scale development. Proposed development within the FSAHOD serves the goals and objectives set forth in the City of Revere’s 2020 Next Stop Revere Master Plan, which include:

- A. The creation of new, income-restricted and transit-oriented affordable housing.
- B. The mitigation of displacement pressures and the creation of greater housing stability for vulnerable residents.
- C. Ensuring that the overall supply of new housing is affordable to all of Revere’s residents.
- D. Mitigating the impacts of an increasingly expensive housing market.
- E. Drafting affordable protection overlay zones to prioritize the development of affordable housing.

17.30.010 Boundaries. The FSAHOD is within the RB District. The boundary of the FSAHOD includes the following parcels: 22-343-1 and 22-343-2.

17.30.020 Applicability and Effect.

- A. “Developer” shall mean any person or entity that proposes to develop or re-develop land within the FSAHOD and requests that the provisions of this Chapter apply to its proposed project.
- B. To the extent there is any conflict or inconsistency between the provisions of this Chapter and those governing the underlying Zoning District, the provisions of this Chapter shall govern.
- C. A Developer shall qualify for the development of land within the FSAHOD pursuant to this Chapter if the proposed development is to contain affordable housing, as such term is defined in Chapter 17.29 of this Title, subject to an affordable housing restriction, as such term is defined in Chapter 17.29 of this Title, provided that the proposed affordable housing restriction is to run for a period of at least thirty years.
- D. The provisions of this Chapter shall be effective immediately after: (1) the Developer submits the Site Plan Review application required by Section 17.17.060 of this Title to the Site Plan Review Committee requesting that the provisions of this Chapter apply to its proposed project, which application shall be supplemented with information sufficient to demonstrate that the proposed development is consistent with the standards and criteria set forth herein and in Chapter 17.17; and (2) the Site Plan Review Committee approves the Site Plan submitted by the Developer under the standards established by Section 17.17.070 of this Title.

17.30.030 Allowed Uses.

Any person or entity who proposes a development within the FSAHOD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any purpose or in any manner other than for one or more of the uses listed below, which are to be permitted by right in place of any limitations in the underlying zoning district. Any use not specifically listed below as an allowed use shall be prohibited.

- A. Dwelling, single-family.
- B. Dwelling, two-family.
- C. Dwelling, duplex.
- D. Dwelling, townhouse.
- E. Dwelling, apartment.
- F. Parking lot; parking structure; private parking lot structure; including rental car agency principally for residents, employees and visitors in the FSAHOD; ride sharing services principally for residents, employees and visitors in the FSAHOD, and vehicle cleaning services.

- G. All accessory uses customary and incidental to any of the above.
- H. Mixed use, to mean uses within a single building or parcel that consist of two or more allowed uses.

17.30.040 Dimensional Regulations.

- A. Where a person or entity has elected or is required to comply with the provisions of this Chapter, the dimensional regulations set forth below apply to any project within the FSAHOD and the dimensional regulations applicable in the underlying district as set forth in Chapter 17.24 of this Title shall not apply in the FSAHOD. For purposes of determining whether the proposal satisfies the below requirements, the entire area of the FSAHOD shall be considered one lot, irrespective of the individual lots or parcels comprising that area. Contiguous land located outside of the FSAHOD, regardless of whether such land is contained within the City of Revere or City of Chelsea, but owned or controlled by an entity (or related entity) owning land within the FSAHOD, may be used to satisfy dimensional requirements.

- B. Specific Dimensional Regulations Applicable in the FSAHOD.

Lot Frontage:	0 (ft.)_
Minimum sq. ft.:	1-acre (43,560 sq. ft.)
Yard Setbacks – front:	None.
Yard Setbacks – rear:	None.
Yard Setbacks- side:	None.
Minimum Open Space:	10%. As used herein, "open space" shall mean and include parks, playgrounds, active sports and recreation areas, passive recreation areas, plazas, benches and sitting areas, greens and lawns, wooded, natural, and wetland areas, pedestrian and bicycle paths, sidewalks and walkways, exercise areas and rooms, handball, paddleball, and/or squash courts, tennis courts, basketball courts, swimming pools, and building patios, courtyards, and terraces. For the avoidance of doubt, for purposes of calculating open space, all of the land within the FSAHOD, including land within any and all private ways, shall be considered one lot.
Maximum Principal Building Coverage:	85%
Maximum Height:	90 (ft.). Parapets less than five feet high, chimneys, flag poles, ventilators, water tanks, antennas, penthouses, solar panels, wind generators and associated towers, and other projections used for or intended to be used exclusively for utility or telecommunications services or access to the roof may exceed the height limitations of this Chapter by not more than thirty feet.
Maximum Stories:	7. For purposes of calculating the number of stories of a building in the FSAHOD, the number of stories shall be

	measured from the mean level of the finished grade at the building.
Maximum Fence Height:	10 (ft.)
Floor Area Ratio:	N/A
Lot Frontage and Access:	For the purposes of the FSAHOD, lot frontage and access may be established to public or private ways within the City of Revere or the City of Chelsea by (1) connection to contiguous lots under common ownership or control and/or (2) via easement.
Lots and Internal Lot Lines:	For the purposes of the FSAHOD, contiguous lots under common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.
Setbacks:	For the purposes of the FSAHOD, setbacks shall not apply with respect to setbacks from boundary lines with any contiguous lots under common ownership or control or adjacent lot through which the property holds easement rights.

17.30.060 Parking, Loading, and Driveways.

- A. Within the FSAHOD, not less than 0.60 parking spaces shall be required per apartment dwelling unit.
- B. Tandem parking is allowed with no more than two vehicles to be parked back to back in tandem. All parking spaces available through such tandem parking shall be considered available offstreet parking spaces for the purpose of determining compliance within the FSAHOD.
- C. Notwithstanding any other provision of this Chapter, the parking and loading requirements for any project within the FSAHOD may be satisfied: (i) using shared parking spaces that serve different uses having parking demand at different times upon a finding by the SPRC that any such parking or loading adequately serves the needs of the proposed development in the FSAHOD, and/or (ii) by parking spaces located on any lot within 200 feet of the lot on which the building will be located, provided that such lot is in common ownership or control.
- D. Notwithstanding any other provision of this Chapter, off-street parking, loading and loading facilities, and driveways shall comply with the dimensions for parking spaces, loading facilities and spaces and driveways, including minimum widths for parking aisles and access and egress driveways, as required pursuant to Chapter 17.28 of this Title, provided that the following deviations from these requirements may be requested, substantiated, and approved through the site plan review process: (i) up to twenty-five percent (25%) of spaces may be compact spaces the dimensions of which shall be 7.5 feet by 16 feet; (ii) in lieu of any otherwise applicable limitations on intrusions or encroachments, the limit within the FSAHOD shall be 12 inches; and, (iii) widths of

driveways, access points, and aisles may be reduced and/or supplemented via easement, provided that such driveways and aisles meet the requirements of service and fire protection vehicles. In addition, off-street parking and loading facilities shall provide adequate lighting and screening as required by the Site Plan Review Committee pursuant to site plan review.

- E. No resident of any development within the FSAHOD will be entitled to on-street parking rights or privileges on any of Revere street; and no developer and/ or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.

17.30.70 General Regulations for the FSAHOD.

- A. Multiple buildings on a lot shall be allowed in the FSAHOD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process, are met.
- B. Within the FSAHOD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the FSAHOD, accessory signs (standing and attached) shall be allowed subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this Chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.
- E. Notwithstanding any other provision of this Title, after the issuance of site plan review letter and any building permits based thereon, any development constructed under the provisions of this Chapter in compliance with the same shall be deemed to be in compliance with this ordinance and the expiration of any affordable housing restriction related to the development shall not render the development in violation of this ordinance.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
9/10/25
9/17/25

Notice mailed on 9/9/2025
MGL c. 40A, s. 5



September 19, 2025

Chair Megan Simmons-Herling
Planning Board
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Chair Simmons-Herrling:

Please be advised that I represent Boston Communities LLC (“**Boston Communities**”) in connection with the proposed development of a new multi-family affordable housing project (the “**Project**”) located at Fenno Rear Street and Fenno (Marsh) Street, Revere, Massachusetts (Parcel IDs: 22-343-1 and 22-343-2) (collectively, the “**Property**”). As you know, Mr. Tom Skwieraswski, the City of Revere Chief of Planning and Community Development, has submitted a proposed zoning amendment relative to the Property to create Chapter 17.30 of the Revere Zoning Ordinances, entitled “Fenno Street Affordable Housing Overlay District” (the “**Zoning Amendment**”), a copy of which attached hereto as Exhibit A. The Zoning Amendment is essential to allow the Project to proceed as it will establish the allowed use of affordable multi-family housing at the Property.

As outlined below, **we respectfully request that the Planning Board confirm that the Zoning Amendment is subject to a simple majority voting threshold before the Revere City Council** under the 2020 Housing Choice Zoning Reforms, as codified in MASS. GEN. LAWS ch. 40A, § 5, ¶ 5, attached hereto as Exhibit B. As amended, MASS. GEN. LAWS ch. 40A, § 5 expressly provides that zoning ordinances which “allow multi-family housing in an eligible location” may be adopted by a simple majority vote of the City Council. **The Project qualifies on both statutory grounds for a simple majority voting threshold: (1) it is indisputably multi-family housing, and (2) it is located within an “eligible location” by virtue of its proximity to critical commercial zones and public transportation.**

1. The Project Qualifies as Multi-Family Housing with One Hundred Proposed Residential Units.

The Housing Choice Zoning Reforms define “multi-family housing” as “a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.” See, MASS. GEN. LAWS ch. 40A, § 1A, attached hereto as Exhibit C. As demonstrated by the preliminary Project plans attached hereto as Exhibit D, the

City of Revere Planning Board
Simple Majority Voting Requirement for FSAHOD
September 19, 2025

Project consists of two buildings with approximately one hundred (100) residential units total, easily satisfying the statutory definition of “multi-family housing.”

2. The Property is Located within an “Eligible Location” Nearby Public Transit and Commercial Districts.

“Eligible locations” are defined by MASS. GEN. LAWS ch. 40A, § 1 and ch. 40R, § 2, attached hereto as Exhibit C and Exhibit E, respectively, as areas that, by virtue of infrastructure, transportation access, or surrounding development, are “highly suitable” for residential or mixed-use zoning. Examples include locations near transit stations or areas of concentrated development such as commercial districts. See, MASS. GEN. LAWS ch. 40A, § 1 and ch. 40R, § 2.

The Property is plainly within such an eligible location:

- **The Property lies less than four hundred (400) feet from the nearest bus stop as shown in Exhibit F**, thus falling well within the half (0.5) mile proximity standard for transit access established in EOHEd’s *Guidelines for Local Officials on Determining Voting Thresholds for Zoning Ordinances and Bylaws* (March 15, 2021; updated May 20, 2021) (the “**Voting Guidance**”). As the Property is within one-half mile of transit access, the Property therefore qualifies as an “eligible location.”
- **The Property is also proximate to several established commercial districts**, including the Parkway Plaza Shopping Center, located at 1014 Revere Beach Parkway, Chelsea, and other Retail Business districts in Chelsea, each less than one-half mile away, as shown in the attached Exhibits G & H. As commercial districts, these areas constitute “areas of concentrated development” under the statute and, by their proximity to the Property, designate the Property as an “eligible location.”

Even if there were any uncertainty, the Voting Guidance expressly authorizes planning boards to deem locations “eligible” when, in their judgment, a site is highly suitable for residential development due to infrastructure, transportation access, or underutilized facilities. The Property easily meets this alternative standard as well.¹ The Property is currently underutilized and undeveloped. Improvement of the Property with affordable, multifamily development would comport with nearby multifamily residential uses and easy public transportation access. As such, the Property is highly suitable for residential development as contemplated under MASS. GEN. LAWS ch. 40A, § 5.

By operation of the Zoning Amendment, the Project will deliver approximately one hundred (100) new housing units, a large number of which will be affordable. Thus, the Zoning Amendment, which would allow construction of affordable units, directly advances both the City of Revere’s and the Commonwealth’s urgent housing policy goals. Overall, the proposed Zoning Amendment satisfies both prongs of MASS. GEN. LAWS ch. 40A, § 5, ¶ 5 so as to qualify for a

¹ See, Voting Guidance at 10 (“[a]ll other land areas may be determined to be ‘eligible locations’ if, in the judgment of the planning board, the land area is a highly suitable location for residential or mixed-use development based on its infrastructure, transportation access, or existing underutilized facilities.”).

City of Revere Planning Board
Simple Majority Voting Requirement for FSAHOD
September 19, 2025

reduced approval vote before the Revere City Council. As such, we respectfully request that the Planning Board affirm that the Zoning Amendment requires a simple majority vote of the Revere City Council for approval.

Very truly yours,



Gerry D'Ambrosio

Enclosures

CC: Marc Silvestri, Revere City Council President
Tom Skwierawski, Revere Chief of Planning and Community Development
Frank Stringi, Revere Chief Planner
Paul Capizzi, Revere City Solicitor
Ashley Melnik, Revere City Clerk

Attachment: FSAHOD_Letter re FSAHOD Vote Requirement_9.19.25 (25-244 : Zoning Ordinance Establishing RC4 District)

Exhibit A

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE
RELATIVE TO THE ESTABLISHMENT OF THE FENNO STREET AFFORDABLE
HOUSING OVERLAY DISTRICT.

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.30, entitled “Fenno Street Affordable Housing Overlay District”, which includes the following Sections:

17.30.000 Purpose. The Fenno Street Affordable Housing Overlay District (“FSAHOD”) is herein established as an overlay district. The purpose of the FSAHOD is to encourage the orderly and comprehensive development of underutilized and isolated land through the creation of an affordable, multi-family residential neighborhood that will include appropriately sized, deed restricted affordable housing and will advance the goals of promoting the common good, encouraging housing for persons of all income levels, improving the quality of life of all residents of Revere, enhancing and expanding open space, housing development, and transportation, securing public safety from fire, flood, and other natural catastrophes, providing sufficient light and air, making adequate provision for transportation, water, water supply, drainage, sewerage, parks, open space, and preservation of natural resources, preserving or increasing public amenities, and providing adequate net tax revenue to offset any effects posed by large-scale development. Proposed development within the FSAHOD serves the goals and objectives set forth in the City of Revere’s 2020 Next Stop Revere Master Plan, which include:

- A. The creation of new, income-restricted and transit-oriented affordable housing.
- B. The mitigation of displacement pressures and the creation of greater housing stability for vulnerable residents.
- C. Ensuring that the overall supply of new housing is affordable to all of Revere’s residents.
- D. Mitigating the impacts of an increasingly expensive housing market.
- E. Drafting affordable protection overlay zones to prioritize the development of affordable housing.

17.30.010 Boundaries. The FSAHOD is within the RB District. The boundary of the FSAHOD includes the following parcels: 22-343-1 and 22-343-2.

17.30.020 Applicability and Effect.

- A. “Developer” shall mean any person or entity that proposes to develop or re-develop land within the FSAHOD and requests that the provisions of this Chapter apply to its proposed project.
- B. To the extent there is any conflict or inconsistency between the provisions of this Chapter and those governing the underlying Zoning District, the provisions of this Chapter shall govern.
- C. A Developer shall qualify for the development of land within the FSAHOD pursuant to this Chapter if the proposed development is to contain affordable housing, as such term is defined in Chapter 17.29 of this Title, subject to an

affordable housing restriction, as such term is defined in Chapter 17.29 of this Title, provided that the proposed affordable housing restriction is to run for a period of at least thirty years.

- D. The provisions of this Chapter shall be effective immediately after: (1) the Developer submits the Site Plan Review application required by Section 17.17.060 of this Title to the Site Plan Review Committee requesting that the provisions of this Chapter apply to its proposed project, which application shall be supplemented with information sufficient to demonstrate that the proposed development is consistent with the standards and criteria set forth herein and in Chapter 17.17; and (2) the Site Plan Review Committee approves the Site Plan submitted by the Developer under the standards established by Section 17.17.070 of this Title.

17.30.030 Allowed Uses.

Any person or entity who proposes a development within the FSAHOD shall not use, construct, erect, place, alter, or convert, in whole or in part, any building, structure, or land for any purpose or in any manner other than for one or more of the uses listed below, which are to be permitted by right in place of any limitations in the underlying zoning district. Any use not specifically listed below as an allowed use shall be prohibited.

