



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, October 7, 2024, 6:00 PM

5:00PM Legislative Affairs Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of September 23, 2024

3. **24-283** Lauren Buck, Director of Public Health will appear before the City Council to provide an update on the opioid abatement funds, the focus groups, resident input, and how the NaloxBoxes program is doing so far.

4. **24-282** Lauren Buck, Director of Public Health will appear before the City Council to give a presentation on the FY2025 Opioid Trust Fund Budget.

Legislative Affairs Sub-Committee Report

5. **24-258** An Ordinance Repealing the Prohibition of Non-Medical Marijuana Establishments.

6. **24-280** An Ordinance Further Amending Section 2.03.050 of the Revere Revised Ordinances Relative to Open Meetings.

Zoning Sub-Committee Report

7. **24-269** An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

8. **24-271** A Zoning Ordinance Establishing Definitions, Uses, Special Permit District Boundaries, and Regulations for Marijuana Establishments.

9. **24-284** Jazmin Tabares & Javier Gallego, 86 Lincoln Street, Revere, MA 02151 requesting a special permit to operate a health club within the GB District at 220 Broadway, Revere, MA 02151.

Communications

10. **24-299** Communications from the Election Commissioner Requesting Approval of the Warrant for the State Election on November 5, 2024

11. **24-300** Communication from the Mayor relevant to the reappointment of Molly McGee to the Human Rights Commission.

12. **24-301** Communication from the Mayor relative to the reappointment of Mark Ferrante to the Library Board of Trustees.

13. **24-302** Communication from the Mayor relevant to the reappointment of Pauline Perno to the Disability Commission.
14. **24-303** Communication from the Mayor relative to the reappointment of John Dove to the Library Board of Trustees.
15. **24-304** Communication from the Mayor relative to the appointment of Julia Cervantes as Veterans' Agent.

Motions

16. **24-305** Motion presented by Councillor Jaramillo: That the City Council order the following proposed ordinance to a public hearing: An Ordinance Further Amending Food Truck Locations Be it ordained by the City of Revere, MA as follows: Section 1. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by inserting a new location after the south side Shirley Avenue location as follows: “Parking Lot at 108 Beach Street, directly abutting the Revere History Museum and facing Sonny Myers Park, not to exceed one food truck at this location at any one time.” Section 2. Section 5.10.050(A) Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by renumbering each sub-section 1-7 accordingly.
17. **24-306** Motion presented by Councillor Jaramillo, Councillor Guarino-Sawaya, Councillor Silvestri: That the City Council approve a Resolution in support of the passage of Question 2 ending Massachusetts' use of the MCAS test as a graduation prerequisite.
18. **24-307** Motion presented by Councillor Guarino-Sawaya, Councillor Argenzio: That the Mayor be requested to allocate funding for the purpose of reconnect the water line that services the "Welcome to the Point of Pines / Shaugnessy Memorial Island" at the bus turn-around to the rear of the Point of Pines Fire Station. The irrigation system was previously fed from the former fire station, but the connection was inadvertently left off the plans for the new fire station. This island not only welcomes residents and visitors to the Point of Pines, but a serves as a memorial location for Edward Shaugnessy, Jr., for Point of Pines military personnel who lost their lives in WW2, and for a young Point of Pines resident.
19. **24-308** Motion presented by Council President Cogliandro: That the Mayor be requested to investigate the feasibility of having Animal Control available on weekends.
20. **24-309** Motion presented by Councillor Argenzio: That the Mayor request the Traffic Commission to coordinate with 311 to send out a robo call to alert residents anytime a public hearing considering a major change to parking or traffic patterns that affect an entire street or area of the city. This would include, but not limited to, parking restriction changes or changing a street to one way. These calls need only go to the particular area that is affected.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, September 23, 2024

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of September 9, 2024

Council President Cogliandro offered a moment of silence for the following former employees of the City of Revere:

MANIFF, Nathaniel S. "Dan" Ret. Revere Chief Fire Inspector, on September 17, following a brief illness at 72 years. Beloved husband of 41 years to Judith A. (Layton) Maniff. Loving father of Jennifer Messier and husband, Michael, Sarah A. Chancy and husband, Mark, Jonathan M. Maniff and wife, Francesca and the late Lauren Ann Maniff. Cherished grandfather of Ryan, Camdyn and Jordyn Messier, Connor Chancy and Mia and Max Maniff. Dear brother of Ret. RPD Raymond Maniff and wife, Patricia and Karen Maniff. Also lovingly survived by nieces, nephews, grandnieces, grandnephews, fellow firefighters and friends.

With profound sadness, we share the passing of our beloved Marie Olivieri (Scimone), after a brief illness on September 15, 2024. She was born on May 3, 1943, to the late Vincenzo Scimone and Mary (Leone). She was the devoted wife of the late Louis J. Olivieri Sr. Marie was a beacon of light, always radiating happiness and warmth to those around her, a testament to her compassionate spirit. Her dedication to her Catholic faith was deeply ingrained in her daily life, as she recited the rosary each day, finding solace and strength in her unwavering devotion. Marie was an exceptional woman who found immense joy in the simple pleasures of life. She

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had a love for cooking, often preparing meals for family and friends, infusing each dish with love and generosity. She retired from Revere City Hall where she worked in the Election Office. However, what mattered most to Marie was her family, which was at the heart of everything she did. She was a loving and devoted mother and a cherished friend who found true happiness in the happiness of others. Marie was a loving mother of Lisa Balzotti and her husband Anthony of Florida, and Louis Olivieri Jr. and his wife Leigh Ann of Swampscott. Caring and doting grandmother to Frank J. Bertolino III, Louis Olivieri III, and Andrew and Beau Olivieri. Especially Bianca Bertolino and her husband Peter Fedders who late became her caregivers and her favorite people in the world. Marie's life was a living example of a Bible verse, Ephesians 4:32 - "And be kind and compassionate to one another, forgiving one another, just as God also forgave you in Christ." Her loving, generous, and compassionate spirit will forever be remembered and cherished.

Robert M. "Toby" Cassidy: Toby as he was affectionately known, was born on October 2,1935 in Chelsea to his late Irish immigrant parents. He was raised in Revere, where he resided his entire life. He was the youngest of three children. Toby was educated at the Immaculate Conception School and was an alumnus of the Class of 1954. Toby then attended Boston College where he earned his bachelor’s degree in education. He would later return to BC and earn his master’s degree making him a “Double Eagle,” something of which he was most proud. Toby spent over 50 years teaching for the City of Revere. He was a middle school history teacher, and he taught for so long because he loved it. He married his wife Anita (Cassidy), also a schoolteacher in 1970. The couple remained in Revere and together they would share many of the same interests. Toby had a great love for history, and for decades he passed it along to all of his students. He was also a huge sports fan, all of the Boston sports teams, especially for BC. He was a devoted parishioner of the Immaculate Conception Parish. Toby had a wonderful disposition, fiercely independent, with a rich mind of knowledge, and a deep faith. He loved his family and cherished his time with them. He is the beloved husband of the late Anita A. (Belmonte) Cassidy of 36 years. He was the loving son of the late Michael & Annie (O’Brien) Cassidy. The cherished brother of the late Frank Cassidy and his surviving wife Mary of Burlington and the late Marie A. MacDonald & her husband Daniel J. Also lovingly survived by many nieces, nephews, grandnieces, and grandnephews.

RESULT:	ACCEPTED
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Public Hearings

- 3 24-220 Hearing called as ordered on, An Ordinance Establishing Rules and Regulations for the Display of Flags and Use of City Hall.

Proponents

Claire Inzerillo, City's Policy Writer & Analyst
 Wayne Rose, Revere St., Revere, MA
 Stephanie DeSisto, Revere, MA

Opponents

Steve Morabito, DEI Director
 Erin Henniger, Mountain Avenue

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Proponents and several Councillors agreed with an all or nothing approach so as not to discriminate against any flag. Councillor Jaramillo would like the City to continue following precedent and maintain the procedure the Mayor's Office is following to allow all flags.

First Reading:

AN ORDINANCE ESTABLISHING POLICIES FOR THE USE OF CITY HALL

Be it ordained by the City of Revere as follows:

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

Chapter 1.10 Control of City Hall

1.10.10 - City flagpoles.

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

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

1.10.20 Control of rooms in City Hall.

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

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 10/28/2024 6:00 PM
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4 24-221 Hearing called as ordered on, An Ordinance Establishing Rules and Regulations for Veterans Memorial Poles in the City of Revere.

Proponents

Claire Inzerillo, City's Policy Writer & Analyst
 Julia Cervantes, Veterans Service Officer

Opponents

none

Ms. Inzerillo indicated that the VSO and the City are amicable to expanding the proposed eligibility requirements to veterans who have served for at least twenty years.

First Reading:

AN ORDINANCE ESTABLISHING REGULATIONS FOR THE INSTALLATION OF VETERANS MEMORIAL POLES

Be it ordained by the City of Revere as follows:

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

12.22 - VETERANS MEMORIAL POLES.

12.22.10 Purpose.

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

12.22.20 Definitions.

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

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- D. “Gold Star family” shall mean spouses, parents, children, siblings, grandparents and grandchildren of service members who died while on active duty with the Armed Forces of the United States of America.

12.22.30 Eligibility.

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

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

12.22.40 Types of Recognition.

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

12.22.50 Procedure.

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

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

12.22.60 Memorial Poles.

- A. The City of Revere Department of Public Works is responsible for erecting approved Memorial Pole materials.

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

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 10/28/2024 6:00 PM
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5 24-269 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems.

Proponents
none

Opponents
none

First Reading:

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

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

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

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

RESULT:	REFERRED TO ZONING	Next: 10/7/2024 6:00 PM
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6 24-271 A Zoning Ordinance Establishing Definitions, Uses, Special Permit District Boundaries, and Regulations for Marijuana Establishments.

Proponents
Claire Inzerillo, City's Policy Writer & Analyst
Don Martelli, 39 Dale St., Revere, MA
Rich Viscay, CFO

Opponents
Wayne Rose, Revere St., Revere, MA
Marcia Ragusa, 4229 Tamargo Dr., New Port Richey, FL

Additional revenue stream and growth of the local business economy were cited by proponents of the proposed use. Opponents cited traffic, locations, and the addition of available smoking

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products as concerns for adoption of the ordinance.

Tom Skwierawski, Chief of Planning & Community Development responded to Councillor Haas' question regarding community impact fees by referencing the revenue that several surrounding communities receive from marijuana establishments ranging anywhere from \$270,000 (Arlington) to \$1,000,000 (Salem).

Councillors McKenna and Guarino-Sawaya cited health benefits and revenue for the new high school. Councillor Kelly would also like to see the revenue generated from this business dedicated to the high school stabilization fund, but would like to see a broader abutter notification process.

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

Be it ordained by the City of Revere as follows:

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

17.08.385 Independent Testing Laboratory (Marijuana).

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

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

17.08.492 Marijuana Cultivator (MC).

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

17.08.494 Marijuana Establishment (ME).

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

17.08.496 Marijuana Retailer (MR).

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

17.08.498 Marijuana Transporter.

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

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

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

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

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

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

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

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

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

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- d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;
 - e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from “Marijuana Retail” use; and,
 - f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.
2. HB Districts:
- a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
 - b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
 - c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern boundary of Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;
 - d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
 - e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St;
 - f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.
3. All TED districts.
- B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.
 - C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.
 - D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.
 - E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

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

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

CHAPTER 17.30 - MARIJUANA ESTABLISHMENTS.

Sections:

17.30.010 - Regulation.

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

17.30.020 - Purpose.

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

17.30.030 - Definitions.

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

- A. “Marijuana products” shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
- B. “Marijuana Establishment” or “ME” shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
- C. “Marijuana Cultivator” or “MC” shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-

medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.

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

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

17.30.040 - Prohibitions and limitations.

- A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.
- B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).
- C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.
- D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls from any and all other uses.
- E. MEs are permissible only in zoning districts in accordance with Section 17.16.040 Generally - Table of Uses and any further limitations specified in this chapter. Notwithstanding the provisions of Chapter 17.16 - USE REGULATIONS, no special permit shall be granted for any MR that is not located within the TED, or specified GB and HB districts. Social Consumption Establishments, so called, are prohibited as a use.
- F. An entity engaged in Co-located Marijuana Operations (CMOs) must comply with the provisions of this ordinance and the Massachusetts adult-use marijuana laws, St. 2017, c. 55; M.G.L. c. 94G; M.G.L. c. 94I; 935 CMR 500.00: Adult Use of Marijuana; 935 CMR 501.00: Medical Use of Marijuana; and 935 CMR 502.00. Additionally, 935 CMR 500.00 and 935 CMR 501.00 control for CMRs.
- G. All MEs shall be prohibited as an Accessory Use or Home Occupation in all zoning districts. No ME shall be permitted to have drive-up or walk-up facilities.
1. A drive-up or walk-up facility shall mean any facility designed to enable persons to receive a service or purchase, or consume goods, while remaining within a motor vehicle or remaining at the exterior of the building.
- H. No Marijuana or Marijuana Products shall be smoked, eaten, ingested, consumed or otherwise used within the premises of any ME.
- I. No ME may be operated in a mobile facility or outside of a fully enclosed building or structure, excepting deliveries to off-site MRs and/or home deliveries to consumers permitted or licenses by applicable state and local regulations.
- J. No ME may be operated in such a manner as to cause or create a public nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical

interference, which may impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the area.

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

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

17.30.050 - Application.

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

- A. The name and address of each owner of the ME facility/operation;
- B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
- C. A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of all such responsible individual persons;
- D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
- E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
- F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;
- G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;
- H. Detailed site plans that include the following information:
 1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
 2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;

3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
 4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
 5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
 6. Adequacy of water supply, surface and subsurface drainage and light;
 7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,
 8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
- I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for all locations and all security measures shall be approved by the Fire and Police Chiefs;
 - J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;
 - K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;
 - L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);
 - M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);
 - N. A description of any waivers from CCC regulations issued for the ME;
 - O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;
 - P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description shall indicate where any other MEs exist or have been proposed within the expected service area;
 - Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general

welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;

- R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;
- S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;
- T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:
 - 1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
 - 2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.
- U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;
- V. Submission of a notarized "Authorization for Release of Information" form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,
- W. Zoning determination letter from the Site Plan Review Committee.

17.30.055 - Application review.

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

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

17.30.06 - Special Permit criteria and findings.

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

- A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 - Generally - Table of Uses and Section 17.16.480 - Marijuana Establishments within the GB, HB, and TED districts;

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

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

17.30.07 - Site Plan Review and Special Permit Conditions

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

- A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
- B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
- C. No outside storage is permitted;
- D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
- E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 - Sign Control.;
- F. A medical MR facility shall have signage displayed on the exterior of the MR facility's entrance in plain sight of clients stating that "Registration Card issued by the MA Cannabis Control Commission required" in text two inches in height;

- G. Temporary and promotional signage is prohibited for ME facilities;
- H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
- I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;
- J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;
- K. Ventilation - all facilities shall be ventilated in such a manner that no:
 - 1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
 - 2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.
- L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
 - 1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
 - 2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.
- M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;

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

operation of the ME or the expiration or termination of the permit holder's registration with the CCC;

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

17.30.080 - Termination and modification.

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

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

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

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

17.30.090 - Local marijuana sales tax rate.

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

RESULT:	REFERRED TO ZONING	Next: 10/7/2024 6:00 PM
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7 24-258 An Ordinance Repealing the Prohibition of Non-Medical Marijuana Establishments.

Proponents

none

Opponents

Wayne Rose, Revere St., Revere, MA

First Reading:

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

Be it ordained by the City of Revere as follows:

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

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

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

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

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

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17.30.030, or any registered marijuana dispensary as defined in Section 17.30.30, is hereby prohibited.

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

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

RESULT: REFERRED TO LEGISLATIVE AFFAIRS Next: 10/7/2024 6:00 PM

8 24-280 An Ordinance Further Amending Section 2.03.050 of the Revere Revised Ordinances Relative to Open Meetings.

Proponents

none

Opponents

none

First Reading:

AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS

Be it ordained by the City of Revere as follows:

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

RESULT: REFERRED TO LEGISLATIVE AFFAIRS Next: 10/7/2024 6:00 PM

9 24-284 Jazmin Tabares & Javier Gallego, 86 Lincoln Street, Revere, MA 02151 requesting a special permit to operate a health club within the GB District at 220 Broadway, Revere, MA 02151.

Proponents

Javier Gallego, 86 Lincoln St., Revere, MA
Nick Daher, 220 Broadway, Revere, MA

Opponents

none

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RESULT: REFERRED TO ZONING **Next: 10/7/2024 6:00 PM**

10 24-285 Hearing called as ordered on a petition submitted by National Grid to install underground conduits from Pole #637 across Kimball Avenue for new electrical service to a new development at 650 Beach Street, Revere, MA 02151.

Proponents

Petraq Xheka, National Grid

Opponents

none

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID?"

RESULT: ORDERED - VOICE VOTE

Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday evening, September 23, 2024 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, Kelley, Novoselsky, Zambuto, and Chairman Silvestri.

24-174 Motion presented by Councillors Jaramillo and Guarino-Sawaya: That the City Council order to a public hearing, An Ordinance Further Amending the Revised Ordinances of the City of Revere Establishing a Program to Divert Waste from Landfills and Incinerators to Offset Waste Disposal Costs.

Councillor Jaramillo explained that the composting program would be contracted out much like the City's current waste and recycling program and that there are many grant opportunities available from the EPA and DEP to fund the operations. Councillor McKenna addressed the committee and expressed some concerns about odors and rodents. In response, Councillor Jaramillo explained that food scraps are kept in airtight containers which are picked up on a weekly basis and no actual composting occurs at the home. Committee member Guarino-Sawaya would like to see the pilot program start in the schools so students at young age can learn about the environmental benefits of composting.

The committee unanimously agreed to recommend that the proposed ordinance be referred to a public hearing by the Council.

24-203 Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

Councillor Argenzio would like to help the City's residents by providing water and sewer

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relief to home-owners who reside in multifamily housing (up to six units). The current rate structure charges 4-6 unit homes a commercial water and sewer rate even though they pay a residential tax rate. The proposed ordinance would charge a residential water and sewer rate for 4-6 unit homes.

The committee unanimously agreed to recommend that the proposed ordinance be referred to a public hearing by the Council.

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

An Ordinance Further Amending the Revised Ordinances of the City of Revere Establishing a Program to Divert Waste from Landfills and Incinerators to Offset Waste Disposal Costs

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

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

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

SECTION 8.10.010 PREAMBLE

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

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

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

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

Whereas, compost by-products can replace harmful synthetic chemical fertilizers that

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deplete soil, produce nitrous oxide, cause a formation of smog and respiratory problems and lung damage, and kill fish and other sea life,

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

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

SECTION 8.10.020 DEFINITIONS

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

SECTION 8.10.020 PROGRAM DESIGN

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

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

- D. Exploration of potential regional curb-side composting programs or partnerships with neighboring municipalities

SECTION 8.10.030 ENROLLMENT

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

- A. Said enrollment process and fee schedule shall include a fee schedule for subsidized participants or a fee waiver for low-income applicants and residents over the age of 65 years of age.
- B. Enrollment outreach shall happen in a manner pursuant to the city's language access plan and or language access ordinances.

SECTION 8.10.040 METRICS

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

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

SECTION 8.10.050 REQUEST FOR PROPOSAL

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

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

approval of this ordinance.

SECTION 8.10.060 REVOLVING ACCOUNT

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

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 10/28/2024 6:00 PM
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- 12 24-203 Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere. (language attached)
An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere

Be it ordained by the City of Revere as follows:

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

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

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

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 10/28/2024 6:00 PM
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Elder Affairs Sub-Committee Report

The Elder Affairs Sub-Committee meet on Monday evening, September 23, 2024 at 5:30PM. Committee members present were Councillors Giannino, Jaramillo, McKenna, Zambuto, and Chairwoman Guarino-Sawaya.

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

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DPW Superintendent Chris Ciaramella addressed the committee and explained that the outside water meter program is being discontinued for several reasons: the meters freeze, do not accurately record water usage, can be used fraudulently, and are obsolete. Hard plumbed interior irrigation meters are best practice, and residents will receive a separate bill for the irrigation meter. Credits will no longer appear on a ratepayer’s water and sewer bill.

Committee members McKenna and Zambuto agreed that the cost associated with a hard plumbed irrigation meter is a burden on seniors. Councillor Argenzio suggested that the City could waive the plumbing permit fee for the installation.

Rich Viscay, CFO indicated that providing a hard plumbed irrigation meter to all households that currently have an outside meter would cost the City roughly \$1.1 million. Of the 1,257 active outside meters the cost to the City would be roughly \$480,000.

Linda Doherty, a Senior Center attendee, addressed the committee and requested help with the cost associated with the new irrigation meters. Many seniors have gardens who will be negatively impacted by the installation cost.

Chairwoman Guarino-Sawaya would like to see this motion remain in committee for further discussion and until Superintendent Ciaramella can report back on the feasibility of providing assistance to seniors.

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

RESULT:	REFERRED TO ELDER AFFAIRS
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Communications

- 14 24-286 Communication from the City Auditor relative to the Capital Improvement Stabilization Fund Appropriation.

Rich Viscay, CFO addressed the City Council.

"SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$650,000 FROM THE CAPITAL IMPROVEMENT STABILIZATION FUND FOR THE PURCHASE OF VARIOUS CAPITAL ITEMS AS LISTED ON THE AUDITOR’S VERIFICATION OF FUNDS DATED SEPTEMBER 18, 2024"

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2

City Council – Regular Meeting

September 23, 2024

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

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

15 24-287 Communication from the Mayor relative to the reappointment of Ida Cody to the Retirement Board.

RESULT:	REFERRED TO APPOINTMENTS
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Motions

16 24-288 Motion presented by Councillor Argenzio, Councillor Haas, Councillor Silvestri: That the Mayor request the DPW to assist the owners of Murray's Tavern with the installation of a flag pole. The owners of Murray's Tavern have graciously offered to donate a flag pole to be placed at the corner of Page Street and Broadway on the newly created island in front of the tavern. This location would be a perfect spot to display the American Flag as people enter the City from Chelsea and RT. 16.

RESULT:	ORDERED - VOICE VOTE
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17 24-289 Motion presented by Councillor Kelley, Council President Cogliandro: That the Mayor request the owner of the hotel being constructed at 125 Squire Road to appear before the City Council to provide a construction update. It appears that construction has not been progressing.

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Packet Pg. 31

RESULT: ORDERED - VOICE VOTE

18 24-290 Motion presented by Councillor Kelley, City Councillor Giannino: That the Mayor request the owner of the Popeye's project at 304 Squire Road to appear before the City Council to provide an update on the construction.

RESULT: ORDERED - VOICE VOTE

19 24-291 Motion presented by Councillor Kelley: That the Mayor request the DPW to examine the corner of Gordon and Sargent Streets at the Whelan School to determine if an additional crosswalk and handicap ramp can be installed in the interest of student and pedestrian safety.

RESULT: ORDERED - VOICE VOTE

20 24-292 Motion presented by Councillor McKenna: That the Mayor request the License Commission to use its full and total discretion for implementing conditions for special one-day event licenses including but not limited to setting a maximum number of attendees, require head-count staff at point of entry, require public/private security, require minimum number of restroom facilities, requiring crowd manager certification, and/or submission of parking/traffic plan.

Councillor McKenna indicated this motion was submitted due to a private party held at Frederick's Park over the week in which thousands of individuals descended onto the field. The event organizers were charging a twenty-dollar entrance fee and to avoid paying, individuals were cutting through residents' yards and hopping fences. There were not enough restroom facilities to accommodate the crowd nor was there enough Police or Fire staffing present. Vehicles were parked in resident only parking areas leaving no available parking for residents. The number of people trying to access the event cause a major traffic jam along Bennington Street. Other Councillors expressed concern over the use of the field for private parties going forward in order to maintain the quality of fields. Thousands of people on a field can cause significant damage to the grass.