- A. Dwelling, single-family.
- B. Dwelling, two-family.
- C. Dwelling, duplex.
- D. Dwelling, townhouse.
- E. Dwelling, apartment.
- F. Parking lot; parking structure; private parking lot structure; including rental car agency principally for residents, employees and visitors in the FSAHOD; ride sharing services principally for residents, employees and visitors in the FSAHOD, and vehicle cleaning services.
- G. All accessory uses customary and incidental to any of the above.
- H. Mixed use, to mean uses within a single building or parcel that consist of two or more allowed uses.

17.30.040 Dimensional Regulations.

- A. Where a person or entity has elected or is required to comply with the provisions of this Chapter, the dimensional regulations set forth below apply to any project within the FSAHOD and the dimensional regulations applicable in the underlying district as set forth in Chapter 17.24 of this Title shall not apply in the FSAHOD. For purposes of determining whether the proposal satisfies the below requirements, the entire area of the FSAHOD shall be considered one lot, irrespective of the individual lots or parcels comprising that area. Contiguous land located outside of the FSAHOD, regardless of whether such land is contained within the City of Revere or City of Chelsea, but owned or controlled by an entity (or related entity) owning land within the FSAHOD, may be used to satisfy dimensional requirements.

B. Specific Dimensional Regulations Applicable in the FSAHOD.

Lot Frontage:	0 (ft.)_
Minimum sq. ft.:	1-acre (43,560 sq. ft.)
Yard Setbacks – front:	None.
Yard Setbacks – rear:	None.
Yard Setbacks- side:	None.
Minimum Open Space:	10%. As used herein, "open space" shall mean and include parks, playgrounds, active sports and recreation areas, passive recreation areas, plazas, benches and sitting areas, greens and lawns, wooded, natural, and wetland areas, pedestrian and bicycle paths, sidewalks and walkways, exercise areas and rooms, handball, paddleball, and/or squash courts, tennis courts, basketball courts, swimming pools, and building patios, courtyards, and terraces. For the avoidance of doubt, for purposes of calculating open space, all of the land within the FSAHOD, including land within any and all private ways, shall be considered one lot.
Maximum Principal Building Coverage:	85%
Maximum Height:	90 (ft.). Parapets less than five feet high, chimneys, flag poles, ventilators, water tanks, antennas, penthouses, solar panels, wind generators and associated towers, and other projections used for or intended to be used exclusively for utility or telecommunications services or access to the roof may exceed the height limitations of this Chapter by not more than thirty feet.
Maximum Stories:	7. For purposes of calculating the number of stories of a building in the FSAHOD, the number of stories shall be measured from the mean level of the finished grade at the building.
Maximum Fence Height:	10 (ft.)
Floor Area Ratio:	N/A
Lot Frontage and Access:	For the purposes of the FSAHOD, lot frontage and access may be established to public or private ways within the City of Revere or the City of Chelsea by (1) connection to contiguous lots under common ownership or control and/or (2) via easement.
Lots and Internal Lot Lines:	For the purposes of the FSAHOD, contiguous lots under common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.
Setbacks:	For the purposes of the FSAHOD, setbacks shall not apply with respect to setbacks from boundary lines with any contiguous lots under common ownership or control or

adjacent lot through which the property holds easement rights.

17.30.060 Parking, Loading, and Driveways.

- A. Within the FSAHOD, not less than 0.60 parking spaces shall be required per apartment dwelling unit.
- B. Tandem parking is allowed with no more than two vehicles to be parked back to back in tandem. All parking spaces available through such tandem parking shall be considered available offstreet parking spaces for the purpose of determining compliance within the FSAHOD.
- C. Notwithstanding any other provision of this Chapter, the parking and loading requirements for any project within the FSAHOD may be satisfied: (i) using shared parking spaces that serve different uses having parking demand at different times upon a finding by the SPRC that any such parking or loading adequately serves the needs of the proposed development in the FSAHOD, and/or (ii) by parking spaces located on any lot within 200 feet of the lot on which the building will be located, provided that such lot is in common ownership or control.
- D. Notwithstanding any other provision of this Chapter, off-street parking, loading and loading facilities, and driveways shall comply with the dimensions for parking spaces, loading facilities and spaces and driveways, including minimum widths for parking aisles and access and egress driveways, as required pursuant to Chapter 17.28 of this Title, provided that the following deviations from these requirements may be requested, substantiated, and approved through the site plan review process: (i) up to twenty-five percent (25%) of spaces may be compact spaces the dimensions of which shall be 7.5 feet by 16 feet; (ii) in lieu of any otherwise applicable limitations on intrusions or encroachments, the limit within the FSAHOD shall be 12 inches; and, (iii) widths of driveways, access points, and aisles may be reduced and/or supplemented via easement, provided that such driveways and aisles meet the requirements of service and fire protection vehicles. In addition, off-street parking and loading facilities shall provide adequate lighting and screening as required by the Site Plan Review Committee pursuant to site plan review.
- E. No resident of any development within the FSAHOD will be entitled to on-street parking rights or privileges on any of Revere street; and no developer and/ or manager of any such development will be entitled to seek any zoning relief from this requirement now or in the future.

17.30.70 General Regulations for the FSAHOD.

- A. Multiple buildings on a lot shall be allowed in the FSAHOD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process, are met.

- B. Within the FSAHOD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the FSAHOD, accessory signs (standing and attached) shall be allowed subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this Chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.
- E. Notwithstanding any other provision of this Title, after the issuance of site plan review letter and any building permits based thereon, any development constructed under the provisions of this Chapter in compliance with the same shall be deemed to be in compliance with this ordinance and the expiration of any affordable housing restriction related to the development shall not render the development in violation of this ordinance.

Exhibit B

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 40A	ZONING
Section 5	ADOPTION OR CHANGE OF ZONING ORDINANCES OR BY-LAWS; PROCEDURE

Section 5. Zoning ordinances or by-laws may be adopted and from time to time changed by amendment, addition or repeal, but only in the manner hereinafter provided. Adoption or change of zoning ordinances or by-laws may be initiated by the submission to the city council or board of selectmen of a proposed zoning ordinance or by-law by a city council, a board of selectmen, a board of appeals, by an individual owning land to be affected by change or adoption, by request of registered voters of a town pursuant to section ten of chapter thirty-nine, by ten registered voters in a city, by a planning board, by a regional planning agency or by other methods provided by municipal charter. The board of selectmen or city council shall within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

[Second paragraph effective until May 30, 2023. For text effective May 30, 2023, see below.]

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has each held a public hearing thereon, together or separately, at which interested persons shall be given an opportunity to be heard. Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance or by-law is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the department of housing and community development, the regional planning agency, if any, and to the planning board of each abutting city and town. The department of housing and community development, the regional planning agency, the planning boards of all abutting cities and towns and nonresident property owners who may not have received notice by mail as specified in this section may grant a waiver of notice or submit an affidavit of actual notice to the city or town clerk prior to town meeting or city council action on a proposed zoning ordinance, by-law or change thereto. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included with property tax bills sent to nonresident property owners, stating that notice of such hearings

under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee established by such ordinance or by-law. In cases involving boundary, density or use changes within a district, notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning ordinances or by-laws unless such defect is found to be misleading.

[Second paragraph as amended by 2023, 7, Sec. 154 effective May 30, 2023. See 2023, 7, Sec. 298. For text effective until May 30, 2023, see above.]

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has each held a public hearing thereon, together or separately, at which interested persons shall be given an opportunity to be heard. Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance or by-law is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of said hearing, and by posting such notice in a conspicuous place in the city or

town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the executive office of housing and livable communities, the regional planning agency, if any, and to the planning board of each abutting city and town. The executive office of housing and livable communities, the regional planning agency, the planning boards of all abutting cities and towns and nonresident property owners who may not have received notice by mail as specified in this section may grant a waiver of notice or submit an affidavit of actual notice to the city or town clerk prior to town meeting or city council action on a proposed zoning ordinance, by-law or change thereto. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included with property tax bills sent to nonresident property owners, stating that notice of such hearings under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee established by such ordinance or by-law. In cases involving boundary, density or use changes within a district, notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning ordinances or by-laws unless such defect is found to be misleading.

Prior to the adoption of any zoning ordinance or by-law or amendment thereto which seeks to further regulate matters established by section forty of chapter one hundred and thirty-one or regulations authorized thereunder relative to agricultural and aquacultural practices, the city or town clerk shall, no later than seven days prior to the city council's or

town meeting's public hearing relative to the adoption of said new or amended zoning ordinances or by-laws, give notice of the said proposed zoning ordinances or by-laws to the farmland advisory board established pursuant to section forty of chapter one hundred and thirty-one.

No vote to adopt any such proposed ordinance or by-law or amendment thereto shall be taken until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing has elapsed without submission of such report. After such notice, hearing and report, or after twenty-one days shall have elapsed after such hearing without submission of such report, a city council or town meeting may adopt, reject, or amend and adopt any such proposed ordinance or by-law. If a city council fails to vote to adopt any proposed ordinance within ninety days after the city council hearing or if a town meeting fails to vote to adopt any proposed by-law within six months after the planning board hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as provided.

Except as provided herein, no zoning ordinance or by-law or amendment thereto shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are 2 branches, or by a two-thirds vote of a town meeting; provided, however, that the following shall be adopted by a vote of a simple majority of all members of the town council or of the city council where there is a commission form of government or a single branch or of each branch where there are 2 branches or by a vote of a simple majority of town meeting:

(1) an amendment to a zoning ordinance or by-law to allow any of the following as of right: (a) multifamily housing or mixed-use development in an eligible location; (b) accessory dwelling units, whether within the principal dwelling or a detached structure on the same lot; or (c) open-space residential development;

(2) an amendment to a zoning ordinance or by-law to allow by special permit: (a) multi-family housing or mixed-use development in an eligible location; (b) an increase in the permissible density of population or intensity of a particular use in a proposed multi-family or mixed use development pursuant to section 9; (c) accessory dwelling units in a detached structure on the same lot; or (d) a diminution in the amount of parking required for residential or mixed-use development pursuant to section 9;

(3) zoning ordinances or by-laws or amendments thereto that: (a) provide for TDR zoning or natural resource protection zoning in instances where the adoption of such zoning promotes concentration of development in areas that the municipality deems most appropriate for such development, but will not result in a diminution in the maximum number of housing units that could be developed within the municipality; or (b) modify regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements to allow for additional housing units beyond what would otherwise be permitted under the existing zoning ordinance or by-law; and

(4) the adoption of a smart growth zoning district or starter home zoning district in accordance with section 3 of chapter 40R.

Any amendment that requires a simple majority vote shall not be combined with an amendment that requires a two-thirds majority vote.

If, in a city or town with a council of fewer than 25 members, there is filed with the clerk prior to final action by the council a written protest against a zoning change under this section, stating the reasons duly signed by owners of 50 per cent or more of the area of the land proposed to be included in such change or of the area of the land immediately adjacent extending 300 feet therefrom, no change of any such ordinance shall be adopted except by a two-thirds vote of all members.

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

When zoning by-laws or amendments thereto are submitted to the attorney general for approval as required by section thirty-two of chapter forty, he shall also be furnished with a statement which may be prepared by the planning board explaining the by-laws or amendments proposed, which statement may be accompanied by explanatory maps or plans.

The effective date of the adoption or amendment of any zoning ordinance or by-law shall be the date on which such adoption or amendment was voted upon by a city council or town meeting; if in towns, publication in a town bulletin or pamphlet and posting is subsequently made or publication in a newspaper pursuant to section thirty-two of chapter forty. If, in a town, said by-law is subsequently disapproved, in whole or in part, by the attorney general, the previous zoning by-law, to the extent that such previous zoning by-law was

changed by the disapproved by-law or portion thereof, shall be deemed to have been in effect from the date of such vote. In a municipality which is not required to submit zoning ordinances to the attorney general for approval pursuant to section thirty-two of chapter forty, the effective date of such ordinance or amendment shall be the date passed by the city council and signed by the mayor or, as otherwise provided by ordinance or charter; provided, however, that such ordinance or amendment shall subsequently be forwarded by the city clerk to the office of the attorney general.

A true copy of the zoning ordinance or by-law with any amendments thereto shall be kept on file available for inspection in the office of the clerk of such city or town.

No claim of invalidity of any zoning ordinance or by-law arising out of any possible defect in the procedure of adoption or amendment shall be made in any legal proceedings and no state, regional, county or municipal officer shall refuse, deny or revoke any permit, approval or certificate because of any such claim of invalidity unless legal action is commenced within the time period specified in sections thirty-two and thirty-two A of chapter forty and notice specifying the court, parties, invalidity claimed, and date of filing is filed together with a copy of the petition with the town or city clerk within seven days after commencement of the action.

Exhibit C

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 40A** ZONING**Section 1A** DEFINITIONS

Section 1A. As used in this chapter the following words shall have the following meanings:

"Accessory dwelling unit", a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in floor area than 1/2 the floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including but not limited to additional size restrictions, owner-occupancy requirements and restrictions or prohibitions on short-term rental of accessory dwelling units.

"As of right", development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver or other discretionary zoning approval.

"Eligible locations", areas that by virtue of their infrastructure, transportation access, existing underutilized facilities or location make highly suitable locations for residential or mixed use smart growth zoning districts or starter home zoning districts, including without limitation: (i) areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals; or (ii) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns and existing rural village districts.

"Gross density", a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.

"Lot", an area of land with definite boundaries that is used or available for use as the site of a building or buildings.

"MBTA community", a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.

"Mixed-use development", development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses;

"Multi-family housing", a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

"Natural resource protection zoning", zoning ordinances or by-laws enacted principally to protect natural resources by promoting compact patterns of development and concentrating development within a portion of a parcel of land so that a significant majority of the land remains permanently undeveloped and available for agriculture, forestry, recreation, watershed management, carbon sequestration, wildlife habitat or other natural resource values.

"Open space residential development", a residential development in which the buildings and accessory uses are clustered together into 1 or more groups separated from adjacent property and other groups within the development by intervening open land. An open space residential development shall be permitted only on a plot of land of such minimum size as a zoning ordinance or by-law may specify which is divided into building lots with dimensional control, density and use restrictions for such building lots varying from those otherwise permitted by the ordinance or by-law and open land. The open land may be situated to promote and protect maximum solar access within the development. The open land shall either be conveyed to the city or town and accepted by said city or town for park or open space use, or be made subject to a recorded use restriction enforceable by said city or town or a non-profit organization the principal purpose of which is the conservation of open space, providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway.

"Permit granting authority", the board of appeals or zoning administrator.

"Solar access", the access of a solar energy system to direct sunlight.

"Solar energy system", a device or structural design feature, a substantial purpose of which is to provide daylight for interior lighting or provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generating, or water heating.

"Special permit granting authority", shall include the board of selectmen, city council, board of appeals, planning board, or zoning administrators as designated by zoning ordinance or by-law for the issuance of special permits.

"Transfer of development rights", the regulatory procedure whereby the owner of a parcel may convey development rights, extinguishing those rights on the first parcel, and where the owner of another parcel may obtain and exercise those rights in addition to the development rights already existing on that second parcel.

"Transfer of development rights zoning" or "TDR zoning", zoning that authorizes transfer of development rights by permitting landowners in specific preservation areas identified as sending areas to sell their development rights to landowners in specific development districts identified as receiving areas.

"Zoning", ordinances and by-laws, adopted by cities and towns to regulate the use of land, buildings and structures to the full extent of the independent constitutional powers of cities and towns to protect the health, safety and general welfare of their present and future inhabitants.

"Zoning administrator", a person designated by the board of appeals pursuant to section thirteen to assume certain duties of said board.