RESULT: ORDERED AS AMENDED VOICE VOTE

21 24-293 Motion presented by Council President Cogliandro: That the Mayor and Superintendent of Public Schools be requested to appear before the City Council to give an update on any new measures being considered and/or taken in regards to the security and safety of our students and staff members.

Addressing the City Council were the following:

Andrea Eschelman, Teacher, RPS
Michelle Irvin, RTA President

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Jane Chapin, RPS Teacher
 Brian McDonald, Garfield School Teacher
 Casey, PreK Teacher
 Jennifer Matkins, Paul Revere School Teacher
 Wayne Rose, Revere Street
 Ed Terrel, 70 School Street
 Anthony Cantino, 240 Suffolk Avenue
 Brian Sangui, 9 Walnut Place
 John Stamatopolous, 15 Sewall Street
 Stacey Mulligan, City Lab Principal

Council President Cogliandro submitted this motion to provide an update on the Safety and Security Sub-Committee meeting recently held by the School Committee. The City Council heard from teachers, students, and parents about the issues they are facing in the public schools. Several teachers noted that there is a lack of appropriate staffing levels. Other teachers would like to see the administration take a proactive approach with students before incidents take place such as practicing de-escalation techniques. Many students need a smaller learning space to be successful. Classroom size can also be a contributing factor to the safety issues in schools.

Council President Cogliandro read a statement from the Student Senate into the record:

RESULT: PLACED ON FILE

22 24-294 Motion presented by Council President Cogliandro: That the Mayor direct the DPW to ensure work trucks are not parked on city streets when there is no work taking place. There have been issues in the last two weeks with trucks being left in parking spots in front of homes with no work taking place. These vehicles are taking up parking spots in neighborhoods that residents rely on.

RESULT: ORDERED - VOICE VOTE

23 24-295 Motion presented by Councillor Kelley: That the City Council approve the following special legislation: An Act Relative to Notice Requirements for Public Hearings and Parties of Interest Defined for Certain Special Permits Section 1. Notwithstanding the provisions of MGL Chapter 40A, Section 11 “parties in interest” for residential projects consisting of 6 units or more and all commercial projects requiring special permits shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within six hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. Section 2. Notwithstanding the provisions of MGL Chapter 40A, Section 11, notice shall be sent by certified mail, return receipt requested, postage paid by the applicant for residential projects consisting of 6 units or more and all

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commercial projects requiring special permits. Section 3. This act shall take effect upon its passage.

RESULT: REFERRED TO LEGISLATIVE AFFAIRS Next: 10/28/2024 6:00 PM

24 24-296 Motion presented by Councillor Haas, Councillor Silvestri: That the Mayor be requested to notify the City Council whenever there is a change in leadership within a department, whether by termination, resignation, or leave of absence. Further, that the City Council be provided with the contact information for the individual who is taking over the duties for that respective department for any issues that may arise.

Chief of Staff Claudia Correa addressed the City Council.

RESULT: ORDERED - VOICE VOTE

25 24-297 Motion presented by Councillor Haas, Council President Cogliandro: That the Mayor request the DPW to investigate the feasibility of installing protective fencing along the two grassy areas on Tuckerman Street outside of the Lincoln School in the interest of student safety. Last year there was a motor vehicle accident at this location and this is where students gather before and after school.

RESULT: ORDERED - VOICE VOTE

26 24-298 Motion presented by Councillor Haas, Council President Cogliandro, Councillor Kelley, Councillor Guarino-Sawaya, Councillor McKenna, Councillor Argenzio: That the Mayor and a planning committee examine ways to revive the parade on Columbus Day weekend, which would restore an event that once served as a staple in our city.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:35 PM.

Attest:

City Clerk

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Public Hearing

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

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

Be it ordained by the City of Revere as follows:

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

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

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

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

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

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

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

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

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
09/04/2024
Bill to: amelnik@revere.org

Public Hearing

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

AN ORDINANCE FURTHER AMENDING RULES RELATIVE TO OPEN MEETINGS

Be it ordained by the City of Revere as follows:

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

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

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
September 11, 2024

City of Revere

Department of Planning & Community Development

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



Patrick M. Keefe Jr.
Mayor

September 25, 2024

Honorable City Council
Revere City Hall
Revere, MA 02151

RE: Zoning Amendments – Mechanical Parking Systems and Marijuana Facilities

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on September 24, 2024, subsequent to a public hearing held on September 24, 2024, voted the following recommendations with respect to the proposed zoning amendments to the City Council.

1. Proposed zoning ordinance amendment to delete Section 17.08.502 and 17.28.035 with respect to Mechanical Parking Systems.

The Planning Board voted to **favorably** recommend to the City Council the adoption of an ordinance amendment relative to delete Section 17.08.502 and 17.28.035 with respect to mechanical parking systems.

2. Proposed zoning ordinance amendment establishing definitions, uses, special permit boundaries, and regulations for marijuana establishments.

The Planning Board voted to **favorably** recommend to the City Council the adoption of a proposed zoning ordinance amendment establishing definitions, uses, special permit boundaries and regulations for marijuana establishments with the understanding that further evaluation will be made to remove the south side of Squire Road.

Respectfully,

Meg Simmons-Herling, Planning Board Chair

CZ-24-08

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 23, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 24, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

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

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

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
09/04/2024
09/11/2024

Ashley Melnik

From: Councillor Michelle Kelley
Sent: Tuesday, October 1, 2024 7:42 AM
To: Ashley Melnik
Subject: Proposed Amendments Marijuana Ordinance - Leg Affairs Subcommittee

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Ashley – I would like the proposed Amendments to be placed on the Legislative Affairs Subcommittee Agenda for Monday Oct 7 regarding the proposed Marijuana Ordinance:

Chapter 17.16.480 Section A(1) entitled “GB Districts”: Subsections a,, b. and c. shall be deleted in their entirety. Subsections d., e. and f. shall be re-lettered as a., b. and c.

Chapter 17.30.050 Section G: The phrase “by certified mail, return receipt requested” shall be inserted after the word ‘writing’.

Chapter 17.30.050 Section G: The reference to 300 feet shall be changed to 450 feet.

Chapter 17.30.050 Section S: The references to three (300) hundred feet shall be changed to four hundred fifty (450) feet.

Chapter 17.30.060 (E): The reference to three (300) hundred feet shall be changed to four hundred fifty (450) feet.

Chapter 17.30.060 (E) subsection 1 shall be deleted in its entirety.

Chapter 17.30.090 - Shall include the following language: “Any and all revenue realized by the City of as a result of the operation of ME’s as defined herein shall be applied to the High School Stabilization Fund.”

Housekeeping Item-Typo on Section “17.30.06”: This Section should be reflected as “17.30.060”.

Please let me know if you need anything else. As always, thanks very much for your assistance!

Michelle Kelley

Councillor At Large, City of Revere

281 Broadway

Revere, Massachusetts 02151

781-226-4404

Email: CouncillorKelley@revere.org



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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 23, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 24, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

Be it ordained by the City of Revere as follows:

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

17.08.385 Independent Testing Laboratory (Marijuana).

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

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

17.08.492 Marijuana Cultivator (MC).

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

17.08.494 Marijuana Establishment (ME).

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

17.08.496 Marijuana Retailer (MR).

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

17.08.498 Marijuana Transporter.

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 17.30 – MARIJUANA ESTABLISHMENTS.

Sections:

17.30.010 – Regulation.

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

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

17.30.020 – Purpose.

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

17.30.030 – Definitions.

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

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

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

17.30.040 – Prohibitions and limitations.

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

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

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

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

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

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

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

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

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

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

17.30.050 – Application.

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

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

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

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

17.30.055 – Application review.

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

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

17.30.06 – Special Permit criteria and findings.

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

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

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

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

17.30.07 – Site Plan Review and Special Permit Conditions

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

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

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

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

17.30.080 – Termination and modification.

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

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

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

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

17.30.090 – Local marijuana sales tax rate.

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

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

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
09/04/2024
09/11/2024

C-24-06

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 23, 2024 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Jazmin Tabares & Javier Gallego, 86 Lincoln Street, Revere, MA 02151 requesting a special permit to operate a health club within the GB District at 220 Broadway, Revere, MA 02151.

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

Attest:

Ashley E. Melnik
City Clerk

Revere Advocate
Bill To: jgiraldo3585@gmail.com
9/6/24
9/13/24

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

jjgirald03585@gmail.com
REVERE ADVOCATE 9/6, 9/12

FORM B

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

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

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

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

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

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

1. Applicant submitting this application is:

Name: Jazmin Tabares ; 3 Javier Gallego

Address: 86 Lincoln St. Revere MA, 02151

Tel. #: 781-656-3607

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

RECEIVED
CITY OF REVERE
2021 SEP 17 10:17

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

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

Name: Javier Gallego

Title: _____

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

Tel. #: 781-353-4135

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

Name: 375-377 Broadway Realty Trust

Address: 375 Broadway Revere MA, 02151

Tel. #: 978-423-7782

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

Book 3343-6, Page 786393. Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Lot # _____ Sq. Ft. 2,479 SqF

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

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

yes

no

do not know

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

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; X no.

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

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

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

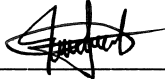
11. What is the nature of the exception or special permit requested in this application?

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

Date of denial by Building Inspector and/or Planning Board

08/28/2024

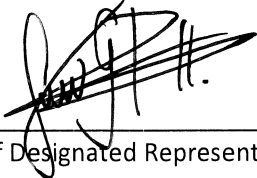
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

J.T. 
Signature of Applicant

09/03/2024
Date


Signature of Owner

9/3/24
Date

JG 
Signature of Designated Representative

09/03/2024
Date

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

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

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

1. Name and residential address of party submitting application:

Name: Javier Gallego

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

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

Name: 375-375 Broadway Realty Trust

Address: 375 Broadway Revere, MA 02151

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

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

Trustee's Name: _____

Address: _____

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

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

Joint Venture Name: _____

Address: _____

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

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

Page 2
General Disclosure Form

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

Officer's Name: Javier Gallego

Address: 495 Revere Beach Blvd apt 2, Revere

Director's Name: Geliena Zarifullina

Address: 495 Revere Beach Blvd apt 2, Revere

Shareholder's Name: Jaymin Tabares

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

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

General Partner's Name: _____

Address: _____

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

General Partner's Name
of Limited Partnership: _____

Address: _____

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

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

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

Request for Finding of Fact – Special Permit

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

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

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

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

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

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

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

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

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

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

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

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

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

Date: 09/03/2024

Respectfully submitted by: 

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

To: George Anzuoni, Director of Finance

From: Ashley E. Melnik, City Clerk

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

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

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

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

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

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

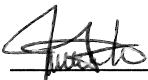
Attachment: C2406.220BroadwayHealthClubSpecialPermitApplication (24-284 : Special Permit, C-24-06, 220 Broadway, Health Club)

Certification

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

Motivation Wellness Club

Signature of Individual or
Corporate Name

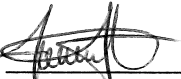
by: 
Corporate Officer (if applicable)

Certification

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

Motivation Wellness Club.