Exhibit D

Fenno Street, Revere MA

Boston Communities/Procopio Companies

Conceptual Design
08 / 01 / 2025

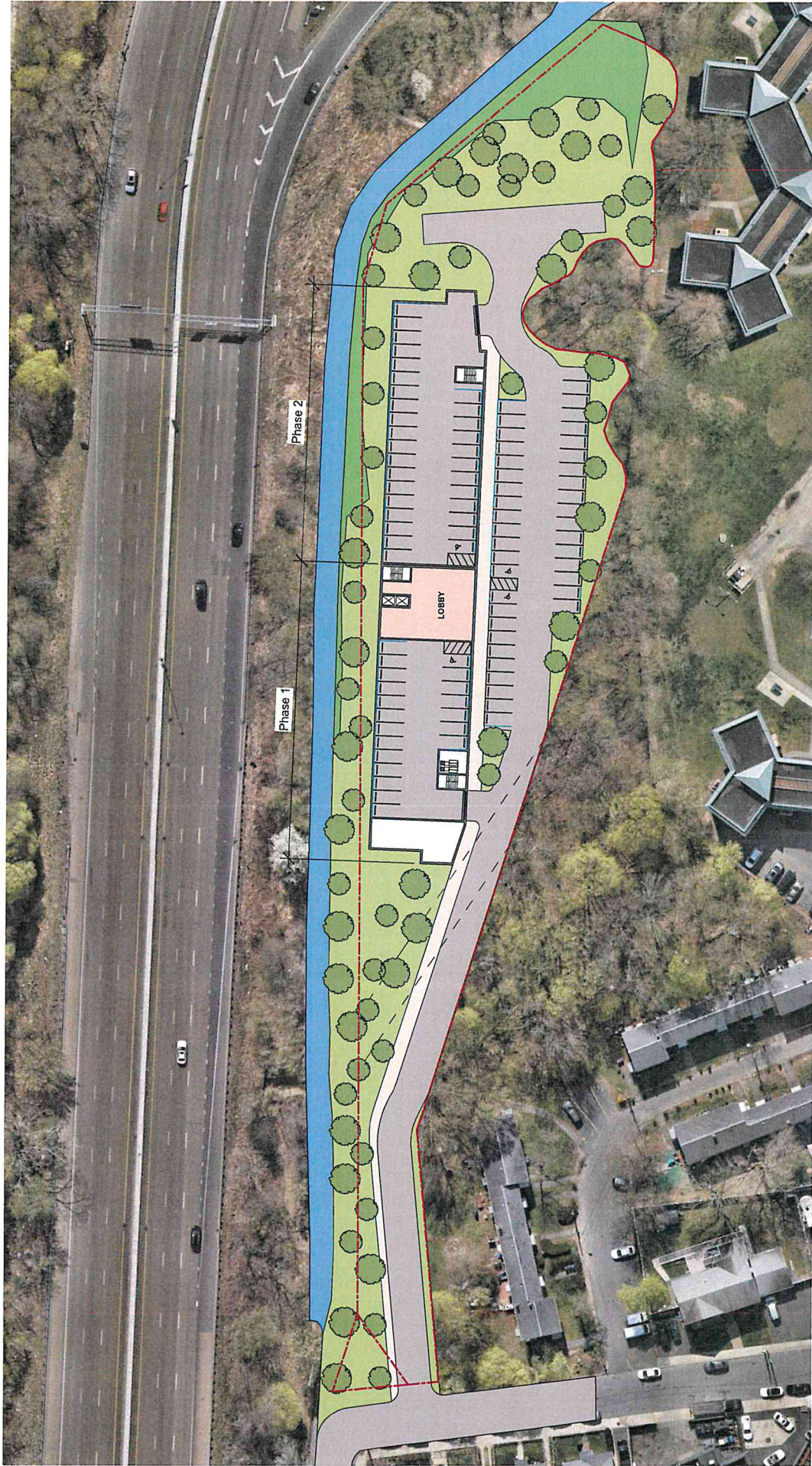


Architecture
Interiors + Planning

PCA

9.b

Ground Floor Plan



0' 30' 60' 120'

Scale 1" = 60'

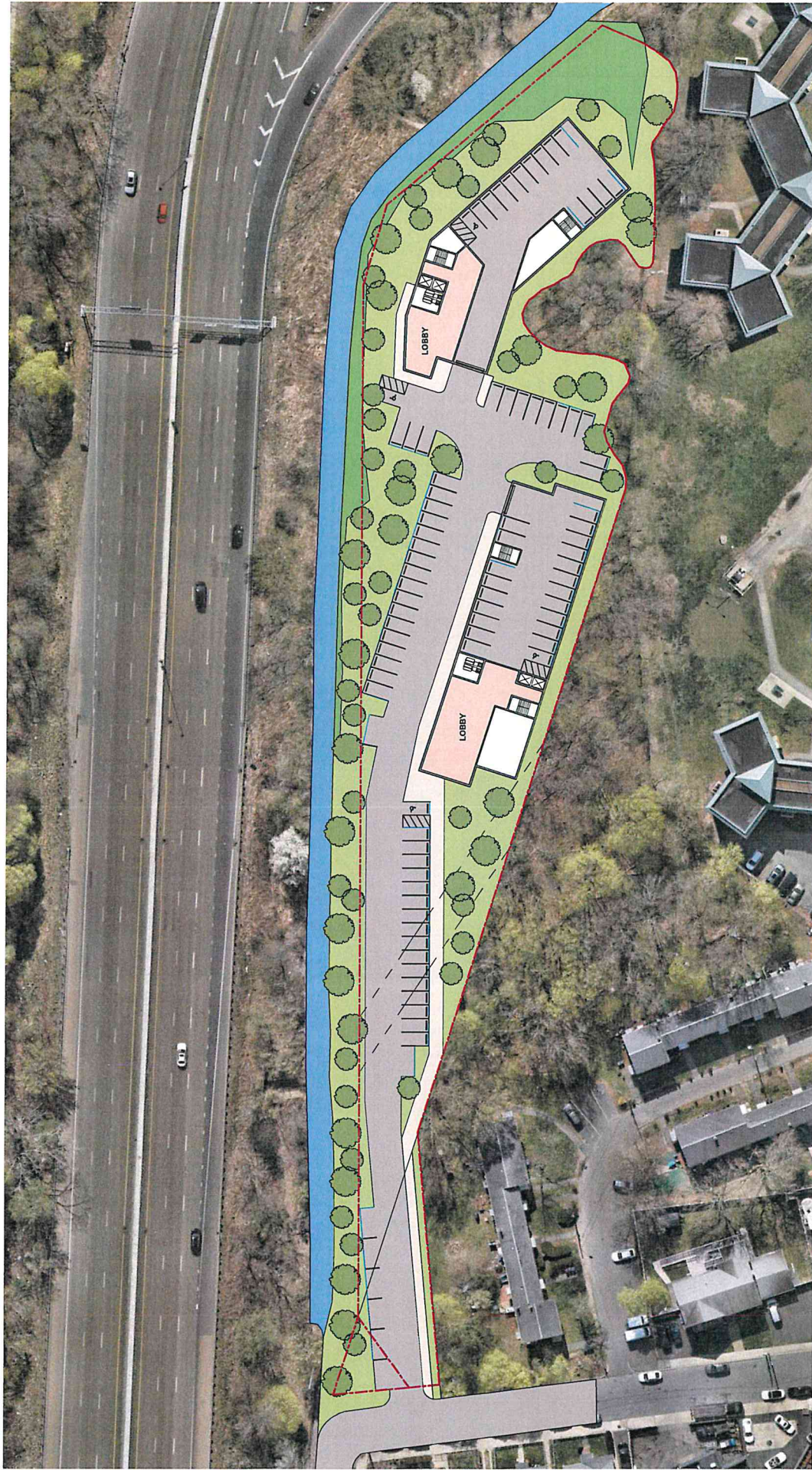
North Arrow

PCA Architecture, Interiors + Planning

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Ground Floor Plan



0' 30' 60' 120'

Scale 1" = 60'

PCA Architecture, Interiors + Planning

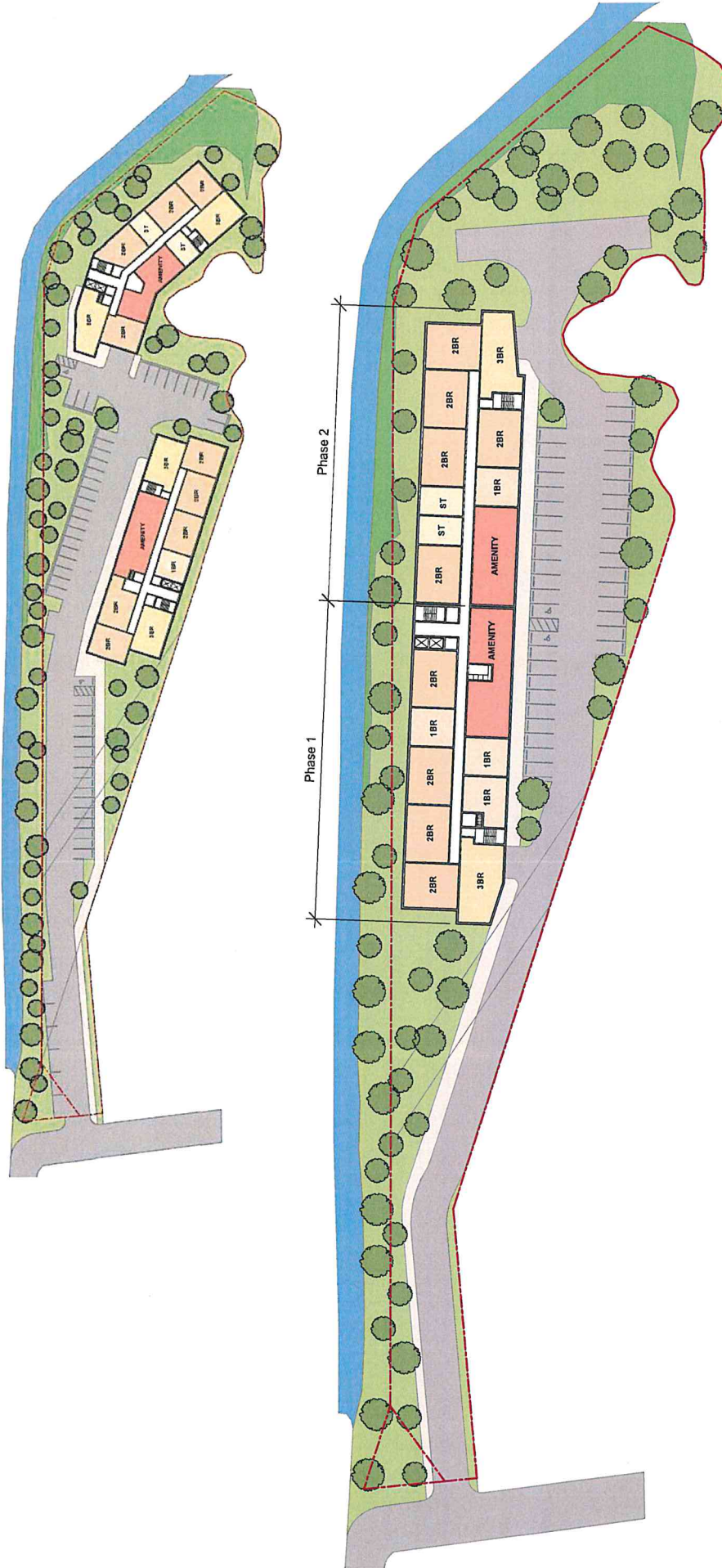
Boston Communities/Procopio Companies | Fenno Street, Revere MA | 08 / 01 / 2025

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9.b

Alternate concept - Two detached buildings

Second Floor Plan



0' 30' 60' 120'
Scale 1" = 60'

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Typical Floor Plan, Levels 3-6

Phase 1

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

Phase 2

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

Project Total

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



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Massing View 1



Massing View 2



Massing View 3 – Site Entrance



Exhibit E

Part I ADMINISTRATION OF THE GOVERNMENT

Title VII CITIES, TOWNS AND DISTRICTS

Chapter 40R SMART GROWTH ZONING AND HOUSING PRODUCTION

Section 2 DEFINITIONS

Section 2. As used in this chapter, the following words shall have the following meanings:

"Affordable housing", housing affordable to and occupied by individuals and families whose annual income is equal to or less than 80 per cent of the areawide median income as determined by the United States Department of Housing and Urban Development. Affordability shall be assured for a period of not less than 30 years through the use of an affordable housing restriction as defined in section 31 of chapter 184.

"Approved smart growth zoning district", a smart growth zoning district that has been adopted by a city or town and approved by the department in accordance with this chapter and the regulations of the department, so as to be eligible for the receipt of financial and other incentives. The department may revoke its approval if the obligations of the city or town are not met.

"Area of concentrated development", a center of commercial activity within a municipality, including town and city centers, other existing commercial districts in cities and towns, and existing rural village districts.

"Comprehensive housing plan", a plan to be prepared by each city or town that provides an assessment of the housing needs within a city or town and describes specific strategies to address these needs, in accordance with regulations of the department.

"Density bonus payment", a one-time payment to a municipality from the trust fund, established in section 35AA of chapter 10 or other funds from appropriations or other money authorized by the general court for each housing unit of new construction that is created in a smart growth zoning district.

[Definition of "Department" effective until May 30, 2023. For text effective May 30, 2023, see below.]

"Department", the department of housing and community development.

[Definition of "Department" as amended by 2023, 7, Sec. 185 effective May 30, 2023. See 2023, 7, Sec. 298. For text effective until May 30, 2023, see above.]

"Department", the executive office of housing and livable communities.

"Developable land area", that area within an approved smart growth district that can be feasibly developed into residential or mixed use development determined in accordance with regulations of the department. Developable land area shall not include: (1) land area that is already substantially developed, including existing parks and dedicated, perpetual open space within such substantially developed portion; (2)

open space designated by the city or town as provided in section 6; or (3) areas exceeding one-half acre of contiguous land that are unsuitable for development because of topographic features or for environmental reasons, such as wetlands.

It shall include the land area occupied by or associated with underutilized residential, commercial, industrial or institutional buildings or uses that have the potential to be recycled or converted into residential or mixed use developments as determined in accordance with regulations of the department.

"Eligible locations", areas that by virtue of their infrastructure, transportation access, existing underutilized facilities, or location make highly suitable locations for residential or mixed use smart growth zoning districts, including without limitation (1) areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals; or (2) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns, and existing rural village districts.

"Historic district", a district in a city or town characterized by the unique historic quality of the buildings within the district, and in which exterior changes to all buildings and the construction of new buildings are subject to special architectural and design guidelines as voted by the city or town pursuant to state law.

"Housing production plan", an affordable housing plan adopted by a municipality and approved by the department in accordance with its regulations.

"Housing production summary", a detailed summary of the city or town's: (1) affordable housing production history, (2) housing needs and housing demand assessment, (3) analysis of development constraints and capacity, (4) current housing goals and strategy for achieving those goals and (5) proposed locations for affordable housing production.

"Letter of eligibility", a letter to a city or town to be issued by the department within 60 days of receiving a complete and approvable application from a city or town for approval of a smart growth district.

"Mixed use development", a development containing a mix of residential uses and non-residential uses, including, without limitation: commercial, institutional, industrial or other uses; all conceived, planned and integrated to create vibrant, workable, livable and attractive neighborhoods.

"Multi-family housing", apartment or condominium units in buildings which contain or will contain more than 3 such units.

"New construction", construction of new housing units, the substantial rehabilitation of existing buildings or the conversion to residential use of existing buildings to create additional housing units, to the extent those units could not have been constructed or converted without the smart growth zoning district.

"Open space", shall include, but not be limited to, land to protect existing and future well fields, aquifers, and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

"Plan approval authority", a unit of municipal government designated by the city or town to review projects and issue approvals under section 11.

"Project", a proposed residential or mixed-use development within a smart growth zoning district.

"Smart growth zoning district", a zoning district adopted by a city or town under this chapter that replaces or is superimposed over 1 or more zoning districts in an eligible location, within which a developer may elect to either develop a project in accordance with requirements of the smart growth zoning district ordinance or by-law, or, where superimposed over 1 or more zoning districts, develop a project in accordance with requirements of the underlying zoning district.

"Smart growth zoning district certificate of compliance", a written certification by the department in accordance with section 7.

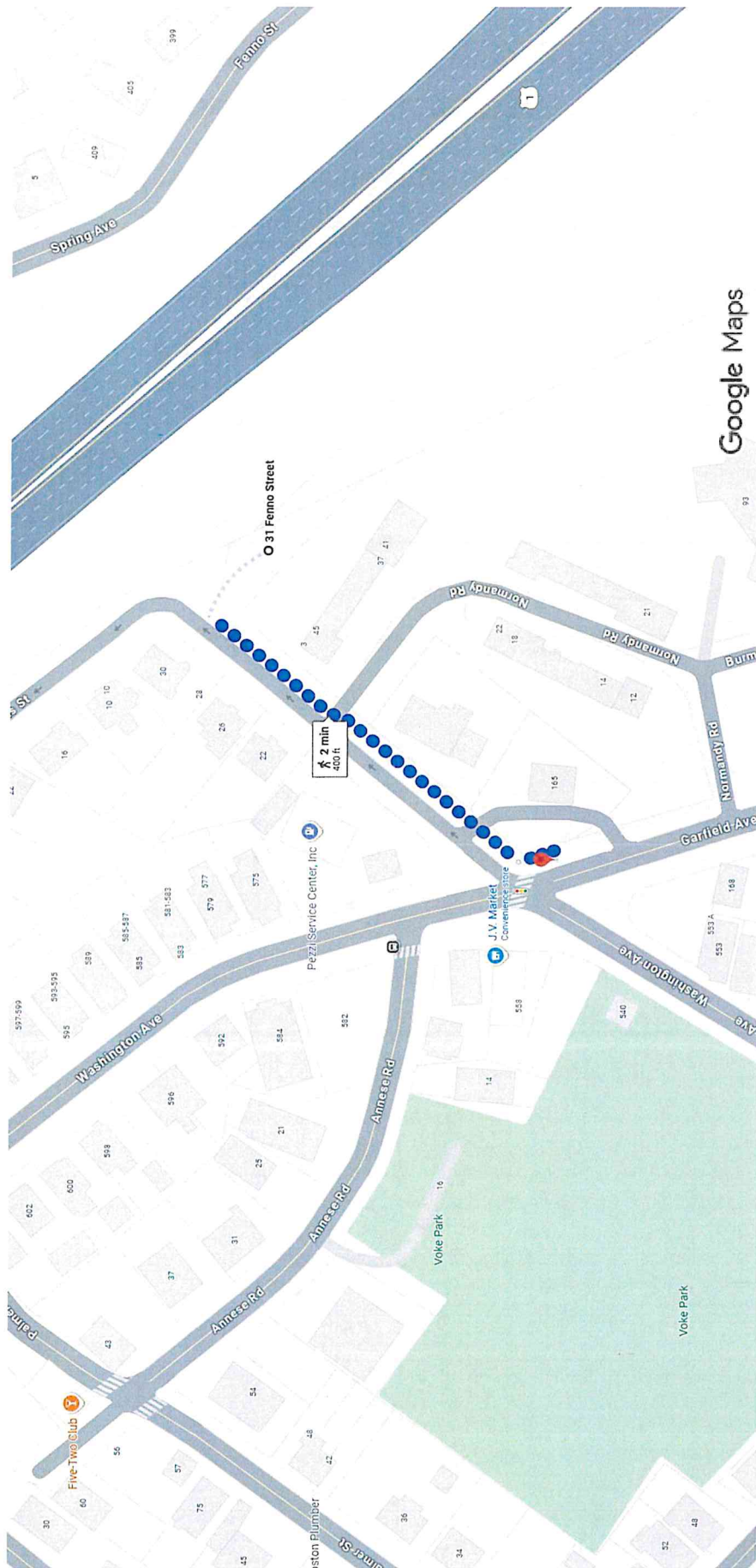
"Starter home", a single family home not exceeding 1,850 square feet in heated living area; provided, however that nothing herein shall preclude a city or town from adopting a starter home zoning district that would permit construction on a single lot in a starter home zoning district of an accessory dwelling unit of 600 square feet or less on the same lot as a starter home.

"Starter home zoning district", a zoning district consisting of not less than 3 contiguous acres of developable land area, adopted by a city or town pursuant to this chapter, that is superimposed over 1 or more zoning districts in an eligible location, within which a developer may elect to either: (1) develop starter homes in accordance with requirements of the starter home zoning district ordinance or by-law or (2) develop a project in accordance with requirements of the underlying zoning district, and otherwise consistent with department guidance.

"Starter home zoning district certificate of compliance", a written certification by the department in accordance with section 7.

"Trust fund", the Smart Growth Housing Trust Fund, established by section 35AA of chapter 10.

Exhibit F



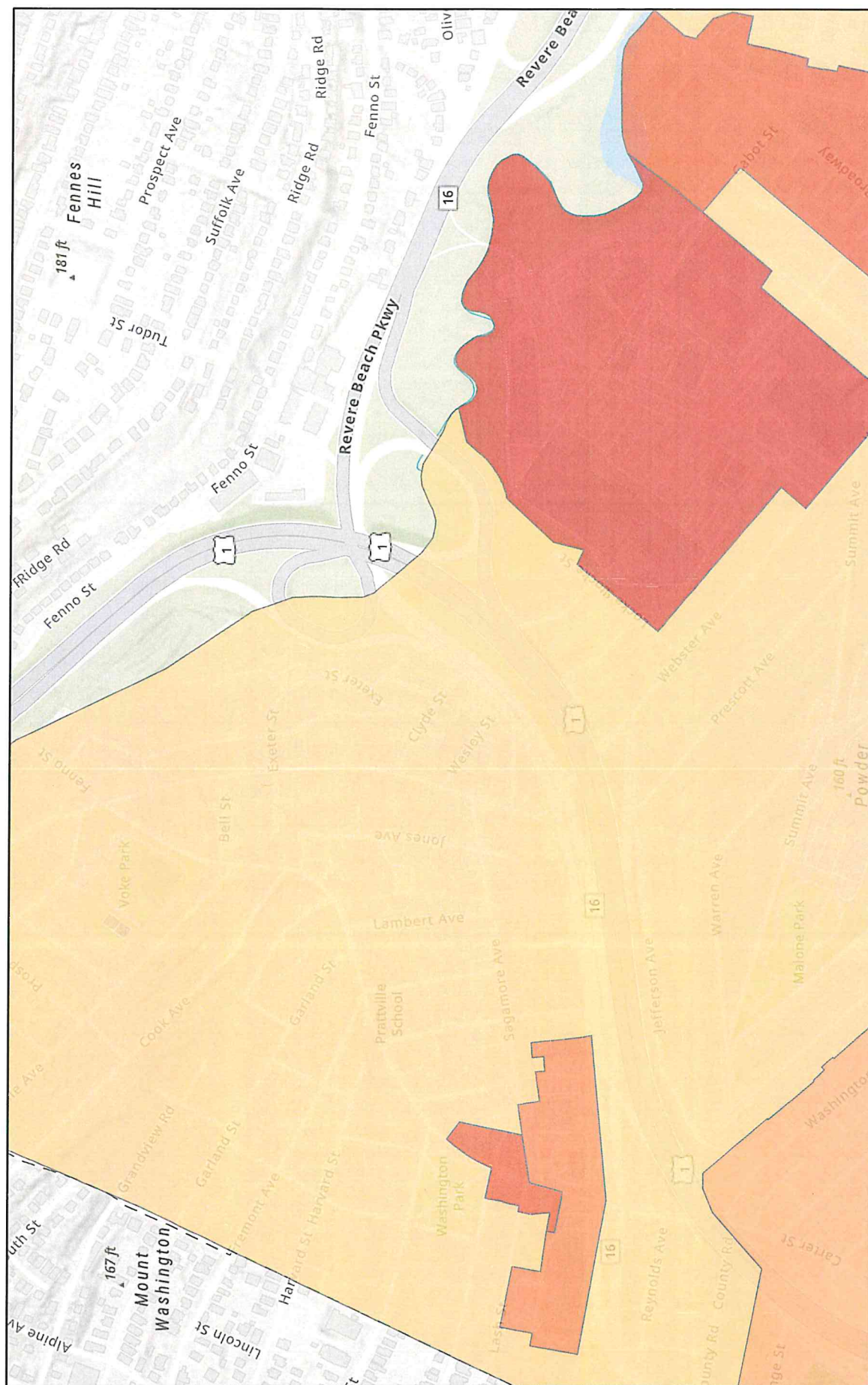
via Fenno St

2 min
397 ft

Mostly flat

Packet Pg. 70

Exhibit G



9/12/2025, 1:40:27 PM

Zoning

Residential 2

Retail Business2

Residential 1

Retail Business

Shopping Center

1:9,028

0 0.05 0.1 0.2 mi

0 0.05 0.1 0.2 m

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder
Esri Community Maps Contributors, Massport, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MFT/INASA, IJGS, EPA, NPS, US Census Bureau, IJSDA, IJSEWIS, Esri, NASA, NGA, IJGS, FEMA, IJIS, Census

Attachment: FSAHOD_Letter re FSAHOD Vote Requirement_9.19.25 (25-244 : Zoning Ordinance Establishing RC4 District)

Exhibit H

Sec. 34-27. - Specific districts.

(a) *Established.* For the purposes of this chapter, the city is hereby divided into the following districts:

R1	Residential R-1 District
R2	Residential R-2 District
R3	Residential R-3 District
B	Business District
BR	Retail Business District
BR2	Retail Business 2 District
BH	Highway Business District
SC	Shopping Center District
W	Waterfront District
P	Port District
WU	Waterfront Upland District
I	Industrial District
LI	Light Industrial/Office District

LI2	Light Industrial/Office 2 District
	Naval Hospital Development District:
NHR	Residential
NHC	Commercial

- (b) *Residential 1 (R1) District.* The purpose of the R1 district is to provide an area for residential and associated uses.
- (c) *Residential 2 (R2) District.* The purpose of the R2 district is to provide an area for multifamily dwellings and associated uses.
- (d) *Residential 3 (R3) District.* The purpose of the R3 district is to provide an area for higher density, multifamily dwellings.
- (e) *Business (B) District.* The purpose of the B district is to provide areas for professional, business and governmental offices and related and complimentary uses.
- (f) *Retail Business (BR) District.* The purpose of the BR district is to provide a downtown area with the range of business sales and services which generally constitute a central business district with the aim of promoting enhanced commercial identity, vibrancy, and pedestrian activity.
- (g) *Retail Business 2 (BR2) District.* The purpose of the BR2 district is to encourage uses supportive of the adjacent residential areas and to allow for the development of residential buildings and residential units above ground floor retail.
- (h) *Highway Business (BH) District.* The purpose of the BH district is to provide areas for retail businesses serving vehicles and for automotive sales and services.
- (i) *Shopping Center (SC) District.* The purpose of the SC district is to provide areas of retail sales and services developed with more than one establishment on one lot with shared common facilities and on-site parking.
- (j) *Waterfront (W) District.* The purpose of the W district is to provide an area for uses which are water related and/or which benefit from proximity to the airport or the harbor, and to encourage public access to the waterfront.
- (k) *Port (P) District.* The purposes of the P district are to provide an area for water-dependent and maritime industrial uses, to enable the siting of supportive uses, and to encourage appropriate public access to the working waterfront.

- (l) *Waterfront Upland (WU) District.* The purpose of WU district is to promote economic development and to provide uses that are complementary to both a working waterfront and an adjacent residential neighborhood.
- (m) *Industrial (I) District.* The purpose of the I district is to provide for research, manufacturing, wholesaling, and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential areas.
- (n) *Light Industrial/Office (LI) District.* The purpose of the LI district is to provide for office, light industry, research and development, wholesale and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential uses.
- (o) *Light Industrial/Office 2 (LI2) District.* The purpose of the LI2 district is to provide an area for light industrial uses compatible with the adjacent residential district.
- (p) *Naval Hospital Development—Residential (NHR) District.* The purpose of the NHR district is to redevelop a portion of the former naval hospital site for residential purposes.
- (q) *Naval Hospital Development—Commercial (NHC) District.* The purpose of the NHC district is to redevelop a portion of the former naval hospital site for office uses, recreational uses and related purposes.

(Ord. of 6-20-2005, § 2.1; Ord. of 6-17-2019; Ord. of 3-8-2021(5), § 1)

**Public Notice
City of Revere, MA
McMackin Field Construction Bonds
Proposed Loan Order**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed loan order:

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

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 loan order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
September 10, 2025
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org

Attachment: ProposedLoanOrder.McMackinField09292025 (25-245 : Loan Order - McMackin Field, \$4.2 million)

Public Hearing Notice
City of Revere, MA

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING WAGE THEFT PREVENTION POLICIES IN THE CITY OF REVERE

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

Section 1. Title 15, Chapter 15.15 Wage Theft Prevention Policies is hereby amended by deleting the chapter in its entirety and inserting in place thereof the following new Chapter:

Chapter 15.15 Wage Theft Prevention

- **Section 15.15.010 Purpose**
- **Section 15.15.020 Definitions**
- **Section 15.15.030 Wage Theft Compliance Process**
- **Section 15.15.040 Requirements for Contractors**
- **Section 15.15.050 Requirements for Tax Relief Agreements**
- **Section 15.15.060 Requirements for Licenses and Prospective Licensees**
- **Section 15.15.070 Severability**

Section 15.15.010 - Purpose

The Revere city council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Revere and in adopting this article shall protect residents from a practice commonly known as "wage theft," the improper withholding of payment from employees and failing to pay them according to required schedules. Low income, immigrant, and limited English proficient workers, who represent a high percentage of the population of the City of Revere, are most vulnerable to this practice as are workers in the hospitality service and construction industries. Also, through this article, the city shall ensure that its vendors comply with federal and state wage laws and that city resources are not used to support vendors responsible for wage law violations. And finally, this article shall ensure that potential and current recipients of tax relief agreements and licenses issued under Massachusetts General Law (M.G.L.) chapter 138 and chapter 140 comply with applicable wage laws.

Section 15.15.020 - Definitions

- A. *Administrative citation*, a civil citation issued by the attorney general pursuant to M.G.L c.149 § 27C, a civil citation issued by the Department of Labor pursuant to 29 U.S.C. § 201 et seq. and/or 29 C.F.R. § 578, or any other civil citation for violation of M.G.L. c. 149 or c. 151 and/or 29 U.S.C. § 201 et seq. issued by any other federal, state, or local administrative agency.
- B. *Application*, an initial application or a renewal of a license or permit.

- C. *City*, City of Revere and/or any of its political subdivisions or departments.
- D. *Contractor*, a person or entity that holds a contract or seeks to contract with the City of Revere to provide a service, perform work, or provide materials, machinery, or labor necessary to perform work on real property. "Contractor" includes all bidders or proposers, contractors, construction managers, and subcontractors of any tier, including subcontractors that are not subject to M.G.L Chapter 149, §44F and trade contractors under the bidder.
- E. *Debarment/debarred*, an exclusion from contracting and financial assistance by state or federal entities for a set period of time;
- F. *"EACC"*, economic assistance coordinating council, as defined by M.G.L c. 23A, § 3A and established by M.G.L c. 23A, § 3B.2;
- G. *Employ*, to suffer or permit to work.
- H. *Employee*, a natural person who performs work for an employer operating within the geographic boundaries of Revere, but shall not include any bona fide independent contractor as defined by M.G.L c. 149 § 148B;
- I. *Employer*, any natural person or business, whether or not incorporated or unincorporated, who suffers or permits another to work in the City of Revere, under a contract to which the City of Revere or one of its departments is a signatory, or under agreement with the city for tax incentives, or who otherwise maintains a commercial presence in the City of Revere. This definition excludes the United States, or a corporation wholly owned by the government of the United States, and the Commonwealth of Massachusetts, its subdivisions, and corporate bodies.
- J. *Independent contractor*, as defined in M.G.L c. 149, § 148B ("Massachusetts Independent Contractor Law") and any applicable regulations or advisory guidance implementing that statute.
- K. *Minimum wage*, as defined at M.G.L c. 151 § 1 as well as any other state or federal statute or regulation establishing a minimum fair wage for particular occupations or classes of workers.
- L. *Overtime*, as defined in M.G.L c. 151 § 1A.
- M. *Prevailing wage*, as defined in M.G.L c. 149 §§ 26-27H.
- N. *Stop work order*, as defined in M.G.L c. 152, § 25C and 452 C.M.R. § 8.00.
- O. *Tax relief*, any issuance of tax relief provided under a tax increment financing agreement, a housing development exemption agreement, or any other provision of law or regulation authorizing the issuance of tax relief.
- P. *Tax relief agreement*, any agreement or other form of document governing the terms and conditions of the issuance of tax Relief by the City of Revere.
- Q. *Timely payment of wages*, as defined by M.G.L c. 149 § 148.
- R. *Tipped employee*, an employee engaged in an occupation in which they customarily and regularly receive tips in an amount equal to or more than the dollar amount provided in the Fair Labor Standards Act.