Signature of Individual or
Corporate Name

by: 
Corporate Officer (if applicable)

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



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



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

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

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

MORTGAGE INSPECTION PLAN

NAME NICHOLAS DAHER

LOCATION 220 BROADWAY

REVERE, MA

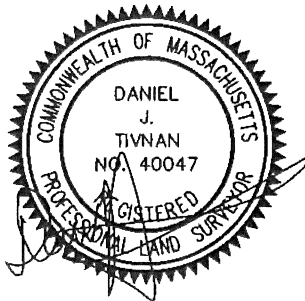
SCALE 1" = 20'

DATE 1/16/2024

REGISTRY SUFFOLK

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

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



DEED BOOK/PAGE DOC#786393

PLAN BOOK/PLAN 3343-G

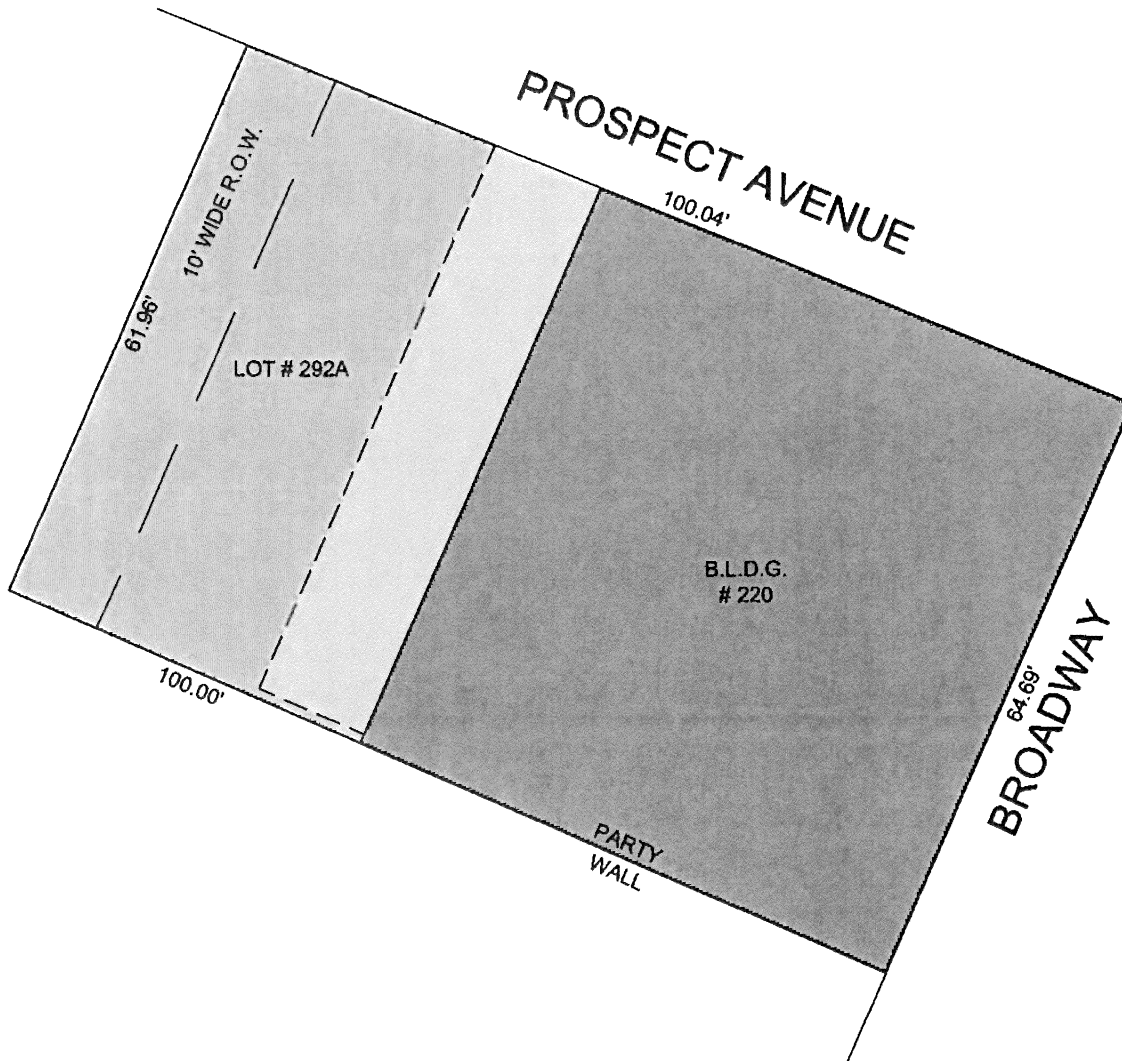
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

017J dtd 03/16/2016

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

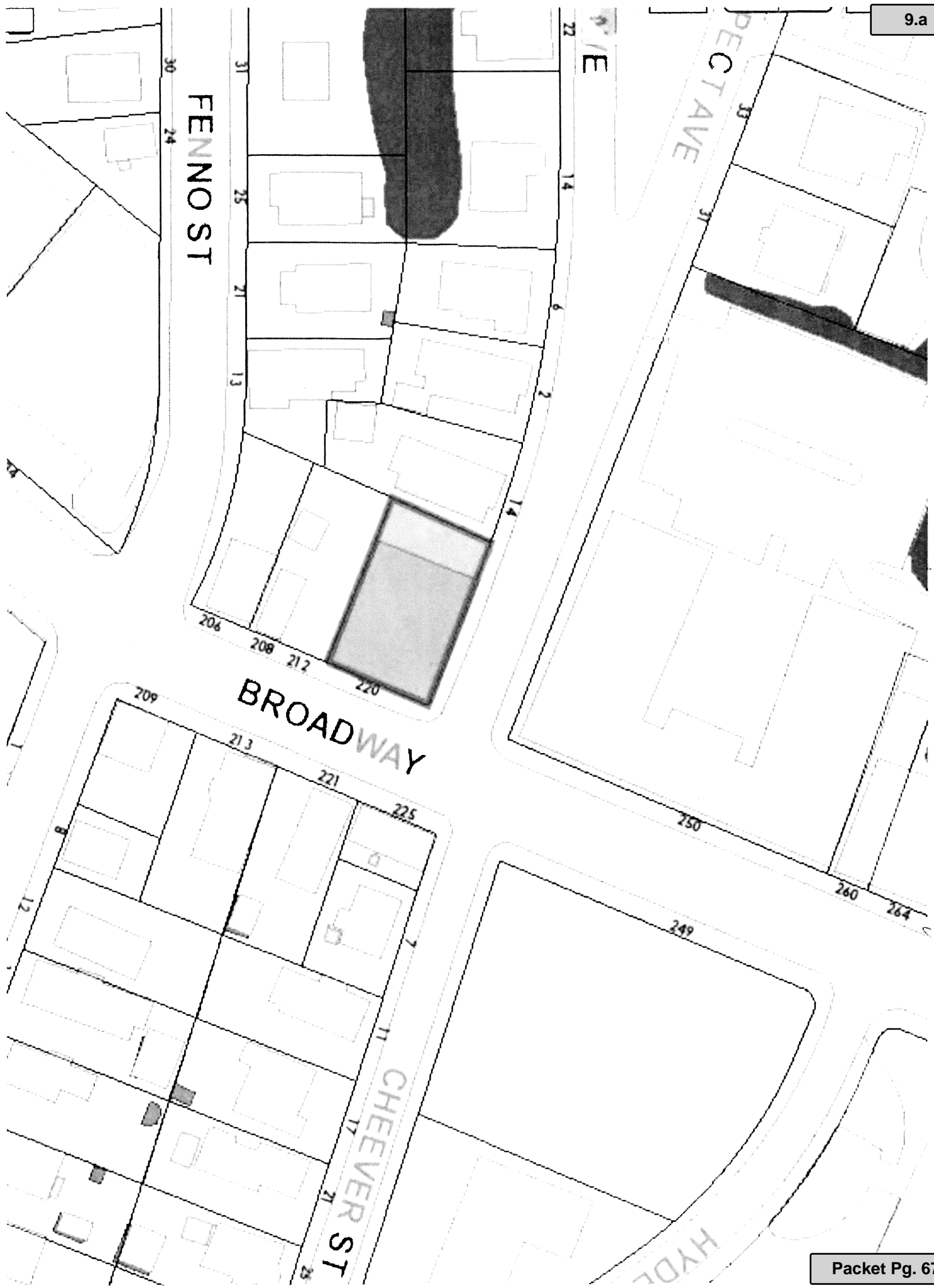
NOTE:

INSTRUMENT SURVEY RECOMMENDED FOR MORE ACCURATE LOCATION OF STRUCTURES.

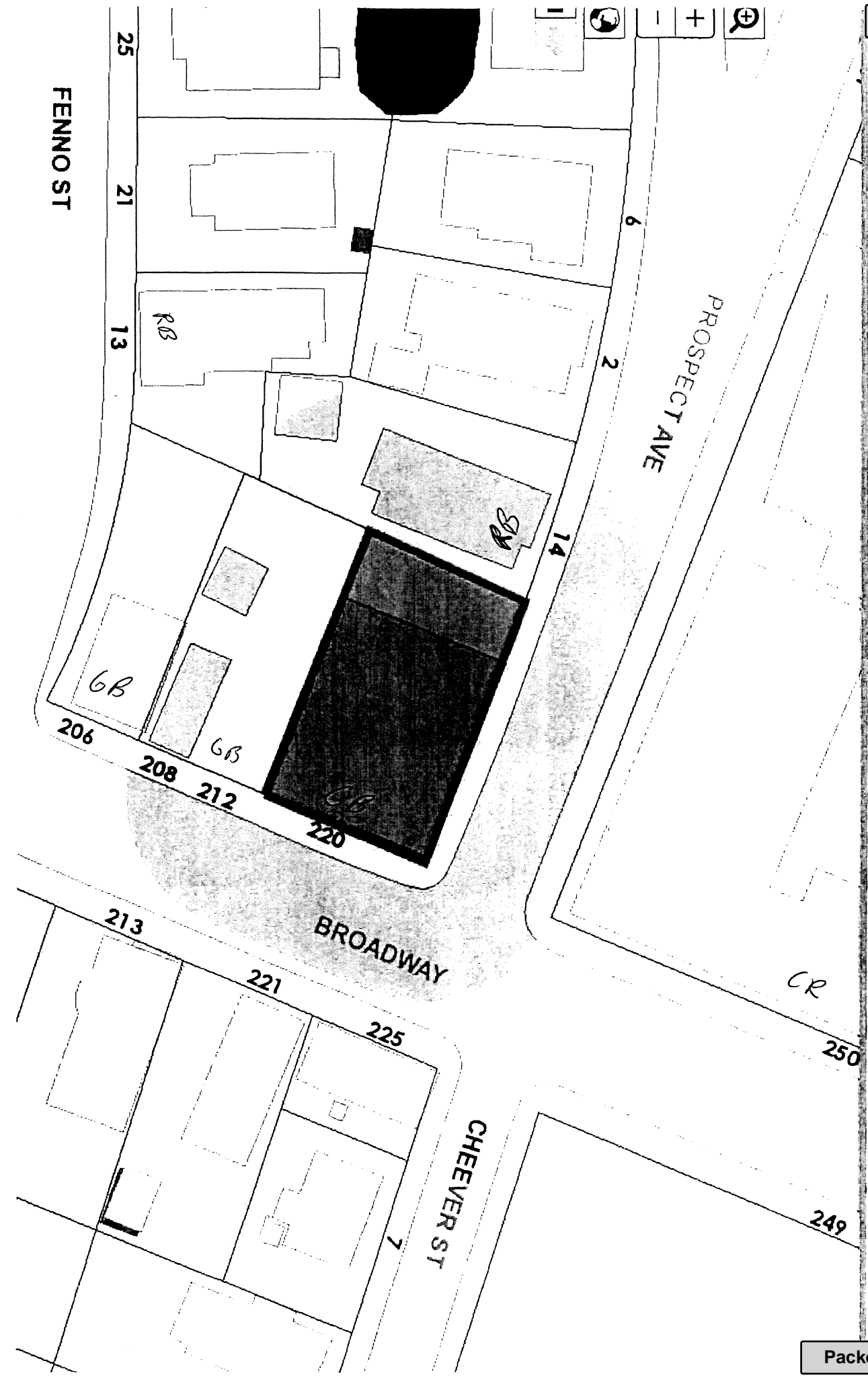


OB # 01-280-24

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



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



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

Fwd: Application Review Comments

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

Thu, Aug 29 at 11:00 AM

Get Outlook for iOS

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

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

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

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

Reviewer: Frank Stringi, Community Development, Denied

- 1. This plan has been denied for the following reasons: In accordance with Section 17.16.040, a health club may only be allowed within the GB District by special permit of the City Council.

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

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

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



City of Revere

Patrick M. Keefe, Jr.
Mayor

Paid
MM

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Request for Abutters List

Date: 8/28/2024

Property Location:

220 BROADWAY

Map: 21 Block: 34FB Parcel: 42 Unit: _____

Property Owner:

Is request for special permit or variance YES NO _____

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

Requested Distance:

_____ FT

Fee: \$ 80.00

NOT PAID

Please make checks payable to City of Revere

Requester Information:

NAME: Motiv Action Wellness Club

ADDRESS: 220 Broadway street

Telephone: 617-792-3184

NEED FOR 9/2024 MEETING

RIOR

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

OTHER FEATURES

Kits: 8	Rating: AVERAGE
A Kits: Rating:	
Fipi: Rating:	
WSFlue: Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
8	3	1	M
Totals			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
8	3	1	M
Totals			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 8
Level	FY LR LDR D K FR RRR BR FB J HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 24 BRS: 8 Baths: 8 HB: 3	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
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REMODELING

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REMODELING

Exterior:	
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REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
Basic \$ / SQ: 170.00				
Size Adj: 0.69999999				
Const Adj: 1.04825234				
Adj \$ / SQ: 124.742				
Other Features: 259000				
Grade Factor: 1.00				
NBHD Int: 1.00000000				
NBHD Mod:				
LUC Factor: 1.00				
Adj Total: 1730015				
Depreciation: 560005				
Depreciated Total: 1190010				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
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Baths:	
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Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

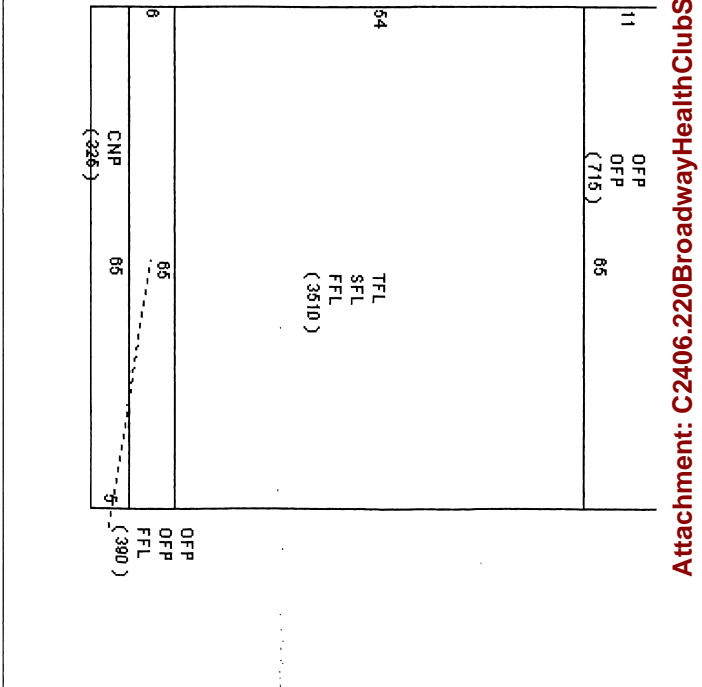
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

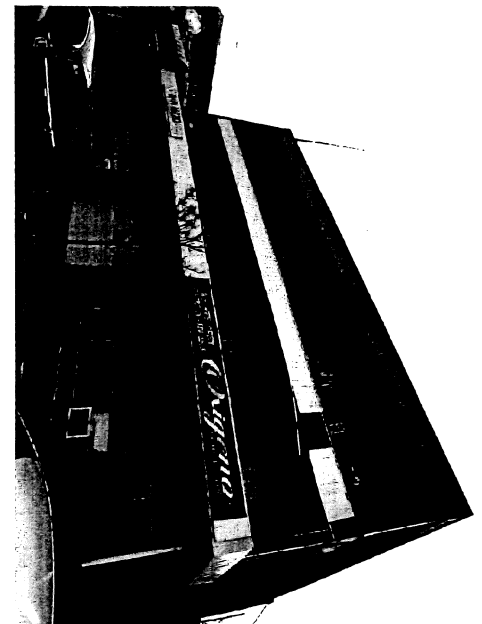
REMODELING

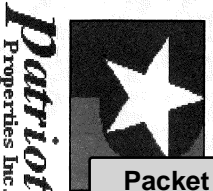
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descr	Type	%	Qu	# Ten
FFL	FIRST FLOOR	3,900	135.970	530,278	FFL	100	FTL	90 A			2
SFL	SECOND FLOOR	3,510	124.740	437,845							
TFL	THIRD FLOOR	3,510	124.740	437,845							
OFF	OPEN FFM PRC	2,210	13.910	30,735							
CNP	CANOPY	325	167.120	54,313							
Net Sketched Area: 13,455				Total:							
Gross Area				13,455	Fin Area	10,920					





Map
Block Lot
220
BROADWAY, REVERE

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
112 0.093 833,000 1,600 269,710 1,104,310
325 0.040 357,000 1,155,590 472,590
Total Card 0.133 1,190,000 1,600 385,300 1,576,900
Total Parcel 0.133 1,190,000 1,600 385,300 1,576,900
Source: Market Adj Cost Total Value per SQ Unit (Card): 144.40 Parcel: 144.40

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

Legal Description	Entered Lot Size	Land Unit Type	User Acct	GIS Ref	GIS Ref	GIS Ref	Insp Date
SW COR TO PROSPECT AV LOT 292A		SF	21/348B/42				
Total Land: 5792							
Parcel ID: 21-348B-42							

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2024 013 FV 1,190,000 1600 .133 385,300 1,576,900 1,576,900 Year End Roll 12/26/2023
2024 013 NC 1,190,000 1600 .133 385,300 1,576,900 1,576,900 Year End Roll 11/20/2023
2023 013 FV 1,077,500 1600 .133 333,900 1,413,000 Year end 1/6/2023
2023 013 NC 1,077,500 1600 .133 333,900 1,413,000 Year End Roll 10/21/2022
2022 013 FV 1,052,500 1400 .133 299,600 1,353,500 Year End Roll 12/30/2021
2022 013 NC 1,052,500 1400 .133 299,600 1,353,500 Year End Roll 11/9/2021
2021 013 FV 911,900 1400 .133 274,000 1,187,300 Year End Roll 12/15/2020
2021 013 PTC 883,800 1400 .133 274,000 1,159,200 1,159,200 patch 8/19/2020

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif
10 PROSPECT AVE 698.45 7/29/2024 2,045,000 No No
HIGH STREET REA 635.184 12/22/2010 750,000 No No
IMBRESCIA SALV 522.10 6/27/1991 CHD-SALE No No
UNKNOWN / 1/1/1900 No No

TAX DISTRICT
Parcel ID: 21-348B-42
184751

PAT ACCT.
Notes: 8475

OTHER ASSESSMENTS
Code Description Amount Com. Int

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
0	Sewer			
n	Electri			
Census:	Exmpt			
Flood Haz:				
D	Topo			
S	Street			
t	Gas.			

LAND SECTION (First 7 lines only)

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

Signature: _____
VERIFICATION OF VISIT NOT DATA

Total AC/H/A: 0.13297	Total SF/SW: 5792	Parcel LUC: 013	RES/COM	Prime NB Desc	COMM AVG	Total: 385,255	Spl Credit	Total: 385,300
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213 BROADWAY 15-254-2
LUC: 111
FERLAND ERIK
TANG LINDA
832 BROADWAY
EVERETT, MA 02149