- S. *Wage*, as defined by M.G.L c. 149, § 148.
- T. *Wage theft*, any action by an employer, their officers, agents, or employees causing employer not to make a timely and /or complete payment of wages, to pay the minimum wage or prevailing wage, or to pay overtime earned and owing to an employee.

Section 15.15.030 - Wage Theft Compliance Process.

- A. *Reporting complaints and violations.* The city solicitor's office shall create an online complaint form that affected employees, or any other persons, may use to report complaints and violations. Printed notice, a digital copy of which shall be prepared by the solicitor, shall be displayed in all businesses with employees where mandatory state and federal labor law posters are and such notice shall specify that complaints can be made anonymously. The notices shall be in all languages spoken by at least 5% of the city population in the most recent United States Census and displayed on the city's web page, city hall and annex. The notice shall be provided to all businesses seeking a business certificate from the city clerk's office.
- B. *Filing and receipt of complaints.* Complaints of violations of state law under M.G.L. c. 149 and c. 151 may be reported to the office of the city solicitor. The city solicitor's office shall refer reports of employees affected by wage theft in Revere to appropriate agencies. Affected employees may fill out complaint forms at the office of the city solicitor. Complaints may be filed by an affected employee or any other person.
- C. *Required communication with the attorney general's office.* Unless otherwise specified in writing by the complainant, the city shall forward each complaint submitted to it pursuant to M.G.L. c. 149 and c. 151 to the Commonwealth's Office of the Attorney General within 30 days of receipt.
- D. *Required communication with other city departments.* The city solicitor's office shall forward each verified and sustained complaint submitted to the City of Revere's purchasing agent, licensing board and city council. If a complaint pertains to work performed at any property subject to a City-issued Tax Increment Financing (TIF) or Tax Increment Exemption (TIE) agreement, collectively referred to herein as "tax relief agreements," the City Solicitor's office shall also send a copy to the Commonwealth's Economic Assistance Coordinating Council (EACC).
- E. *Annual reporting.* The City of Revere shall publish an annual report, through the city solicitor's office, detailing all verified and sustained wage theft complaints received and action taken in response to such complaints, including specifically the status or final disposition of each complaint.

Section 15.15.040 - Requirements for Contractors.

- A. *Requests for Proposals (RFP)/Invitation for bids (Bid) and successful bidder requirements.*
 - 1. All bidders or proposers, contractors, and subcontractors, including those that are not subject to M.G.L. Chapter 149, § 44F, under the bidder/proposer, shall as a condition for bidding, contracting, or subcontracting verify under oath and in writing at the time of bidding or submittal in response to an RFP or in any event prior to entering into a contract or subcontract at any tier, that they comply with the requirements of this Article for bidding, contracting or subcontracting and, for the duration of the project, shall comply with the Article requirements and obligations.
 - 2. Every RFP or bid issued by the purchasing agent or other city department shall notify bidders/proposers that they have an affirmative duty to report any criminal or civil judgment, administrative citation, or final administrative determination for wage theft against the bidder/proposer or any of its subcontractors entered within the five years prior to bid submission, as well as any debarments against the bidder/proposer or any of its subcontractors in effect while its bid is pending to the city, and shall further notify bidders/proposers that if they are the successful bidder/proposer, they and any of their subcontractors have an affirmative duty to report,

within five business days of receipt, any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment against the bidder/proposer or any its subcontractors while their contract with the city is in effect. The RFP or bid will identify the city department and individual to whom this must be reported.

3. Every RFP or bid issued by the purchasing agent or issuing city department shall notify bidders/proposers that they may not contract with the city if they have been either voluntarily or involuntarily debarred for wage theft by the federal government, any agency of the Commonwealth of Massachusetts or any other state, or any municipal body—including, but not limited to, the City of Revere—for the entire term of the debarment. Such RFPs or bids shall also notify bidders/proposers that they may not use any subcontractor who has been debarred for wage theft by the federal government or any state or municipal government - including, but not limited to, the City of Revere during the period of that subcontractor's debarment.
4. Bidders/proposers that are subject to municipal, state, or federal debarment for violation of the above laws, either voluntarily or involuntarily, or that have been prohibited from contracting with the commonwealth or any of its agencies or subdivisions will be deemed not responsible and their bids or proposals shall be rejected. Such bidders/proposers shall be deemed not responsible for the entire term of debarment or other stated time period. During the term of a contract, upon a finding or order of such debarment or prohibition, the city may, at its sole discretion, terminate the contract without penalty.
5. Successful bidders/proposers must provide a certification of compliance as required by this section. To the extent that the bidder/proposer has been in business for less than five years, it shall provide a certification certifying compliance for the entire period of time for which the entity has been in existence. To the extent a judgment, citation, or final administrative order has been issued against a bidder/proposer within five years prior to its bid, provide a copy of the same, in addition to documentation demonstrating that all damages, fines, costs, and fees have been paid.

In addition, the bidder/proposer must post a bond, to be maintained for the life of the contract, as specified by this section.

6. Successful bidders/proposers must agree to post the Massachusetts wage & hour poster in a conspicuous location accessible to all of their employees. To the extent not all employees would have reasonable access to the notice if posted in a single location, the successful bidder/proposer must inform the purchasing agent of the number and location of postings in order to ensure that they provide reasonable notice to all of their employees. If the purchasing agent so requires, the successful bidder/proposer must make and post additional posters.

B. Certification and disclosures. All bidders or proposers, contractors, and subcontractors, including those that are not subject to M.G.L. Chapter 149, § 44F under the bidder/proposer, shall as a condition for bidding, contracting, or subcontracting verify under oath and in writing at the time of bidding or submittal in response to an RFP or in any event prior to entering into a contract or subcontract at any tier, that they comply with the following conditions for bidding, contracting or subcontracting and, for the duration of the project, shall comply with the following requirements and obligations:

1. Certifies to the purchasing agent that neither they nor any of their subcontractors, or contractors below them at any level have been subject to a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, or 29 U.S.C. § 201 et seq. within five years of their application;
2. Discloses to the purchasing agent or issuing city department any such criminal or civil judgment, administrative citation, final administrative determination, or debarment and include a copy of the same in their applications.

- C. *Notice requirement.* Every city department issuing an RFP or bids shall notify applicants that they have an affirmative duty to report to said department and the city solicitor, within five business days of receipt, any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment against them or any of their subcontractors related to wage theft and occurring while the contract is in effect.
- D. *Reporting and notice requirements during the contract term.*
1. The contractor shall maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with M.G.L. Chapter 152 and provide documentary proof of such coverage included with the contractor's submitted bid to the City of Revere to be maintained as a public record.
 2. The contractor shall properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of prevailing wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (See M.G.L. Chapter 149, § 148B on employee classification).
 3. Any construction contractor must make arrangements to ensure that each employee of every contractor and subcontractor of any tier entering or leaving the project individually completes the appropriate entries in a daily sign-in/out log. The sign in/out log shall include: the location of the project; current date; printed employee name; signed employee name; name of employee's employer and the time of each entry or exiting. The log shall contain a prominent notice that employees are entitled under state law to receive the prevailing wage rate for their work on the project. Such sign-in/out logs shall be provided to the purchasing agent upon request and shall be a public record to the extent permitted by law.
 4. The contractor must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority
 5. All construction contractors shall furnish their monthly certified payrolls to the city's purchasing agent for all employees working on city contracts for the entire duration of the project.
 6. All contractors shall furnish to the purchasing agent any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment related to wage theft and issued during the term of their contract(s) with the city against the contractor or its sub-contractors within five (5) business days of receipt.
 7. To the extent required as set forth below, all contractors shall maintain a wage bond for the term of the contracts) with the city.
- E. *Wage bonds.* Any successful bidder/proposer or contractor or subcontractor who has had a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment, resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages within five (5) years prior to the date it submits its bids or proposals, and that is not otherwise prohibited from public contracting, shall be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees, based on an average of its total labor costs for the past two years, but in no event shall such amount be less than \$5,000. Such bond must be maintained for the terms or extensions of any contract, and proof of such bond must be provided upon request by the city. Failure to comply with this section may constitute grounds for modification, suspension, and/or revocation of the contract at the city's discretion and without penalty to the city.

F. *Suspension or revocation of contract/wage theft as material breach of conditions in RFP or bid.* If a contractor is found to be in violation of M.G.L. c. 149, M.G.L. c. 151, or 29 U.S.C. § 201 et seq., or this section, and therefore in breach of its contract with the city, the city may take one or more of the following actions with ten days' notice to said contractor:

1. Revocation of contractor's contract with the city;
2. Suspension of contractor's contract with the city; and/or
3. Impose conditions on any future contracts with the city, including, but not limited to, the posting of a wage bond and other reasonable requirements.

G. *Applicability.* The requirements of this section, including any sanctions imposed herein, that are applicable to any contractor or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform under a city contract shall also be applicable to, and effective against, any successor employer that (i) has at least one of the same principals or officers as the prior employer; and (ii) is engaged in the same or equivalent trade or activity as the prior employer.

Section 15.15.050 - Requirements for Tax Relief Agreements.

A. *Minimum mandatory conditions.* In addition to any other conditions that may be required in connection with the issuance of any tax relief issued by the City of Revere, each tax relief agreement entered into between the City of Revere and the recipient of such tax relief shall be subject to and shall include a reference to the mandatory compliance with this article. The following conditions shall be required:

1. *Certifications and disclosures.* It shall be a special and material condition of any tax relief agreement that any construction manager, general contractor or other lead or prime contractor, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the construction work on the assisted project during the term of the agreement (hereinafter, collectively and individually, the "contractor") shall comply with the following qualifications and conditions at all times during their performance of work on the property:

- a. Any and all persons, natural or corporate, who are non-government signatories to the tax relief agreement shall provide the city solicitor with a list of all construction managers, general contractors, lead or prime contractors, subcontractors, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier engaged to perform work on the property subject to the tax relief plans during the term of the agreement. An initial list must be provided to the city solicitor prior to the start of any work on the property subject to the tax relief agreement.
- b. Should any additional or replacement entities be engaged to perform work on the property subject to the tax relief plans during the term of the tax relief agreement, the signatory must provide to the city solicitor the name of such entity no later than 14 days after that entity begins work on the property.
- c. Tax relief agreement recipient signatories shall further certify that they shall not engage any entity to perform work on the property covered under the tax relief agreement if such entity is subject to any debarment for any reason, or an unpaid criminal or civil judgment, administrative citation, or final administrative determination for wage theft, and that they shall not

(a) have entities performing work on the property who have been the subject of an indictment, judgment, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law; nor (b) have any entities performing work on the property who have been the subject of a

government suspension or debarment, rejection of any bid or disapproval of any proposed contract or subcontract, including pending actions, for lack of responsibility denial or revocation of prequalification or a voluntary exclusion agreement; nor (c) have entities performing work on the property who have been the subject of any governmental determination of a violation of any public works law or regulation, or labor law or regulation or regulation of any OSHA violation deemed "serious or willful" within the five year period preceding the date such agreement is signed. If, notwithstanding such certification, any interested person gives the City of Revere written notice, via the city solicitor, that any person or entity engaged to perform work on a property subject to a tax relief agreement is subject to a debarment or an unpaid criminal or civil judgment, administrative citation, or final determination in violation of the certification provisions of this subsection and entered within the five year period prior to the date the tax relief agreement is signed, the city solicitor shall write to all signatories to the tax relief agreement within ten business days and request that the outstanding judgment or determination be satisfied or that the person or entity subject to such judgment or determination be immediately replaced on the project.

- d. The contractor has not been found within the past five years by a court or governmental agency in violation of any law relating to providing workers compensation insurance coverage, misclassification of employees as independent contractors, payment of employer payroll taxes, employee income tax withholding, earned sick time, wage and hour laws, prompt payment laws, or prevailing wage laws.

The requirements of this section, including any sanctions imposed herein, that are applicable to any employer shall also be applicable to, and effective against, any successor employer that (i) has at least one of the same principals or officers as the prior employer; and (ii) is engaged in the same or equivalent trade or activity as the prior employer.

If the outstanding judgment or determination as specified in this section has not been satisfied, nor the person or entity subject to such judgment replaced on the project, within 14 days of when the city solicitor informs the signatories to the agreement of the outstanding violation, then the agreement shall provide that such an event materially frustrates the public purpose for which this agreement and any certification of the agreement by the city was intended to advance.

2. *Special and material conditions of tax relief agreements with City of Revere.*

- a. It shall be a special and material condition of any tax relief agreement that any construction manager, general contractor, or other lead or prime contractor, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the work during the term of their tax relief agreement on the property that is the subject of the tax relief agreement shall comply with the following qualifications and conditions at all times during their performance of work on the property:
 - i. Maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with M.G.L. c. 152 and provide documentary proof of such coverage to the building inspector to be maintained in the building department as a public record;
 - ii. Properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (M.G.L. c.149, § 148B on employee classification);
 - iii. Comply with M.G.L. c. 149, § 148 with respect to the payment of wages; and

- iv. Comply with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority.
- 3. *Wage theft complaints for properties covered by tax relief agreements.* The city solicitor shall promptly respond to any complaints for violations of the legal obligations outlined in this section, including complaints for wage theft that pertain to work performed at any property subject to a tax relief agreement by sending notice of such complaint to all signatories of the tax relief agreement within 30 business days of receiving such complaint. The solicitor may take appropriate steps to resolve such complaint after such notice is provided, including, but not limited to, arranging informal and voluntary mediations involving the affected worker, the agreement signatories, and any implicated contractor or subcontractor of any tier on the project. If, after the solicitor has properly served notice of a complaint upon the signatories to a tax relief agreement pursuant to this subsection, any employer becomes subject to a federal or state criminal or civil judgment, administrative citation, stop work order, debarment, or final administrative determination resulting from a violation of any of the legal obligations outlined in this section and if such judgment, citation, or order is not satisfied or discharged, or the offending employer replaced on the project, within 14 business days of the entry of such judgment, citation, or order, the parties agree that such an event materially frustrates the public purpose that the tax relief agreement and any certification of the tax relief agreement by the city was intended to advance.
- 4. *Termination of tax relief agreements.* In the event the public purpose of a tax relief agreement is materially frustrated pursuant to this section, the city council shall hold a public hearing and vote at its next regularly scheduled meeting regarding whether to terminate the tax relief provided by such tax relief agreement and petition the EACC for revocation of that portion of its certification of the tax relief agreement corresponding to such tax relief agreement. If the termination of such tax relief agreement is approved by the city council, the owner of the property covered by such tax relief agreement shall forfeit the receipt of any funds or future tax benefits and/or shall return any such funds already received in connection with the project.
- 5. *Requirements for successors-in-interest.* The requirements of this section, including any sanctions imposed herein, that are applicable to any bidder, proposer, contractor or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the construction work during the term of this agreement on the property shall also be applicable to, and effective against, any successor employer that (i) has at least one of the same principals or officers as the prior employer; and (ii) is engaged in the same or equivalent trade or activity as the prior employer.

Section 15.15.060 - Requirements for licensees and prospective licensees.

- A. *Violations of wage laws by licensees or permittees.* Any application filed by an employer to the Revere Licensing Board for any license issued pursuant to M.G.L. c. 138 or M.G.L. c. 140 may be denied if, during the five- year period prior to the date of the application, the applicant employer has been subject to a federal or state criminal or civil judgment, administrative citation, order, debarment, or final administrative determination resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages. Each such applicant shall certify that they have not been found guilty, liable or responsible, in the past five years, in any judicial or administrative proceeding, for any violation of any of the laws set forth above.
- B. *Requirements for license holders.* Any license or permit issued by the Revere Licensing Board under M.G.L. c. 138 or M.G.L. c. 140 to an employer may be modified, suspended or revoked if, during the

term of the license or permit, the licensee or permittee employer has been subject to a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq. or any other state or federal laws regulating the payment of wages.