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATE: 7/29/24

250 BROADWAY 209 21-351-1A-209

LUC: 102

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

250 BROADWAY 304 21-351-1A-304

LUC: 102

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

250 BROADWAY 314 21-351-1A-314

LUC: 102

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

250 BROADWAY 210 21-351-1A-210

LUC: 102

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

250 BROADWAY 305 21-351-1A-305

LUC: 102

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

250 BROADWAY 315 21-351-1A-315

LUC: 102

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

250 BROADWAY 211 21-351-1A-211

LUC: 102

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

250 BROADWAY 306 21-351-1A-306

LUC: 102

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

250 BROADWAY 316 21-351-1A-316

LUC: 102

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

250 BROADWAY 212 21-351-1A-212

LUC: 102

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

250 BROADWAY 307 21-351-1A-307

LUC: 102

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

250 BROADWAY 317 21-351-1A-317

LUC: 102

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

250 BROADWAY 213 21-351-1A-213

LUC: 102

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

250 BROADWAY 308 21-351-1A-308

LUC: 102

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

250 BROADWAY 318 21-351-1A-318

LUC: 102

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

250 BROADWAY 214 21-351-1A-214

LUC: 102

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

250 BROADWAY 309 21-351-1A-309

LUC: 102

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

250 BROADWAY 319 21-351-1A-319

LUC: 102

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

250 BROADWAY 215 21-351-1A-215

LUC: 102

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

250 BROADWAY 310 21-351-1A-310

LUC: 102

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

250 BROADWAY 401 21-351-1A-401

LUC: 102

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

250 BROADWAY 301 21-351-1A-301

LUC: 102

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

250 BROADWAY 311 21-351-1A-311

LUC: 102

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

250 BROADWAY 402 21-351-1A-402

LUC: 102

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

250 BROADWAY 302 21-351-1A-302

LUC: 102

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

250 BROADWAY 312 21-351-1A-312

LUC: 102

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

250 BROADWAY 403 21-351-1A-403

LUC: 102

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

250 BROADWAY 303 21-351-1A-303

LUC: 102

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

250 BROADWAY 313 21-351-1A-313

LUC: 102

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

250 BROADWAY 404 21-351-1A-404

LUC: 102

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

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

DATE: 2/29/24

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

250 BROADWAY 405 21-351-1A-405

LUC: 102

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

250 BROADWAY 415 21-351-1A-415

LUC: 102

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

250 BROADWAY 506 21-351-1A-506

LUC: 102

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

250 BROADWAY 406 21-351-1A-406

LUC: 102

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

250 BROADWAY 416 21-351-1A-416

LUC: 102

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

250 BROADWAY 507 21-351-1A-507

LUC: 102

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

250 BROADWAY 407 21-351-1A-407

LUC: 102

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

250 BROADWAY 417 21-351-1A-417

LUC: 102

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

250 BROADWAY 508 21-351-1A-508

LUC: 102

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

250 BROADWAY 408 21-351-1A-408

LUC: 102

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

250 BROADWAY 418 21-351-1A-418

LUC: 102

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

250 BROADWAY 509 21-351-1A-509

LUC: 102

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

250 BROADWAY 409 21-351-1A-409

LUC: 102

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

250 BROADWAY 419 21-351-1A-419

LUC: 102

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

250 BROADWAY 510 21-351-1A-510

LUC: 102

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

250 BROADWAY 410 21-351-1A-410

LUC: 102

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

250 BROADWAY 501 21-351-1A-501

LUC: 102

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

250 BROADWAY 511 21-351-1A-511

LUC: 102

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

250 BROADWAY 411 21-351-1A-411

LUC: 102

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

250 BROADWAY 502 21-351-1A-502

LUC: 102

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

250 BROADWAY 512 21-351-1A-512

LUC: 102

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

250 BROADWAY 412 21-351-1A-412

LUC: 102

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

250 BROADWAY 503 21-351-1A-503

LUC: 102

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

250 BROADWAY 513 21-351-1A-513

LUC: 102

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

250 BROADWAY 413 21-351-1A-413

LUC: 102

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

250 BROADWAY 504 21-351-1A-504

LUC: 102

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

250 BROADWAY 514 21-351-1A-514

LUC: 102

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

250 BROADWAY 414 21-351-1A-414

LUC: 102

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

250 BROADWAY 505 21-351-1A-505

LUC: 102

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

250 BROADWAY 515 21-351-1A-515

LUC: 102

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

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

DATE: 10/9/24

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

250 BROADWAY 516 21-351-1A-516

LUC: 102

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

250 BROADWAY 607 21-351-1A-607

LUC: 102

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

250 BROADWAY 617 21-351-1A-617

LUC: 102

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

250 BROADWAY 517 21-351-1A-517

LUC: 102

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

250 BROADWAY 608 21-351-1A-608

LUC: 102

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

250 BROADWAY 618 21-351-1A-618

LUC: 102

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

250 BROADWAY 518 21-351-1A-518

LUC: 102

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

250 BROADWAY 609 21-351-1A-609

LUC: 102

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

250 BROADWAY 619 21-351-1A-619

LUC: 102

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

250 BROADWAY 519 21-351-1A-519

LUC: 102

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

250 BROADWAY 610 21-351-1A-610

LUC: 102

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

250 BROADWAY 21-351-1A-C10

LUC: 344

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

250 BROADWAY 601 21-351-1A-601

LUC: 102

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

250 BROADWAY 611 21-351-1A-611

LUC: 102

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

250 BROADWAY 21-351-1A-C11

LUC: 344

258 BROADWAY REALTY, LLC
258 BROADWAY
REVERE, MA 02151

250 BROADWAY 602 21-351-1A-602

LUC: 102

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

250 BROADWAY 612 21-351-1A-612

LUC: 102

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

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

LUC: 102

HAILE DERIBE
31 PROSPECT AVE
UNIT A
REVERE, MA 02151

250 BROADWAY 603 21-351-1A-603

LUC: 102

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

250 BROADWAY 613 21-351-1A-613

LUC: 102

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

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

LUC: 102

HAILE BERUK
31 PROSPECT AVE
UNIT B
REVERE, MA 02151

250 BROADWAY 604 21-351-1A-604

LUC: 102

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

250 BROADWAY 614 21-351-1A-614

LUC: 102

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

33 R PROSPECT AVE 21-351-5

LUC: 104

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

250 BROADWAY 605 21-351-1A-605

LUC: 102

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

250 BROADWAY 615 21-351-1A-615

LUC: 102

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

28 RESERVOIR AVE 21-351-83

LUC: 101

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

250 BROADWAY 606 21-351-1A-606

LUC: 102

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

250 BROADWAY 616 21-351-1A-616

LUC: 102

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

26 RESERVOIR AVE 21-351-84

LUC: 101

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

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

DATE: 8/19/24

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

18 RESERVOIR AVE 21-351-85

LUC: 104

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

264 BROADWAY 21-351-88

LUC: 325

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

260 BROADWAY 21-351-89A

LUC: 031

258 BROADWAY REALTY, LLC
258 BROADWAY
REVERE, MA 02151

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

DATE: 2/29/24

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

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, October 2, 2024 5:11 PM
To: Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: October 02, 2024
Application #: SPR24-000087
Address: 220 BROADWAY
Description: Gym and Wellness Club
Review Status: Pending

The following findings and conditions have been made with respect to the special permit application for a Gym and Wellness Club at 220 Broadway:

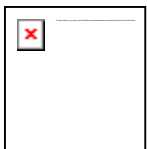
Reviewer: Frank Stringi, Community Development, Pending

1. This special permit is subject to a final construction plan review by the Building Department Code Consultant.
2. The plans must be reviewed and approved by the Fire Dept. and Board of Health.

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

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

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



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

PAUL J. FAHEY
Election Commissioner
E-mail: pfahey@revere.org

September 24, 2024

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

Dear President Cogliandro and Members of the Revere City Council:

Attached for your review and approval is the Warrant for the upcoming State Election on Tuesday, November 5, 2024.

This item will be before you at your October 7, 2024 City Council meeting. I will be in attendance to answer any questions you may have.

Sincerely,

PAUL J. FAHEY
Election Commissioner
City of Revere

Attachment

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

Attachment: Letter to City Council for State Election Warrant November 5, 2024 (24-299 : Warrant for State Election - November 5, 2024)

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

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

**SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK**

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

**GREETINGS:
SALUDOS:**

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

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

WARD 1, PRECINCTS 1 AND 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, PRECINCTS 2 AND 3	Paul Revere School 395 Revere Street
WARD 6, PRECINCTS 1, 2 AND 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

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

El **MARTES, 5 DE NOVIEMBRE 2024** de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

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

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

ELECTORS OF PRESIDENT AND VICE PRESIDENT
ELECTORES DE PRESIDENTE Y VICEPRESIDENTE

FOR THESE UNITED STATES
PARA ESTOS ESTADOS UNIDOS

SENATOR IN CONGRESS
SENADOR EN EL CONGRESO

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

REPRESENTATIVE IN CONGRESS
REPRESENTANTE EN EL CONGRESO

FIFTH DISTRICT
QUINTO DISTRITO

COUNCILLOR
CONCEJAL

SIXTH DISTRICT
SEXTO DISTRITO

SENATOR IN GENERAL COURT
SENADOR DE LA LEGISLATURA ESTATAL

THIRD SUFFOLK DISTRICT
DISTRITO TERCERA DE SUFFOLK

REPRESENTATIVE IN GENERAL COURT
REPRESENTANTE DE LA LEGISLATURA ESTATAL

SIXTEENTH SUFFOLK DISTRICT
DISTRITO DECIMOSEXTO DE SUFFOLK

REPRESENTATIVE IN GENERAL COURT
REPRESENTANTE DE LA LEGISLATURA ESTATAL

NINETEENTH SUFFOLK DISTRICT
DISTRITO DECIMONOVENO DE SUFFOLK

CLERK OF SUPREME JUDICIAL COURT
SECRETARIO DE LA CORTE SUPREMA DE JUSTICIA

SUFFOLK COUNTY
CONTADO DE SUFFOLK

CLERK OF SUPERIOR COURT (CIVIL BUSINESS)
SECRETARIO DE LA CORTE SUPERIOR (ASUNTOS CIVILES)

SUFFOLK COUNTY
CONTADO DE SUFFOLK

CLERK OF SUPERIOR COURT (CRIMINAL BUSINESS)
SECRETARIO DE LA CORTE SUPERIOR (ASUNTOS CRIMINALES)

SUFFOLK COUNTY
CONTADO DE SUFFOLK

REGISTER OF DEEDS
REGISTRADOR DE ESCRITURAS PÚBLICAS

SUFFOLK COUNTY
CONTADO DE SUFFOLK

REGISTER OF PROBATE (VACANCY)
REGISTRADOR TESTAMENTARIO (VACANTE)

SUFFOLK COUNTY
CONTADO DE SUFFOLK

REGIONAL SCHOOL COMMITTEE
COMITE DE LA ESCUELA REGIONAL

FOR CITIES IN THE DISTRICT
PARA LAS CIUDADES DEL DISTRITO

QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would specify that the State auditor has the authority to audit the legislature.

A YES VOTE would specify that the State auditor has the authority to audit the legislature.

A NO VOTE would make no change in the law relative to the State Auditor’s authority.

PREGUNTA 1: Ley propuesta por petición de iniciativa

¿Aprueba la ley resumida a continuación, sobre la cual el Senado o la Cámara de Representantes no votaron antes del 1 de mayo de 2024?

RESUMEN

Esta ley propuesta especificaría que el auditor estatal tiene la autoridad para auditar la Legislatura.

UN VOTO DE “SÍ” especificaría que el auditor estatal tiene la autoridad para auditar la Legislatura.

UN VOTO DE “NO” no cambiaría la ley relativa a la autoridad del auditor estatal.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would eliminate the requirement that a student pass the Massachusetts Comprehensive Assessment System (MCAS) tests (or other statewide or district-wide assessments) in mathematics, science and technology, and English in order to receive a high school diploma. Instead, in order for a student to receive a high school diploma, the proposed law would require the student to complete coursework certified by the student’s district as demonstrating mastery of the competencies contained in the state academic standards in mathematics, science and technology, and English, as well as any additional areas determined by the Board of Elementary and Secondary Education.

A YES VOTE would eliminate the requirement that students pass the Massachusetts Comprehensive Assessment System (MCAS) in order to graduate high school but still require students to complete coursework that meets state standards.

A NO VOTE would make no change in the law relative to the requirement that a student pass the MCAS in order to graduate high school.

PREGUNTA 2: Ley propuesta por petición de iniciativa

¿Aprueba la ley resumida a continuación, sobre la cual el Senado o la Cámara de Representantes no votaron antes del 1 de mayo de 2024?

RESUMEN

Esta ley propuesta eliminaría el requisito de que un estudiante apruebe las pruebas del Sistema de Evaluación Integral de Massachusetts (MCAS) (u otras evaluaciones estatales o distritales) en Matemáticas, Ciencias y tecnología e Inglés para recibir un diploma de escuela secundaria. En cambio, para que un estudiante reciba un diploma de escuela

secundaria, la ley propuesta exigiría que el estudiante complete cursos certificados por el distrito del estudiante, que demuestren el dominio de las competencias contenidas en los estándares académicos estatales en Matemáticas, Ciencias y tecnología e Inglés, así como en cualquier área adicional determinada por la Junta de Educación Primaria y Secundaria.

UN VOTO DE “SÍ” eliminaría el requisito de que los estudiantes aprueben el Sistema de Evaluación Integral de Massachusetts (MCAS) para graduarse de la escuela secundaria, pero aún requeriría que los estudiantes completen cursos que cumplan con los estándares estatales.

UN VOTO DE “NO” no cambiaría nada en la ley relativa al requisito de que un estudiante apruebe el MCAS para graduarse de la escuela secundaria.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

The proposed law would provide Transportation Network Drivers (“Drivers”) with the right to form unions (“Driver Organizations”) to collectively bargain with Transportation Network Companies (“Companies”)-which are companies that use a digital network to connect riders to drivers for pre-arranged transportation-to create negotiated recommendations concerning wages, benefits and terms and conditions of work. Drivers would not be required to engage in any union activities. Companies would be allowed to form multi-Company associations to represent them when negotiating with Driver Organizations. The state would supervise the labor activities permitted by the proposed law and would have responsibility for approving or disapproving the negotiated recommendations. The proposed law would define certain activities by a Company or a Driver Organization to be unfair work practices. The proposed law would establish a hearing process for the state Employment Relations Board (“Board”) to follow when a Company or Driver Organization is charged with an unfair work practice. The proposed law would permit the Board to take action, including awarding compensation to adversely affected Drivers, if it found that an unfair work practice had been committed. The proposed law would provide for an appeal of a Board decision to the state Appeals Court. This proposed law also would establish a procedure for determining which Drivers are Active Drivers, meaning that they completed more than the median number of rides in the previous six months. The proposed law would establish procedures for the Board to determine that a Driver Organization has signed authorizations from at least five percent of Active Drivers, entitling the Driver Organization to a list of Active Drivers; to designate a Driver Organization as the exclusive bargaining representative for all Drivers based on signed authorizations from at least twenty-five percent of Active Drivers; to resolve disputes over exclusive bargaining status, including through elections; and to decertify a Driver Organization from exclusive bargaining status. A Driver Organization that has been designated the exclusive bargaining representative would have the exclusive right to represent the Drivers and to receive voluntary membership dues deductions. Once the Board determined that a Driver Organization was the exclusive bargaining representative for all Drivers, the Companies would be required to bargain with that Driver Organization concerning wages, benefits and terms and conditions of work. Once the Driver Organization and Companies reached agreement on wages, benefits, and the terms and conditions of work, that agreement would be voted upon by all Drivers who has completed at least 100 trips the previous quarter. If approved by a majority of votes cast, the recommendations would be submitted to the state Secretary of Labor for approval and if approved, would be effective for three years. The proposed law would establish procedures for the mediation and arbitration if the Driver Organization and Companies failed to reach agreement within a certain period of time. An arbitrator would consider factors set forth in the proposed law, including whether the wages of Drivers would be enough so that Drivers would not need to rely upon any public benefits. The proposed law also sets out procedures for the Secretary of Labor’s review and approval of recommendations negotiated by a Driver Organization and the Companies and for judicial review of the Secretary’s decision. The proposed law states that neither its provisions, an agreement nor a determination by the Secretary would be able to lessen labor standards established by other laws. If there were any conflict between the proposed law and existing Massachusetts labor relations law, the proposed law would prevail. The Board would make rules and regulations as appropriate to effectuate the proposed law. The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect.

A YES VOTE would provide transportation network drivers the option to form unions to collectively bargain with transportation network companies regarding wages, benefits, and terms and conditions of work

A NO VOTE would make no change in the law relative to the ability of transportation network drivers to form unions.

PREGUNTA 3: Ley propuesta por petición de iniciativa

¿Aprueba la ley resumida a continuación, sobre la cual el Senado o la Cámara de Representantes no votaron antes del 1 de mayo de 2024?