- C. *Wage bonds for license holders.* Employers granted a license or permit that have disclosed a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C.

§ 201 et seq., or any other state or federal laws regulating the payment of wages within five years prior to the date they submit their applications, or employers granted a license or permit who become subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages during the term of the license or permit, may be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees (including tipped employees), based on an average of its total labor costs for the past two years. Such bond must be maintained for the terms or extensions of any license or permit, and proof of such bond must be provided upon request by the city. Failure to comply with this section may constitute grounds for modification, suspension, and/or revocation of the license or permit.

Section 15.15.070 - Severability.

If any provision of this article is held invalid or unenforceable by any court, such a holding does not invalidate or render unenforceable any other provision of the article, and the rest of the article shall remain in full force and effect.

Pursuant to Mass. Gen. Law Chapter 43, Section 23, in as much as the full text of the proposed ordinance exceeds eight pages in length, the full text of the aforementioned ordinance amendment is available online at www.revere.org/departments/city-clerk and on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
September 10, 2025

Public Hearing

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

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

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

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

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

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 27, 2025.

Attest:
Ashley E. Melnik
City Clerk

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



City of Revere


Office of the City Solicitor

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

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

Mayor Patrick M. Keefe Jr.

July 8, 2025

TO: Councilor Argenzio, Chair of Legislative Affairs
FR: Claire Inzerillo, Policy Writer and Analyst 
CC: Nicholas Rystrom, City Engineer
Chris Ciaramella, DPW Superintendent
Office of Mayor Patrick M. Keefe, Jr.
RE: Order 6204.

Esteemed Councilor,

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

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

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

Thank you for your time.

Public Hearing
Revocation of Licenses for the
Storage of Flammables

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

Attest:

Ashley E. Melnik
City Clerk

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

Attachment: PH.22NaplesRoadChapter148LicenseRevocation (25-186 : Chapter 148 License Revocation - 22 Naples Road)

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

July 14, 2025

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

Re: 22 Naples Road, Revere
Permit # B25-000401

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

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

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt
Enc.



CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

BUILDING PERMIT

22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Work is not permitted on Sundays & Holidays

Any work outside of these hours is prohibited except by Special Permit of the Building Commissioner

[Signature]

Louis Cavagnaro
Building Commissioner

THE FOLLOWING INSPECTIONS ARE MANDATORY

PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____ Insulation: _____ Finish: _____

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

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

July 14, 2025

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

Re: 22 Naples Road, Revere
Permit # B25-000401

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

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

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt
Enc.



CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

BUILDING PERMIT

22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Work is not permitted on Sundays & Holidays

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[Signature]

Louis Cavagnaro
Building Commissioner

THE FOLLOWING INSPECTIONS ARE MANDATORY

PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____
		Insulation: _____	Finish: _____

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

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

July 11, 2025

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

Re: 22 Naples Road, Revere
No: A-25-16

Dear Clerk Melnik:

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

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

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

Very truly yours,

/s/ *James J. Cipoletta*

James J. Cipoletta

JJC: lt

Enc.

cc: Louis Cavagnaro, Building Inspector
Client

Attachment: 20250714132707608 (25-186 : Chapter 148 License Revocation - 22 Naples Road)



CITY OF REVERE

BUILDING INSPECTION DEPARTMENT

BUILDING PERMIT

22 NAPLES RD

Permit: B25-000401

Issue Date: 06/12/2025

Cost of Construction: 21780.00

Total Fees Paid: \$ 60.00

Scope of Work: Canopy

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

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

Work Hours are Monday thru Saturday from 8:00 am to 9:00 pm

Work is not permitted on Sundays & Holidays

Any work outside of these hours is prohibited except by Special Permit of the Building Commissioner

Louis Cavnaro
Building Commissioner

THE FOLLOWING INSPECTIONS ARE MANDATORY

PLUMBING	Underground: _____	Rough: _____	Final: _____
GAS	Underground: _____	Rough: _____	Final: _____
WIRE	Underground: _____	Rough: _____	Final: _____
MECHANICAL	Rough: _____	Final: _____	
BUILDING	Barehole: _____	Foundation: _____	Frame: _____
		Insulation: _____	Finish: _____

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



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Michael Tucker to the Zoning Board of Appeals, in accordance with Revere Ordinance Chapter 17.52 and MGL Chapter 40A Section 12. I am reappointing Mr. Tucker to a five-year term, that is set to expire in June of 2030.

Mr. Tucker has been an integral part of the board since 2020, and has the skillset to continue for a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Michael Tucker Reappointment Letter ZBA (25-218 : Michael Tucker Reappointment to ZBA)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Peggy Pratt to the Zoning Board of Appeals, in accordance with Revere Ordinance Chapter 17.52 and MGL Chapter 40A Section 12. I am reappointing Ms. Pratt to a five-year term, that is set to expire in June of 2030.

Ms. Pratt has been an integral part of the board since 2020, and has the skillset to continue for a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Peggy Pratt Reappointment Letter ZBA (25-219 : Reappointment of Peggy Pratt to the ZBA)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Lori Manzo to the Affordable Housing Trust Fund Board, in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am reappointing Ms. Manzo to a two-year term that is set to expire in November of 2027.

Lori has proven to be a qualified member of the Affordable Housing Trust Fund Board and is fit to serve a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Lori Manzo reappointment letter AHTFB (25-220 : Lori Manzo reappointment AHTFB)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

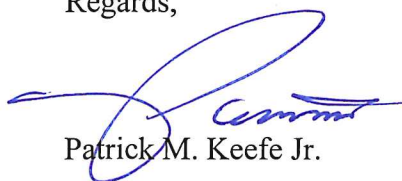
Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Anayo Osueke to the Affordable Housing Trust Fund Board, in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am reappointing Anayo to a two-year term that is set to expire in September of 2027.

Anayo has proven to be a qualified member of the Affordable Housing Trust Fund Board and is fit to serve a third term.

Regards,



Patrick M. Keefe Jr.

Attachment: Anayo Osueke reappointment letter AHTFB (25-221 : Anayo Osueke reappointment AHTFB)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

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

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

Regards,

Patrick M. Keefe Jr.

Attachment: Kourou Pich Reappointment Letter HRC (25-240 : Reappointment of Kourou Pich to the HRC)



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

August 28, 2025

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

Dear Honorable members of the Revere City Council,

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

Please contact the Mayor's Office with any questions.

Regards,



Patrick M. Keefe Jr.

Attachment: Cullen HRC Appointment Letter (25-241 : Appointment of Chief Cullen to the Human Rights Commission)



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

August 28, 2025

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

Dear Honorable members of the Revere City Council,

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

Please contact the Mayor's Office with any questions.

Regards,

Patrick M. Keefe Jr.

Attachment: LaVita HRC Appointment Letter (25-242 : Appointment of Chief LaVita to the Human Rights Commission)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

September 3, 2025

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

Dear Honorable members of the Revere City Council,

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

If you have any questions, please contact my office.

Regards,

Patrick M. Keefe Jr.

Attachment: Viviana Catano Reappointment Letter BOH (25-243 : Reappointment of Viviana Catano to the Board of Health)

COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS

WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

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

GREETINGS:
SALUDOS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in municipal elections 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 elecciones municipales que lo hagan en:

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

On **TUESDAY, THE FOURTH DAY OF NOVEMBER 2025**, from 7:00 A.M. to 8:00 P.M. for the following purpose:
 To cast their votes in the Municipal Election for the candidates for the following offices:

el martes, 4 de noviembre de 2025, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:
 Para emitir sus votos en Elección Municipal de los candidatos de las siguientes oficinas:

COUNCILLOR AT LARGE
CONCEJAL GENERAL MUNICIPAL

Attachment: Municipal Election Warrant November 2025 (25-252 : Municipal Election Warrant - November 4, 2025)

WARD 1 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 1

WARD 2 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 2

WARD 3 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 3

WARD 4 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 4

WARD 5 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 5

WARD 6 COUNCILLOR
CONCEJAL DEL DISTRITO ELECTORAL 6

SCHOOL COMMITTEE AT LARGE
COMITÈ DE LA ESCUELA GENERAL MUNICIPAL

SCHOOL COMMITTEE WARD 1
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 1

SCHOOL COMMITTEE WARD 2
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 2

SCHOOL COMMITTEE WARD 3
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 3

SCHOOL COMMITTEE WARD 4
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 4

SCHOOL COMMITTEE WARD 5
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 5

SCHOOL COMMITTEE WARD 6
COMITÈ DE LA ESCUELA DEL DISTRITO ELECTORAL 6

QUESTION 1

Shall the City Council consider repealing the prohibition of recreational marijuana establishments as set forth in section 9.18.010 of the Revere Revised Ordinances? (NOTE: This question is non-binding)

A YES vote means you support repealing the prohibition.

A NO vote means you support leaving the prohibition in place.

PREGUNTA 1

¿Debería el Ayuntamiento considerar la derogación de la prohibición de establecimientos de marihuana recreativa, según lo establecido en la sección 9.18.010 de las Ordenanzas Revisadas en Revere? (NOTA: Esta pregunta no está vinculada)

Un voto SÍ significa que apoya la derogación de la prohibición.

Un voto NO significa que apoya mantener la prohibición.

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

Given under our hands this 13th day of August 2025.
Dado por nuestras manos este 13 día de agosto de 2025.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK
CITY CLERK
SECRETARIA DE LA CUIDAD

Attachment: MunicipalElectionWarrantNovember2025 (25-252 : Municipal Election Warrant - November 4, 2025)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

September 22, 2025

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

Dear Council President Silvestri,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or an enterprise fund for the cable related purposes consistent with the franchise agreement. The City has adopted a receipt reserve for appropriation account for these purposes.

Please find attached invoices totaling \$91,437.19 that will need an appropriation from the fund to RevereTV for the operation of their media center.

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

Best regards,


Richard Viscay
CFO/ City Auditor

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

Attachment: Revere TV (25-253 : Revere TV appropriation)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 22, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$91,437.19
	<i>Available Balance:</i>	<i>\$91,437.19</i>
TO:	Revere TV Invoices	\$91,437.19
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of September 22, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

Attachment: Revere TV (25-253 : Revere TV appropriation)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

September 9, 2025


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

Dear Council President Silvestri,

The Educational Technology Program (ETP) Committee has approved the use of ETP expenditures for the attached project regarding automation upgrades to existing agenda and minutes management for all public boards and commissions. Therefore, I am writing to request the City Council to approve an appropriation of \$44,852.05 for this project.

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

Best regards,


Richard Viscay
CFO/ City Auditor

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

Attachment: ETP (25-254 : Education Technology Program)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick M. Keefe, Jr.
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 9, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	ETP Fund (19301-570004)	\$44,852.05
	<i>Available Balance:</i>	<i>\$ 1,495,695</i>
TO:	Automation upgrades - Legistar (011618-587300)	\$44,852.05
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of September 9, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

September 24, 2025

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

RE: Community Improvement Trust – Ward 1 – Kimmerle Park

Dear Council President Silvestri,

Please find attached a transfer from the Community Improvement Trust Fund for the purposes of replacing park benches and other improvements to Kimmerle Park in Beachmont.

I will be in attendance at Monday's meeting to answer any questions on this request.

Best regards,

Richard Viscay
 CFO/City Auditor/Budget Director

Cc: Patrick M. Keefe Jr., Mayor
 Chris Ciaramella, Superintendent of Public Works
 Assunta Newton, Assistant Budget Director

attachment

Attachment: Community Improvement Trust (25-268 : Community Improvement Trust Fund)



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick M. Keefe, Jr
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: September 22, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000)	\$ 5,000
	<i>Available Balance:</i>	\$ 1,756,811.45
TO:	Ward 1 Parks (40991-582503)	5,000
	<i>Original Certification:</i>	\$ 0.00

Based on the amount available as of September 22, 2025, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

September 22, 2025

The Honorable Revere City Council
Revere City Hall
Revere, Massachusetts 02151

Dear Council Members:

I am hereby requesting the City Council's reconfirmation of Lauren D'Avella, 7 Lucia Ave., Revere, MA 02151, as a Constable for the City of Revere.

In accordance with the provisions of Chapter 41, Section 91 of Massachusetts General Laws, this appointment is granted for a period of three years, unless sooner revoked by the Mayor, Chief of Police, or the Honorable City Council.

Ms. D'Avella has been advised that the Appointment Sub-Committee will be contacting her shortly with a date and time to appear before them concerning this appointment.

Regards,

Patrick M. Keefe Jr.
Mayor

Attachment: Lauren D'Avella Constable Reappointment Letter (25-255 : Reappointment of Lauren D'Avella as a Constable.)



BOSTON, MA 02110

No. 4211596

DATE August 21, 2025

PAY ***ONE HUNDRED FIFTY DOLLARS AND ZERO CENTS**

*****150.00

City of Revere

TO THE ORDER OF

PERSONAL MONEY ORDER
NOT VALID FOR MORE THAN \$1,000.00

Lauren D'Avella

DRAWER

ADDRESS

⑆4211596⑆ ⑆011301798⑆ 00 2293 3⑆



BOSTON, MA 02110

No. 4211597

DATE August 21, 2025

PAY ***ONE HUNDRED FIFTY DOLLARS AND ZERO CENTS**

*****150.00

City of Revere

TO THE ORDER OF

PERSONAL MONEY ORDER
NOT VALID FOR MORE THAN \$1,000.00

Lauren D'Avella

DRAWER

ADDRESS

⑆4211597⑆ ⑆011301798⑆ 00 2293 3⑆



CA: 10/2020 Revised

APPLICATION FOR A CONSTABLE

CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

To the honorable Mayor and City Council of the City of Revere

I respectfully request to be granted a license to operate as a Constable in the City of Revere

☐ New Constable☒ Renewal – list current Constable License expiration dateName Lauren D'Avella Date of Birth 9/5/61Address, City, Zip 7 Lucia Ave Revere MA 02157How long have you resided at this address? 1974-1982 - 3/18 - Present Telephone _____Present Employer Self - Constable (4 Constables) Present Occupation _____

MA Driver's License # _____ License Expiration Date _____

High School Revere High School GED _____ Yes diploma No _____

Do you currently hold a license to carry a firearm in the Massachusetts?

Yes ☒ No _____

Have you ever had a License to carry a firearm revoked or suspended, or

Yes _____ No _____

Has an application for such denied, here or in any other jurisdiction?

Yes _____ No ☒

List current constable appointments below:

City/Town:	Year appointed/expiration:
<u>Chelsea</u>	<u>2025 - 2026</u>
<u>Everett</u>	<u>2025 - 2028</u>
<u>Lynn</u>	<u>2022 - 2025</u>

Why do you seek appointment?

to serve civil process

What are your qualifications?

I have been a constable for over 23 years

Who do you expect to serve?

Civil process

Upon granting of constable license, will you be employed by an attorney's office? If yes, please provide the attorney's information below:

Attorney's name: _____ Telephone: _____

Business Address: _____ BBO #: _____

I understand that this license will be subject to all of the terms, conditions and limitations set forth in the Revere Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the Mayor or the City Council and that it will be revocable at any time at the pleasure of the City Council, I certify that under the penalties of perjury that I am a citizen of the United States, that all statements in this application are true and accurate, and that my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Signature Lauren D'Avella Date 8/11/25



**APPLICATION FOR A CONSTABLE
CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS**

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 20 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature Sherril Murray Print Name Sherril Murray

Resident Address Irving Street Revere ma

REPUTABLE CITIZENS RECOMMENDATION

I, the undersigned Revere resident, hereby state that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, competent to perform the duties of a constable.

Signature

Name (PRINT)

Street Address

Occupation

<u>Elizabeth Storlazzi</u>	<u>Elizabeth Storlazzi</u>	<u>406 Malden Street</u>	<u>Retired</u>
<u>Franca Powers</u>	<u>Franca Powers</u>	<u>15 Library St</u>	<u>own STL Subs</u>
<u>Rogina Panzini</u>	<u>Rogina Panzini</u>	<u>162 Chapel St</u>	<u>Accountant</u>
<u>Christine Bagley</u>	<u>Christine Panzini</u>	<u>41 Brenton St</u>	<u>Accountant</u>

POLICE CHIEF RECOMMENDATION

I, the Chief of Police, having reviewed this application for appointment as a constable:

☐ Recommend that this applicant be appointed.