RESUMEN

La ley propuesta otorgaría a los conductores de redes de transporte (“conductores”) el derecho a formar sindicatos (“organizaciones de conductores”) para negociar colectivamente con las empresas de redes de transporte (“empresas”), que son empresas que utilizan una red digital que conecta a los pasajeros con los conductores para un transporte preestablecido, a fin de crear recomendaciones negociadas sobre salarios, beneficios y términos y condiciones de trabajo. Los conductores no estarían obligados a participar en ninguna actividad sindical. Las empresas podrían formar asociaciones de varias empresas para que las representen cuando negocien con las organizaciones de conductores. El Estado supervisaría las actividades laborales permitidas por la ley propuesta y tendría la responsabilidad de aprobar o desaprobar las recomendaciones negociadas.

La ley propuesta definiría ciertas actividades de una empresa o una organización de conductores como prácticas laborales injustas. La ley propuesta establecería un proceso de audiencia que la Junta de Relaciones Laborales del estado (“Junta”) seguiría cuando una empresa u organización de conductores sea acusada de una práctica laboral injusta. La ley propuesta permitiría a la Junta tomar medidas, incluida la concesión de una compensación a los conductores afectados negativamente, si determina que se ha cometido una práctica laboral injusta. La ley propuesta prevería una apelación de una decisión de la Junta ante la Corte de Apelaciones del Estado.

Esta ley propuesta también establecería un procedimiento para determinar qué conductores son conductores activos, lo que significa que completaron más de la cantidad media de viajes en los seis meses anteriores. La ley propuesta establecería procedimientos para que la Junta determine que una Organización de Conductores ha firmado autorizaciones de al menos el 5 % de los conductores activos, lo que le da derecho a la

Organización de Conductores a una lista de conductores activos; para designar una Organización de Conductores como representante exclusivo de negociación para todos los conductores con base en autorizaciones firmadas de al menos el 25 % de los conductores activos; para resolver disputas sobre el estatus de negociación exclusiva, incluso a través de elecciones; y para descertificar a una Organización de Conductores del estatus de negociación exclusiva. Una Organización de Conductores que haya sido designada como representante exclusivo de negociación tendría el derecho exclusivo de representar a los conductores y recibir deducciones voluntarias de las cuotas de membresía.

Una vez que la Junta determine que una Organización de Conductores es el representante exclusivo de negociación para todos los conductores, las empresas deberán negociar con esa Organización de Conductores sobre salarios, beneficios y términos y condiciones de trabajo. Una vez que la Organización de Conductores y las empresas lleguen a un acuerdo sobre salarios, beneficios y términos y condiciones de trabajo, ese acuerdo se votará por todos los conductores que hayan completado al menos 100 viajes el trimestre anterior. Si se aprueban por la mayoría de los votos emitidos, las recomendaciones se presentarán al secretario de trabajo del Estado para su aprobación y, de aprobarse, entrarán en efecto durante tres años. La ley propuesta establecería procedimientos para la mediación y el arbitraje si la Organización de Conductores y las empresas no llegan a un acuerdo en el transcurso de un período determinado. Un árbitro consideraría los factores establecidos en la ley propuesta, incluso si los salarios de los conductores serían suficientes para que no tuvieran que depender de beneficios públicos. La ley propuesta también establece procedimientos para la revisión y aprobación por parte del secretario de trabajo de las recomendaciones negociadas por una Organización de Conductores y las empresas, y para la revisión judicial de la decisión del secretario.

La ley propuesta establece que ni sus disposiciones, ni un acuerdo ni una determinación del secretario podrían reducir las normas laborales establecidas por otras leyes. Si hubiera algún conflicto entre la ley propuesta y la ley de relaciones laborales vigente en Massachusetts, prevalecería la ley propuesta.

La Junta elaboraría normas y reglamentos según fuera necesario para hacer efectiva la ley propuesta.

La ley propuesta establece que, si alguna de sus partes se declarara no válida, las otras partes permanecerían en efecto.

UN VOTO DE “SÍ” brindaría a los conductores de redes de transporte la opción de formar sindicatos para negociar colectivamente con las empresas de redes de transporte sobre salarios, beneficios y términos y condiciones de trabajo.

UN VOTO DE “NO” no cambiaría nada en la ley relativa a la capacidad de los conductores de redes de transporte para formar sindicatos.

QUESTION 4: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

This proposed law would allow persons aged 21 and older to grow, possess, and use certain natural psychedelic substances in certain circumstances. The psychedelic substances allowed would be two substances found in mushrooms (psilocybin and psilocyn) and three substances found in plants (dimethyltryptamine, mescaline, and ibogaine). These substances could be purchased at an approved location for use under the supervision of a licensed facilitator. This proposed law would otherwise prohibit any retail sale of natural psychedelic substances. This proposed law would also provide for the regulation and taxation of these psychedelic substances. This proposed law would license and regulate facilities offering supervised use of these psychedelic substances and provide for the taxation of proceeds from those facilities' sales of psychedelic substances. It would also allow persons aged 21 and older to grow these psychedelic substances in a 12-foot by 12-foot area at their home and use these psychedelic substances at their home. This proposed law would authorize persons aged 21 or older to possess up to one gram of psilocybin, one gram of psilocyn, one gram of dimethyltryptamine, 18 grams of mescaline, and 30 grams of ibogaine (“personal use amount”), in addition to whatever they might grow at their home, and to give away up to the personal use amount to a person aged 21 or over. This proposed law would create a Natural Psychedelic Substances Commission of five members appointed by the Governor, Attorney General, and Treasurer which would administer the law governing the use and distribution of these psychedelic substances. The Commission would adopt regulations governing licensing qualifications, security, recordkeeping, education and training, health and safety requirements, testing, and age verification. This proposed law would also create a Natural Psychedelic Substances Advisory Board of 20 members appointed by the Governor, Attorney General, and Treasurer which would study and make recommendations to the Commission on the regulation and taxation of these psychedelic substances. This proposed law would allow cities and towns to reasonably restrict the time, place, and manner of the operation of licensed facilities offering psychedelic substances, but cities and towns could not ban those facilities or their provision of these substances. The proceeds of sales of psychedelic substances at licensed facilities would be subject to the state sales tax and an additional excise tax of 15 percent. In addition, a city or town could impose a separate tax of up to two percent. Revenue received from the additional state excise tax, license application fees, and civil penalties for violations of this proposed law would be deposited in a Natural Psychedelic Substances Regulation Fund and would be used, subject to appropriation, for administration of this proposed law. Using the psychedelic substances as permitted by this proposed law could not be a basis to deny a person medical care or public assistance, impose discipline by a professional licensing board, or enter adverse orders in child custody cases absent clear and convincing evidence that the activities created an unreasonable danger to the safety of a minor child. This proposed law would not affect existing laws regarding the operation of motor vehicles while under the influence, or the ability of employers to enforce workplace policies restricting the consumption of these psychedelic substances by employees. This proposed law would allow property owners to prohibit the use, display, growing, processing, or sale of these psychedelic substances on their premises. State and local governments could continue to restrict the possession and use of these psychedelic substances in public buildings or at schools. This proposed law would take effect on December 15, 2024.

A YES VOTE would allow persons over age 21 to use certain natural psychedelic substances under licensed supervision and to grow and possess limited quantities of those substances in their home and would create a commission to regulate those substances.

A NO VOTE would make no change in the law regarding natural psychedelic substances.

PREGUNTA 4: Ley propuesta por petición de iniciativa

¿Aprueba la ley resumida a continuación, sobre la cual el Senado o la Cámara de Representantes no votaron antes del 1 de mayo de 2024?

RESUMEN

La ley propuesta permitiría que las personas mayores de 21 años cultiven, posean y consuman ciertas sustancias psicodélicas naturales en determinadas circunstancias. Las sustancias psicodélicas permitidas serían dos sustancias que se encuentran en hongos (psilocibina y psilocina) y tres sustancias que se encuentran en plantas (dimetiltriptamina, mescalina e ibogaína). Estas sustancias se podían adquirir en un lugar aprobado para su consumo bajo la supervisión de un facilitador con licencia. A menos que se indique lo contrario, esta ley propuesta prohibiría toda venta minorista de sustancias psicodélicas naturales. La ley propuesta también establecería la regulación de estas sustancias psicodélicas y la aplicación de impuestos a estas.

La ley propuesta otorgaría licencias y regularía los establecimientos que ofrecen el consumo supervisado de estas sustancias psicodélicas, y establecería la aplicación de impuestos a dichos establecimientos sobre las ganancias obtenidas de las ventas de sustancias psicodélicas. También permitiría que personas mayores de 21 años cultiven dichas sustancias psicodélicas en un área de 12 pies por 12 pies en sus casas, y consuman dichas sustancias psicodélicas en su casa. La ley propuesta autorizaría a personas mayores de 21 años a poseer hasta un gramo de psilocibina, un gramo de psilocina, un gramo de dimetiltriptamina, 18 gramos de mescalina y 30 gramos de ibogaína (“cantidad para consumo personal”), además de lo que sea que cultiven en sus casas, y a regalar a una persona mayor de 21 años una cantidad de hasta la cantidad para consumo personal.

La ley propuesta crearía una Comisión de Sustancias Psicodélicas Naturales conformada por cinco miembros designados por el gobernador, el fiscal general y el tesorero, que administraría la ley que rige el consumo y la distribución de estas sustancias psicodélicas. La Comisión adoptaría reglamentaciones que rijan las calificaciones para la obtención de licencias, la seguridad, el mantenimiento de registros, la educación y capacitación, los requisitos de salud y seguridad, las pruebas y la verificación de la edad. La ley propuesta también crearía una Junta de Asesoramiento sobre Sustancias Psicodélicas Naturales conformada por 20 miembros designados por el gobernador, el fiscal general y el tesorero, que estudiaría y haría recomendaciones a la Comisión sobre la regulación y la aplicación de impuestos sobre estas sustancias psicodélicas.

La ley propuesta permitiría que ciudades y pueblos limiten de manera razonable el momento, el lugar y la manera de operar los establecimientos con licencia que ofrecen sustancias psicodélicas, pero las ciudades y los pueblos no podrían prohibir dichos establecimientos ni que estos proporcionen dichas sustancias.

Las ganancias obtenidas de la venta de sustancias psicodélicas en centros con licencia quedarían sujetas al impuesto del estado sobre las venta y a un impuesto adicional sobre consumos específicos del 15 %. Además, una ciudad o municipalidad podría aplicar un impuesto por separado de hasta un 2 %. Las ganancias obtenidas del impuesto adicional sobre consumos específicos, las tarifas de solicitud de licencia y las multas civiles por incumplimiento de la ley propuesta se depositarían en un Fondo de Regulación de Sustancias Psicodélicas Naturales y se usarían para la administración de esta ley propuesta, sujeto a apropiación.

El consumo de sustancias psicodélicas según lo permite esta ley propuesta no podría ser motivo para negar atención médica o asistencia pública a una persona, imponer una acción disciplinaria por parte de una junta de licencias profesionales ni emitir órdenes judiciales perjudiciales en casos de tenencia de niños, ante ausencia de evidencia clara y convincente de que las actividades creen un peligro inaceptable para la seguridad de un niño menor de edad.

La ley propuesta no afectaría las leyes existentes sobre la operación de vehículos motorizados bajo los efectos de estas sustancias ni la capacidad de los empleadores de imponer políticas en el lugar de trabajo que limiten el consumo de estas sustancias psicodélicas por parte de los empleados. La ley propuesta permitiría que los propietarios prohíban el consumo, la exhibición, el cultivo, el procesamiento o la venta de estas sustancias psicodélicas en sus instalaciones. El Gobierno estatal y el Gobierno local podrían seguir limitando la posesión y el consumo de estas sustancias psicodélicas en edificios públicos o en escuelas.

La ley propuesta entraría en vigor el 15 de diciembre de 2024.

UN VOTO DE “SÍ” permitiría que las personas mayores de 21 años consuman ciertas sustancias psicodélicas naturales bajo supervisión de una persona con licencia y a cultivar y poseer cantidades limitadas de dichas sustancias en su casa, y crearía una comisión que regule dichas sustancias.

UN VOTO DE “NO” no realizaría cambios en la ley sobre sustancias psicodélicas naturales.

QUESTION 5: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives before May 1, 2024?