☐ Do not recommend that this applicant be appointed for the following reasons:

☐ Approved ☐ Denied

Signature _____

Date _____



APPLICATION FOR A CONSTABLE CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS

**CRIMINAL HISTORY SYSTEMS BOARD PUBLIC RECORD REQUEST
INFORMATION**

D'Avella

Last Name

Lauren

First Name

Panzini

Maiden Name

M.I

9/5/1961

Date of Birth

Sc

ed but not required)

List of Aliases used (PLEASE PRINT LEGIBLY)

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



CITY OF REVERE MASSACHUSETTS
FINANCE DEPARTMENT, TREASURY DEPARTMENT

1. Exact name of taxpayer/applicant's business: Self Employed - Lauren D'Avella
2. Address of taxpayer's/applicant's business in Revere: 7 Lucia Ave Revere MA
3. Address of taxpayer's/applicant's home in Revere: 7 Lucia Ave Revere MA
4. Taxpayer's/Applicant's Day Phone: 781-589-4095
5. Taxpayer's Applicant Evening Phone: 781-589-4095

I, the undersigned Taxpayer, do hereby certify that the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 11 day of August, 2025
 (Taxpayer's signature) Lauren D'Avella

CITY'S ACKNOWLEDGEMENT

DATE OF ISSUANCE: _____

INCLUDES RELEVANT POSTINGS THROUGH: _____

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

☐ Real Estate

 # _____

☐ Water/Sewer

 # _____:

☐ Personal Property

 # _____

☐ Other: _____

 # _____

CLERK'S INITIALS: _____ ORIGINAL STAMP: _____

CONSTABLE BONDBond No.: S-921096

KNOW ALL MEN BY THESE PRESENTS, That we,

Lauren D'Avella
 of 7 Lucia Avenue Revere MA 02151
 as Principal and
NGM Insurance Company
 of 55 West Street Keene NH 03431-7000,
 as Surety are held bound unto the
City of Revere City Hall
 in the full and just sum of
Five Thousand and 00/100 Dollars (\$5,000)
 to the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators,
 successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounded Principal has been appointed as Constable for
City of Revere City Hall.

NOW, THEREFORE, if the said Principal shall faithfully perform all duties of his said office in the
 service of all Civil Processes which may be committed to him during the term of which he has been Elected or
 Appointed, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall be effective on 4/3/2025 and expire on 4/3/2028.

SIGNED, sealed and dated January 3, 2025.

Lauren D'Avella

Principal

By: 

Lauren D'Avella

NGM Insurance Company

Surety

BY: 

Richelle Smith

Attorney-in-Fact



Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



POWER OF ATTORNEY

S-921096

KNOW ALL PARTIES BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"SECTION 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint Richelle Smith its true and lawful Attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed bond number S-921096 dated April 3, 2025, on behalf of **** Lauren D'Avella ****, in favor of City of Revere City Hall for Five Thousand and 00/100 Dollars (\$ 5,000) and to bind NGM Insurance Company thereby as fully and to the same extent as if such instrument was signed by the duly authorized officers of NGM Insurance Company; this act of said Attorney is hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such officer and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Secretary and its corporate seal to be hereto affixed this 9th day of October, 2024.

NGM INSURANCE COMPANY By:

Lauren K. Powell
Vice President, Corporate Secretary



State of Wisconsin,
County of Dane

On this 9th day of October, 2024, before the subscriber a Notary Public of State of Wisconsin and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at Madison, Wisconsin this 9th day of October, 2024.

My Commission Expires February 8, 2027



I, Nathan Hoyt, Assistant Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in force and effect.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this 3rd day of January, 2025.

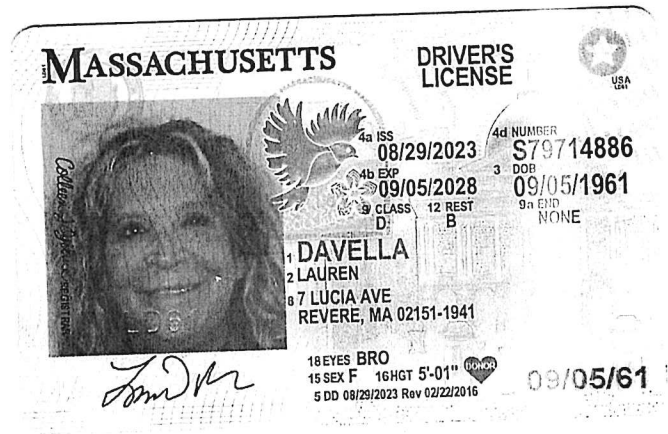
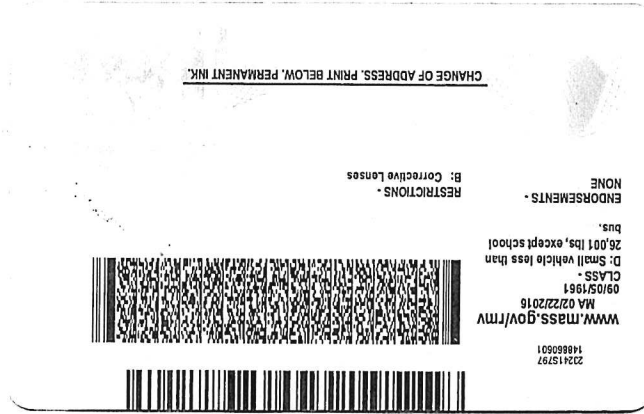
Nathan Hoyt, Assistant Vice President



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claim Department or call our Bond Claim Department at 1-603-358-1437.



August 18, 2025

To Whom it May Concern:

As a member of the Massachusetts Bar in good standing, I am pleased to recommend Lauren D'Avella for re-appointment as a Constable for the City of Revere, Massachusetts.

I have known Lauren for over several years, and employ her services. Lauren is always professional, diligent and reliable in performing her duties as a Constable. Her knowledge and integrity cannot be questioned.

Sincerely,

Sheri Murray
Sheri Murray, Esq.

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



4. Attachment E: Completed CORI form ~~WITH fingerprint form~~

the city have not done finger printing
in the last 4 year

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



**THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973**



Massachusetts Criminal Offender Record Information (CORI)

The information provided within this response contains only Massachusetts criminal offender record information and is based on the statutory access of the requestor. Unauthorized access, use or dissemination of this information is prohibited under Massachusetts General Law.

This information is not fingerprint-supported and may not actually relate to the person whose information you are seeking. Individuals who believe there may be a discrepancy within this record should contact the Department of Criminal Justice Information Services (DCJIS).

This Massachusetts CORI was generated on 08/20/2025 14:50 as the response to your request submitted on 08/20/2025 14:48 with the following details:

Request Details

Request ID: E25PER-00900287	Request Date/Time: 08/20/2025 14:48
Name: D'AVELLA, LAUREN	
Former Last Name(s): PANZINI	
Date of Birth: 09/05/1961	SSN [REDACTED]
PCF Number:	
Sex: FEMALE	Race: white
Parent 1: PANZINI, LOUIS	Parent 2: PANZINI, JOSEPHINE (LAURICELLA)

Response Summary

The following matching subject(s) have been found. Full subject and offense information for each matching record is contained within this response.

This response is the result of a search of the iCORI database using the subject's name and date of birth as submitted by the requestor. To ensure accuracy, it is the responsibility of the requestor to determine if one or more of these records belong to the subject listed in the Request Details Section above.

The DCJIS is not liable for any errors or omissions in the CORI results based on a requestor's entry of inaccurate, incorrect, or incomplete subject information.

Name	Date of Birth	PCF Number
DAVELLA, LAUREN	09/05/1961	5533331

Request ID: E25PER-00900287
Requested By: D'AVELLA, LAUREN

Date Generated: 08/20/2025 14:50



**THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY**
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

The information contained in this response is the result of an exact match of the subject's name, date of birth, and last six digits of his or her social security number (if applicable), as submitted by the requestor, to information contained in the Massachusetts CORI database. In its discretion, the DCJIS may use the information provided by the requestor to match to other fields on the iCORI report including, but not limited to, a former name or alias field. The requestor is responsible for verifying the subject's identifying information with an acceptable type of government-issued identification at the time of its submission to the DCJIS, as well as for verifying that the identifying information contained in this record relates to the subject.

This report contains only criminal offender record information that is maintained in the Massachusetts CORI database and does not contain criminal offender record information from other states or sources. This response contains only that CORI to which the requestor is statutorily entitled, based on information provided by the requestor at the time of request.

The information contained in this CORI report is created and provided by entities other than the DCJIS. The DCJIS is not responsible for incorrect or incomplete information contained herein, or for any omissions from the contributing entities.

This CORI report is confidential. Any unauthorized access to, or dissemination of this document or the information contained therein is subject to the civil penalties set forth in M.G.L. c. 6, §168, and the criminal penalties set forth in M.G.L. c. 6, §178. Civil penalties include suspension or revocation of CORI access and monetary fines up to \$5,000 for each violation. Criminal penalties include monetary fines up to \$50,000, incarceration in a house of correction for up to one year, or both a fine and incarceration.

Request ID: E25PER-00900287
Requested By: D'AVELLA, LAUREN

Date Generated: 08/20/2025 14:50



Page: 2 of 4

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
 Department of Criminal Justice Information Services
 200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
 TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

Subject 1 of 1

PCF Number: 5533331

Name: DAVELLA, LAUREN	SSN: [REDACTED]
Date of Birth: 09/05/1961	Place of Birth: [REDACTED]
Sex: FEMALE	Weight: [REDACTED]
Height: 501	Eye Color: BRO
Hair Color: BLN	Parent 2: JOSEPHINE PANZINI
Address: 7 LUCIA AVENUE, REVERE, MA	
Parent 1: PANZINI	

Adult Offenses

Court Appearance 1 of 1

Appearance Date: 07/22/2020

Offense 1 of 3

Docket Number: 2036CR001014A	Case Status: CLOSED
Offense Type: MISDEMEANOR	
Offense Literal: BREAKING AND ENTERING	
Offense Description: MISDE	
Court Name: SALEM DISTRICT	Court Phone: 978-744-2056
Police Dept.: BEVERLY POLICE DEPARTMENT	Police Dept. Phone: 978-922-1212
Disposition Type: NON CONVICTION	Disposition Date: UNKNOWN
Court Disposition: C 6/23/22 DISM	
Incarcerated: N/A	Incar. Release Date: N/A

Offense 2 of 3

Docket Number: 2036CR001014B	Case Status: CLOSED
Offense Type: FELONY	
Offense Literal: VANDALIZE PROPERTY	
Offense Description:	
Court Name: SALEM DISTRICT	Court Phone: 978-744-2056
Police Dept.: BEVERLY POLICE DEPARTMENT	Police Dept. Phone: 978-922-1212
Disposition Type: NON CONVICTION	Disposition Date: UNKNOWN
Court Disposition: C 6/23/22 DISM	
Incarcerated: N/A	Incar. Release Date: N/A

Offense 3 of 3

Docket Number: 2036CR001014C	Case Status: CLOSED
Offense Type: MISDEMEANOR	
Offense Literal: DISORDERLY CONDUCT	

Request ID: E25PER-00900287
 Requested By: D'AVELLA, LAUREN



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
 200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
 TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

Offense Description:

Court Name: **SALEM DISTRICT**
 Police Dept.: **BEVERLY POLICE**
DEPARTMENT
 Disposition Type: **NON CONVICTION**
 Court Disposition: **C 6/23/22 DISM**
 Incarcerated: **N/A**

Court Phone: **978-744-2056**
 Police Dept. Phone: **978-922-1212**
 Disposition Date: **UNKNOWN**
 Incar. Release Date: **N/A**

Request ID: **E25PER-00900287**
 Requested By: **D'AVELLA, LAUREN**

Date Generated: **08/20/2025 14:50**



Page: 4 of 4

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

To Whom It May Concern:

The Massachusetts Department of Criminal Justice Information Services (DCJIS) has conducted a computerized search of the Criminal Offender Record Information database.

The attached is a true copy of matching information from the CORI database for D'AVELLA, LAUREN and date of birth 09/05/1961.

Signed under the penalties of perjury this 20th day of August 2025.

Jamison R. Gagnon
Commissioner
Massachusetts Department Criminal Justice Information Services

Attachment: Lauren D'Avella Constable Application (25-255 : Reappointment of Lauren D'Avella as a Constable.)



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973
MASS.GOV/CJIS



SUBJECT INFORMATION

Please complete this section using the information of the person whose CORI you are requesting.
The fields marked with an asterisk (*) are required fields.

* First Name: Lauren Middle Initial: EA
* Last Name: D'Avella Suffix (Jr., Sr., etc.): _____
Former Last Name 1: Panzini
Former Last Name 2: _____
Former Last Name 3: _____
Former Last Name 4: _____
* Date of Birth (MM/DD/YYYY): 09/05/1961 Place of Birth: Winthrop
* Last SIX digits of Social Security Number: 42-8732 ☐ No Social Security Number
Sex: F Height: 5 ft. 1 in. Eye Color: Brown Race: White
Driver's License or ID Number: _____ State of Issue: _____
Father's Full Name: Louis Panzini
Mother's Full Name: Josephine LAURICELLA Panzini

Current Address

* Street Address: 7 Lucia Ave
Apt. # or Suite: _____ *City: Revere *State: MA *Zip: 02151

SUBJECT VERIFICATION

The above information was verified by reviewing the following form(s) of government-issued identification:

Verified by:

Print Name of Verifying Employee

Signature of Verifying Employee

Date



CITY OF REVERE

PATRICK M. KEEFE JR.

Mayor

September 22, 2025

The Honorable Revere City Council
Revere City Hall
Revere, Massachusetts 02151

Dear Council Members:

I am hereby requesting the City Council's confirmation of Brittney D'Avella, 7 Lucia Ave., Revere, MA 02151, as a Constable for the City of Revere.

In accordance with the provisions of Chapter 41, Section 91 of Massachusetts General Laws, this appointment is granted for a period of three years, unless sooner revoked by the Mayor, Chief of Police, or the Honorable City Council.

Ms. D'Avella has been advised that the Appointment Sub-Committee will be contacting her shortly with a date and time to appear before them concerning this appointment.

Regards,

Patrick M. Keefe Jr.
Mayor

Attachment: Brittney D'Avella Constable Appointment Letter (25-256 : Appointment of Brittney D'Avella as a Constable)



BOSTON, MA 02110

PAY ***THREE HUNDRED DOLLARS AND ZERO CENTS**

City of Revere

TO THE
ORDER OF

PERSONAL MONEY ORDER
NOT VALID FOR MORE THAN \$1,000.00

DRAWER

Brittney D'Avella
7600A Ave Rer

ADDRESS

⑆L211594⑆ ⑆011301798⑆ 00 2293 3⑆

53-179
113

No. 4211594

DATE August 21, 2025

*****300.00



BOSTON, MA 02110

PAY ***THREE HUNDRED DOLLARS AND ZERO CENTS**

City of Revere

TO THE
ORDER OF

PERSONAL MONEY ORDER
NOT VALID FOR MORE THAN \$1,000.00

DRAWER

Brittney D'Avella
7600A Ave Rer

ADDRESS

⑆L211595⑆ ⑆011301798⑆ 00 2293 3⑆

53-179
113

No. 4211595

DATE August 21, 2025

*****300.00



CA: 10/2020 Revised

APPLICATION FOR A CONSTABLE

CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

To the honorable Mayor and City Council of the City of Revere

I respectfully request to be granted a license to operate as a Constable in the City of Revere

☒ New Constable☐ Renewal – list current Constable License expiration date _____Name Brittney D'Avella Date of Birth 12/25/1990Address, City, Zip. 7 Lucia Ave, Revere, MA 02151

How long have you resided at this address? _____

Telephone 781-589-4495Present Employer SelfPresent Occupation Constable

MA Driver's License _____

License Expiration Date 12/25/2025High School East Boston High School GED _____

Yes _____ No _____

Do you currently hold a license to carry a firearm in the Massachusetts? Yes _____ No XHave you ever had a License to carry a firearm revoked or suspended, or Has an application for such denied, here or in any other jurisdiction? Yes _____ No X

Yes _____ No _____

List current constable appointments below:

City/Town:	Year appointed/expiration:
Chelsea MA	11/25 12/31/25

Why do you seek appointment?

to serve Civil Process

What are your qualifications?

I am currently a Constable in the City of Chelsea

Who do you expect to serve?

Civil Process

Upon granting of constable license, will you be employed by an attorney's office? If yes, please provide the attorney's information below:

Attorney's name: _____ Telephone: _____

Business Address: _____ BBO #: _____

I understand that this license will be subject to all of the terms, conditions and limitations set forth in the Revere Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the Mayor of the City Council and that it will be revocable at any time at the pleasure of the City Council, I certify that under the penalties of perjury that I am a citizen of the United States, that all statements in this application are true and accurate, and that my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Signature

Date

8/10/25



APPLICATION FOR A CONSTABLE
CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 20 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature Sherrri Murray Print Name Sherrri Murray

Resident Address 46 Irving St Revere MA

REPUTABLE CITIZENS RECOMMENDATION

I, the undersigned Revere resident, hereby state that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, competent to perform the duties of a constable.

Signature

Name (PRINT)

Street Address

Occupation

Anna Cantone

Anna Cantone

26 Derby Rd.

Teacher

Travis
Carissa McDonald
J. Jean

Travis
Carissa McDonald

118 FLORENCE AVE.
37 CLARK RD RIVER

Teacher
Student

Robin Gennari

374 Ocean Ave
#1214

POLICE CHIEF RECOMMENDATION

I, the Chief of Police, having reviewed this application for appointment as a constable:

☐ Recommend that this applicant be appointed.

☐ Do not recommend that this applicant be appointed for the following reasons:

☐ Approved ☐ Denied

Signature _____

Date _____



APPLICATION FOR A CONSTABLE CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS

*CRIMINAL HISTORY SYSTEMS BOARD PUBLIC RECORD REQUEST
INFORMATION*

D'Avella
Last Name

BRITTNEY
First Name

—
M.I

—
Maiden Name

12-25-1990
Date of Birth

but not required)

List of Aliases used (PLEASE PRINT LEGIBLY)

Attachment: Brittney D'Avella Constable Application (25-256 : Appointment of Brittney D'Avella as a Constable)



CITY OF REVERE MASSACHUSETTS
FINANCE DEPARTMENT, TREASURY DEPARTMENT

1. Exact name of taxpayer/applicant's business: Sole Proprietor Brittney D'Avella
2. Address of taxpayer's/applicant's business in Revere: 7 Lucia Ave Revere MA 02151
3. Address of taxpayer's/applicant's home in Revere: 7 Lucia Ave Revere MA 02151
4. Taxpayer's/Applicant's Day Phone: 781-589-4095
5. Taxpayer's Applicant Evening Phone: 781-589-4095

I, the undersigned Taxpayer, do hereby certify that the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 15 day of August, 2025
 (Taxpayer's signature) Brittney D'Avella

CITY'S ACKNOWLEDGEMENT

DATE OF ISSUANCE: _____

INCLUDES RELEVANT POSTINGS THROUGH: _____

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

☐ Real Estate

 # _____

☐ Water/Sewer

 # _____:

☐ Personal Property

 # _____

☐ Other: _____

 # _____

CLERK'S INITIALS: _____ ORIGINAL STAMP: _____



1. Attachment A: Reputable Citizens Recommendation (Certificate of Good Standing)

Attachment: Brittney D'Avella Constable Application (25-256 : Appointment of Brittney D'Avella as a Constable)

CONSTABLE BONDBond No.: S-985305

KNOW ALL MEN BY THESE PRESENTS, That we,

Britney D'Avella
of 7 Lucia Ave Revere MA 02151
as Principal and
NGM Insurance Company
of 55 West Street Keene NH 03431-7000,
as Surety are held bound unto the
City of Revere City Hall
in the full and just sum of
Five Thousand and 00/100 Dollars (\$5,000)
to the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounded Principal has been Appointed as Constable for
City of Revere City Hall.

NOW, THEREFORE, if the said Principal shall faithfully perform all duties of his said office in the
 service of all Civil Processes which may be committed to him during the term of which he has been Elected or
 Appointed, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall be effective on 8/14/2025 and expire on 8/14/2028.

SIGNED, sealed and dated August 14, 2025.

Britney D'AvellaPrincipalBy: Britney D'AvellaNGM Insurance CompanySuretyBY: Richelle SmithAttorney-in-Fact

Attachment: Brittney D'Avella Constable Application (25-256 : Appointment of Brittney D'Avella as a Constable)



POWER OF ATTORNEY

S-985305

KNOW ALL PARTIES BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"SECTION 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint Richelle Smith its true and lawful Attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed bond number S-985305 dated August 14, 2025, on behalf of **** Britney D'Avella **** in favor of City of Revere City Hall for Five Thousand and 00/100 Dollars (\$ 5,000), including any related Consent of Surety or supplemental documents required, and to bind NGM Insurance Company thereby as fully and to the same extent as if such instrument was signed by the duly authorized officers of NGM Insurance Company; this act of said Attorney is hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such officer and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, NGM Insurance Company has caused these presents to be signed by its Secretary and its corporate seal to be hereto affixed this 9th day of October, 2024.

NGM INSURANCE COMPANY By:

Lauren K. Powell
Vice President, Corporate Secretary



State of Wisconsin,
County of Dane

On this 9th day of October, 2024, before the subscriber a Notary Public of State of Wisconsin and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, depose and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at Madison, Wisconsin this 9th day of October, 2024.

My Commission Expires February 8, 2027



I, Nathan Hoyt, Assistant Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in force and effect.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this 14th day of August, 2025.

Nathan Hoyt, Assistant Vice President



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claim Department or call our Bond Claim Department at 1-603-358-1437.

MASSACHUSETTS DRIVER'S LICENSE
NOT FOR FEDERAL ID

4a ISS 10/11/2021 4d NUMBER S9067689
4b EXP 12/25/2026 3 DOB 12/25/199
9 CLASS D 12 REST B 9a END NONE

1 DAVELLA
2 BRITTNEY
7 LUCIA AVE
REVERE, MA 02151-1941

18 EYES BRO
15 SEX F 16 HGT 5'-02"
5 DD 10/11/2021 Rev 02/22/2016 12/25/19

21/455926
7687-82601

www.mass.gov/rmv
MA 02/22/2016
12/25/1990
CLASS -
D: Small vehicle less than
26,001 lbs, except school
bus.

ENDORSEMENTS -
NONE

RESTRICTIONS -
B: Corrective Lenses

CHANGE OF ADDRESS. PRINT BELOW. PERMANENT INK.

Attachment: Brittney D'Avella Constable Application (25-256 : Appointment of Brittney D'Avella as a Constable)


August 18, 2025

To Whom it May Concern:

As a member of the Massachusetts Bar in good standing, I am pleased to recommend Brittney D'Avella for appointment as a Constable for the City of Revere, Massachusetts.

I have known her since she was a child, so for the last 30 years. Brittany is now working a long side her mother Lauren. She possesses the same professionalism and knowledge in the field. I am impressed with her work ethic, honesty and integrity.

Sincerely,


Sheri Murray, Esq.



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
 200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
 TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

The information provided within this response contains only Massachusetts criminal offender record information and is based on the statutory access of the requestor. Unauthorized access, use or dissemination of this information is prohibited under Massachusetts General Law.

This information is not fingerprint-supported and may not actually relate to the person whose information you are seeking. Individuals who believe there may be a discrepancy within this record should contact the Department of Criminal Justice Information Services (DCJIS).

This Massachusetts CORI was generated on 08/20/2025 14:49 as the response to your request submitted on 08/20/2025 14:48 with the following details:

Request Details

Request ID: E25OPE-00900288	Request Date/Time: 08/20/2025 14:48
Name: D'AVELLA, BRITTNEY	
Former Last Name(s):	
Date of Birth: 12/25/1990	S. [REDACTED]
Sex: FEMALE	Ra [REDACTED]
Parent 1: D'AVELLA, THOMAS	Parent 2: D'AVELLA, LAUREN (PANZINI)

Response Summary

NO AVAILABLE CORI

This response is the result of a search of the iCORI database using the subject's name and date of birth as submitted by the requestor. To ensure accuracy, it is the responsibility of the requestor to compare the information shown in the Request Details Section above to the subject's personal identifying information.

The DCJIS is not liable for any errors or omissions in the CORI results based on a requestor's entry of inaccurate, incorrect, or incomplete subject information.

Request ID: E25OPE-00900288
 Requested By: D'AVELLA, LAUREN

Date Generated: 08/20/2025 14:49

..... | **DCJIS** Enhancing Public Safety Through Information Exchange

Page: 1 of 2



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
 200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
 TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

The information contained in this response is the result of an exact match of the subject's name, date of birth, and last six digits of his or her social security number (if applicable), as submitted by the requestor, to information contained in the Massachusetts CORI database. In its discretion, the DCJIS may use the information provided by the requestor to match to other fields on the iCORI report including, but not limited to, a former name or alias field. The requestor is responsible for verifying the subject's identifying information with an acceptable type of government-issued identification at the time of its submission to the DCJIS, as well as for verifying that the identifying information contained in this record relates to the subject.

This report contains only criminal offender record information that is maintained in the Massachusetts CORI database and does not contain criminal offender record information from other states or sources. This response contains only that CORI to which the requestor is statutorily entitled, based on information provided by the requestor at the time of request.

The information contained in this CORI report is created and provided by entities other than the DCJIS. The DCJIS is not responsible for incorrect or incomplete information contained herein, or for any omissions from the contributing entities.

This CORI report is confidential. Any unauthorized access to, or dissemination of this document or the information contained therein is subject to the civil penalties set forth in M.G.L. c. 6, §168, and the criminal penalties set forth in M.G.L. c. 6, §178. Civil penalties include suspension or revocation of CORI access and monetary fines up to \$5,000 for each violation. Criminal penalties include monetary fines up to \$50,000, incarceration in a house of correction for up to one year, or both a fine and incarceration.

Request ID: E25OPE-00900288
 Requested By: D'AVELLA, LAUREN

Date Generated: 08/20/2025 14:49



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

To Whom It May Concern:

The Massachusetts Department of Criminal Justice Information Services (DCJIS) has conducted a computerized search of the Criminal Offender Record Information database.

The attached is a true copy of matching information from the CORI database for D'AVELLA, BRITTNEY and date of birth 12/25/1990.

Signed under the penalties of perjury this 20th day of August 2025.

Jamison R. Gagnon
Commissioner
Massachusetts Department Criminal Justice Information Services

Attachment: Brittney D'Avella Constable Application (25-256 : Appointment of Brittney D'Avella as a Constable)

**AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVERE REVISED ORDINANCES
RELATIVE TO CONSTRUCTION PROCEDURES FOR STREET AND SIDEWALK OPENINGS**

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

Section 1. Section 12.04.080(C)(9) Construction Procedures - Street and Sidewalk Openings of the Revere Revised Ordinances is hereby amended by deleting the last paragraph and inserting in place thereof the following new paragraph:

“The permittee shall be responsible for curb-to-curb restoration of the affected street, including all necessary appurtenant measures such as complete surface reconstruction, curbing, resetting utility structures (“bar holes”), compatible crack filling, tack coating, and infrared thermal integration of the pavement. The length of the required curb-to-curb restoration and all construction procedures shall be determined by a site inspection conducted with an authorized representative of the Department of Public Works. All restoration procedures shall be performed at the sole financial obligation of the permittee.”

Existing language with markups.

*The permittee shall also be responsible for **curb-to-curb restoration of the affected street, any and including** all necessary appurtenant measures including, but not limited to, complete surface reconstruction, curbing, resetting utility structures "bar holes," compatible crack filling, tack coating and infrared thermal integration of the pavement. **The length of the required curb-to-curb restoration and all construction procedures** All processes required shall be determined by a site inspection with an authorized representative of the department of public works. All restoration procedures shall be the financial obligation of the permittee.*

**AN ORDINANCE FURTHER AMENDING THE REVERE REVISED ORDINANCES
RELATIVE TO THE AFFORDABLE HOUSING TRUST FUND**

Be it ordained by the City of Revere as follows:

Section 1. Sub-Section 2.90.020B(3) Powers and Duties is hereby amended by deleting it in its entirety and inserting in place thereof the following new sub-section.

3. To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction only with prior approval from the City Council subject to the recommendation of the following departments: 1.) Planning for zoning, 2.) Conservation Commission for protection of wetlands and floodplains, 3.) Building Inspector, 4.) Engineering, 5.) Board of Health, 6.) Treasurer for liens, and 7.) Assessors for assessed fair market value.

AN ORDINANCE FURTHER AMENDING TITLE 12 AND TITLE 17 OF THE REVERE REVISED ORDINANCES RELATIVE TO OVERHANGING SIGNS AND STOREFRONT SIGN MAINTENANCE

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

Section 1. Section 17.36.060 Accessory signs in business and industrial districts of the Revere Revised Ordinances is hereby amended by inserting the following new subsection:

Section 17.36.060(D) Maintenance

All signage located on commercial storefronts and visible from any public way shall be maintained in a clean, legible, and presentable condition. Store owners and/or property owners shall be responsible for ensuring that signage:

1. Is clean, free from dirt, debris, graffiti, and discoloration;
2. Is fully lettered and legible, with no missing, broken, or faded characters;
3. Is presentable, meaning free of visible damage, peeling, warping, or deterioration.

Section 2. Sections 12.04.250-12.04.270 of the Revere Revised Ordinances relative to awnings are hereby repealed in their entirety.

Section 3. Chapter 12.04 Use, Maintenance, and Encroachment Generally of the Revere Revised Ordinances is hereby amended by inserting the following new section:

Section 12.04.250 Permits for Projections Over the Public Way

No person shall place or maintain any projection over the public way such as an awning, marquee, shade or frame for the same, or any sign or signboard without written permission from the city council.

A. Application

1. Before applying for a permit a projection over the public way, the applicant shall first apply to Site Plan Review and receive approval to construct.
2. All applications to the city council shall accompany the following documentation:
 - i. Detailed plans for the project including a sketch of the proposed structure, indicating its size, the nature of its construction and method of its support. For petitions involving awnings, a sample of the color of the awning covering shall also be provided; and
 - ii. A statement from Site Plan Review that said project meets all requirements imposed on it pursuant to the state building code and this section.
 - iii. Business liability insurance policy showing the city as an additional insured, conditioned to hold the city harmless from all damages occasioned by the existence of such overhanging sign or awning, and a limit of not less than one million dollars (\$1,000,000) per occurrence.

B. Specifications

1. Such structures shall project a maximum of thirty-six (36) inches over the public way.
2. The lowest part of the structure shall not be less than nine (9) feet above the sidewalk.
3. The length of such awnings shall be restricted to no more than the length of the storefront.
4. The scale and proportions of such awnings shall be appropriate for the building on which they are mounted as well as the adjacent structures.
5. When a single building has multiple awnings, such awnings shall be uniform in size, shape, material and lettering to unify the multiple storefronts within said building.
6. Colors and Materials
 - i. Awnings shall be of a solid through color.
 - ii. All awnings located on the same building shall be the same color.
 - iii. Awning covering materials may include matte finish, vinyl coated, cotton, or acrylic coated. Materials shall not be made of shiny, high gloss, or translucent materials.
 - iv. Signage and graphics shall be reviewed by Site Plan Review for color, scale and overall design compatibility.

C. Maintenance

1. Projections over the public way shall be maintained in good condition, in furtherance of public aesthetics, as follows:
 - i. Clean, free from dirt, debris, graffiti, and discoloration;
 - ii. Fully lettered and legible, with no missing, broken, or faded characters;
 - iii. Presentable, meaning free of visible damage, peeling, warping, or deterioration.
 - iv. Awning covering materials shall be maintained as taut, not relaxed.
2. The permit holder shall maintain the required business liability policy at all times.

D. Enforcement

The Building Inspector shall have the authority to enforce the provisions of this section.

E. Revocation

Any permit granted pursuant to this section may be suspended or revoked for cause by the City Council. The City Council shall first notify the property owner of the grounds on which the City Council plans to suspend or revoke the permit and shall hold a public hearing on the matter.