SUMMARY

The proposed law would gradually increase the minimum hourly wage an employer must pay a tipped worker, over the course of five years, on the following schedule:

- To 64% of the state minimum wage on January 1, 2025;
- To 73% of the state minimum wage on January 1, 2026;
- To 82% of the state minimum wage on January 1, 2027;
- To 91% of the state minimum wage on January 1, 2028; and
- To 100% of the state minimum wage on January 1, 2029

The proposed law would require employers to continue to pay tipped workers the difference between the state minimum wage and the total amount a tipped worker receives in hourly wages plus tips through the end of 2028. The proposed law would also permit employers to calculate this difference over the entire weekly or bi-weekly payroll period. The requirement to pay this difference would cease when the required hourly wage for tipped workers would become 100% of the state minimum wage on January 1, 2029.

Under the proposed law, if an employer pays its workers an hourly wage that is at least the state minimum wage, the employer would be permitted to administer a “tip pool” that combines all the tips given by customers to tipped workers and distributes them among all the workers, including non-tipped workers.

A YES VOTE would increase the minimum hourly wage an employer must pay a tipped worker to the full state minimum wage implemented over five years, at which point employers could pool all tips and distribute them to all non-management workers.

A NO VOTE would make no change in the law governing tip pooling or the minimum wage for tipped workers.

PREGUNTA 5: Ley propuesta por petición de iniciativa

¿Aprueba la ley resumida a continuación, sobre la cual el Senado o la Cámara de Representantes no votaron antes del 1 de mayo de 2024?

RESUMEN

Esta ley propuesta aumentaría gradualmente el salario mínimo por hora que un empleador debe pagar a un trabajador que recibe propinas, en el transcurso de cinco años, con la siguiente escala:

- al 64 % del salario mínimo del estado el 1 de enero de 2025;
- al 73 % del salario mínimo del estado el 1 de enero de 2026;
- al 82 % del salario mínimo del estado el 1 de enero de 2027;
- al 91 % del salario mínimo del estado el 1 de enero de 2028; y
- al 100 % del salario mínimo del estado el 1 de enero de 2029.

La ley propuesta requeriría que los empleadores sigan pagando a los trabajadores que reciben propinas la diferencia entre el salario mínimo del estado y el monto total que recibe un trabajador que recibe propina en salarios por hora más propinas hasta fin de 2028. La ley propuesta también permitiría que los empleadores calculen esta diferencia durante todo el período de nómina semanal o quincenal. El requisito de pagar esta diferencia se suspendería cuando el salario por hora requerido para trabajadores que reciben propina se convierta en el 100 % del salario mínimo del estado el 1 de enero de 2029.

En virtud de la ley propuesta, si un empleador paga a sus trabajadores un salario por hora equivalente a, como mínimo, el salario mínimo del estado, el empleador tendría permitido administrar un “fondo común de propinas” que combine todas las propinas que los clientes entregan a los trabajadores que reciben propina y distribuir las entre todos los trabajadores, incluidos aquellos que no reciben propinas.

UN VOTO DE “SÍ” aumentaría el salario mínimo por hora que un empleador debe pagar a un trabajador que recibe propina al salario mínimo total del estado, a implementarse en el transcurso de cinco años, momento en el que los empleador podrán crear un fondo común con todas las propinas y distribuirlas a todos los trabajadores que no formen parte de la gerencia.

UN VOTO DE “NO” no provocaría cambios en la ley que regula la creación de un fondo común de propinas ni en el salario mínimo para trabajadores que reciben propina.

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 7th day of October 2024.

Dado por nuestras manos este 7 día de octubre de 2024.

You are hereby directed to deliver an attested copy to the precinct wardens.

Usted está por la presente obligada a enviar una copia a los guardias del precinto.

ATTEST:

ATESTIGUA:

ASHLEY E. MELNIK

CITY CLERK

SECRETARIA DE LA CUIDAD



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

September 17, 2024

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

Dear Members of the Honorable Revere City Council,
I write to inform you of my reappointment of Molly McGee to the Human Rights Commission, in accordance with Revere Ordinance Chapter 9.28. I am appointing Ms. McGee to a three-year term that is set to expire on October 1, 2027.

Ms. McGee served the Human Rights Commission effectively in her first term, which gives me the confidence that she can continue in this role for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

September 17, 2024

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

Dear Members of the Honorable Revere City Council,

I write to inform you of my reappointment of Mark Ferrante to the Library Board of Trustees, in accordance with Revere Ordinance Chapter 2.81. I am reappointing Mr. Ferrante to a three-year term that is set to expire on November 7, 2027.

Mr. Ferrante has effectively completed his first term as Chair and has demonstrated the knowledge and capabilities to continue for a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Mark Ferrante Reappointment Letter Library Board of Trustees (24-301 : Reappointment of Mark Ferrante to the Library Board of



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

September 19, 2024

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

Dear Members of the Honorable Revere City Council,

I write to inform you of my reappointment of Pauline Perno to the Disability Commission, in accordance with MGL Chapter 40 Section 8J. I am reappointing Ms. Perno to a three-year term that is set to expire on October 29, 2027.

Ms. Perno has served her first term on the Disability Commission as a member and Vice Chair with dedication. I am confident that she has the knowledge and experience to continue for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

October 1, 2024

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

Dear Honorable Members of the Revere City Council,

I write to inform you of my reappointment of John Dove to the Library Board of Trustees, in accordance with Revere Ordinance Chapter 2.81. Mr. Dove is being reappointed to a three-year term that is set to expire on November 7, 2027.

Mr. Dove has been an active member of the Library Board of Trustees since 2021, and has the necessary experience and motivation to continue for a second term.

Regards,



Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

October 1, 2024

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

Dear Honorable Members of the Revere City Council,

I write to inform you of my appointment of Julia Cervantes as Veterans' Agent, in accordance with MGL Title XVII, Chapter 115, Section 3. I am appointing Julia to a three-year term that is set to expire in September 2027.

Julia has been an asset to the Veterans' Service Department since 2022. Julia cares deeply for the veterans of the City of Revere and has proven her preparedness for this role.

Regards,

Patrick M. Keefe Jr.

Attachment: Julia Cervantes Appointment Letter VA (24-304 : Appointment of Julia Cervantes as Veterans' Agent)

Julia Cervantes
 20 Harrington Avenue
 Revere, MA 02151
 1 857-654-3846 • morin1999@yahoo.com

Education

Lesley University
 Bachelor of Arts – Class of 2014
 Holistic Psychology and Counseling

Experience

City of Revere - Veterans' Service Department - Interim Veteran Service Officer

Aug 2022 - Present

Proficient in M.G.L. 108 CMR – Executive Office of Veterans' Services (EOVS)
 Assist with all Chapter 115 recipients: Process applications for Chapter 115, maintain those applicants via OnBase system, File VA Claims for Veterans via Vetraspec system, assist all Veterans with their needs, i.e. shelter, food, jobs, VA assistance and all other needs pertaining to their livelihoods and Veteran status. Make orders for the office, assist with our monthly Veteran Food Pantry, facilitate Veteran celebrations; Veterans Day and Memorial Day, Attend Veteran events representing Revere Veteran Service Office and assist with any situation that arises pertaining to our Veterans. I attend all mandatory VA accredited training conferences.

Barrett Investigations, Winchester, MA – Criminal Defense Private Investigator

October 2013 – Present

Witness and defendant interviews: Obtain detailed accounts in order to gain a full understanding of the assigned case, typically requiring gaining the trust of the witness in order to persuade them to open up fully, and discerning truth from deception in order to best assist the defense. Victim interview: Extremely successful in gaining the trust of persons typically unwilling to cooperate with my objectives. Review police reports including witness statements, crime scene reports, photographs, and other evidence. Compose detailed case reports for designated defense attorneys. Maintained confidential records of all clients without discrepancy.

Commonwealth of Massachusetts – Somerville Probation Office, Somerville, MA

Anger Management Coordinator

August 2013 – September 2015

Used holistic approach to counsel court-ordered anger management participants in a 40-week program. Helped to identify source and recognize triggers of anger and teach anger management tools. Managed 15-25 anger management participants at a time over the course of 2 years.

Commonwealth of Massachusetts – Somerville Probation Office, Somerville, MA - Intern

April 2013 – August 2013

Interviewed probationers during intake for initial assessment. Monitored probationer participation and conducted drug test follow up and enforcement. Conducted probationer special request evaluations and made request determinations. Managed probationer records. Input all pertinent information into state data records.

**Lesley University – Full Time Student
September 2011 - May 2014**

**City of Revere – Revere Aquatics – Revere, MA - Swim Instructor / Lifeguard
April 2009 – September 2011**

Taught underprivileged and special needs group and private swim classes, 3 to 5 classes daily, ages 5 to 12

**Stockman’s Casino, Fallon, NV – Lead Bartender / Cocktail Server
September 2005 - November 2006**

**United States Navy, VFC-13, NAS Fallon, NV
September 1997 – May 2002**

GCPC cardholder, OPTAR manager, IMPAC card holder, FASTDATA fund administrator, NATOPS/Safety petty officer Managed \$4.5 to \$8 million annual operating budget with zero discrepancies Possessed authority for making single purchases up to \$2,500 over the counter and via telephone and unlimited amount on purchases with approval, Completely proficient with FASTDATA system, utilized daily in administration of squadron funds including building squadron budgeting reports, assigning funds to various purchasing accounts and accurate accounting of squadron funds, Solely responsible for accurate maintenance of safety records, NATOPS evaluations, and instrument tests for 42 fighter aircrewmembers, Conducted squadron safety training and inspected squadron spaces for unsafe conditions monthly.

**United States Navy, Supply Department, NAS Atlanta, GA
September 1993 - July 1997**

NALCOMIS Data Base Administrator, Central Technical Publication Librarian, Material Delivery Unit runner, Supply Response Section Administrator, PMU expediter Responsible for maintaining accuracy of NALCOMIS data base and troubleshooting system problems Constructed technical library for NAS Atlanta Supply Department Responsible for maintaining technical library and implementing changes to technical publications regarding A-7, F/A-18, and E-2 aircraft Delivered aircraft parts to required locations throughout NAS Atlanta Processed aircraft supply requests from NAS Atlanta squadrons Expedited movement of outstanding supply requests for NAS Atlanta Group leader for Drug Education for Youth (DEFY)

Certificates and Qualifications

Massachusetts Veterans’ Service Officers Association – Certificate of Training

Quabbin Mediation’s Veterans Program

Central Technical Publication Librarian (CTPL) School

NAVSUP commercial purchase card course, NAS Fallon commercial purchase card course,

FASTDATA System, SAP – Simplified Acquisition Purchase course, U.S. Navy/Marine Corps

Purchase Card Training Program, Ground Safety Petty Officer course, Forklift certifications – 5K, 10K, 20K, Proficient in Spanish

Resolution calling for passage of Question 2 to raise the educational standards and lower its stakes

WHEREAS, access to a high-quality, publicly funded education is a guaranteed right written into the Massachusetts Constitution; and

WHEREAS, the goal of public education is to teach students essential, foundational skills such as reading, writing and arithmetic, and to develop critical thinkers, engaged citizens and lifelong learners; and

WHEREAS, the bedrock of the Commonwealth's world-class public education system is strong, statewide standards that are uniform throughout our public schools; and

WHEREAS, the MCAS is significantly limited in its ability to accurately and effectively measure whether students are meeting the Commonwealth's standards and developing the skills they need to thrive after high school; and

WHEREAS, the most effective measures of whether students are meeting our strong, statewide standards and developing the skills they need to succeed in college, the workforce and beyond are educator-led assessments such as projects, papers, tests and group activities that are conducted throughout the school year; and

WHEREAS, the punitive use of MCAS as a high school graduation requirement has restricted curriculum and shifted the focus of education in our public schools toward meeting a test score instead of fostering an environment of creativity, critical thinking and real teaching and learning that helps students realize their full potential; and

WHEREAS, pediatricians, researchers and school counselors have warned of the severe impact of high-stakes testing like the MCAS graduation requirement on students' mental health and well-being; and

WHEREAS, standardized test requirements notoriously stack the deck against students of color, ESL students, and those with learning disabilities; and

WHEREAS, using MCAS testing as a high school graduation requirement has prevented or delayed thousands of students from earning a diploma, thereby interrupting or derailing education or career plans, with especially harmful impacts on students of color, low-income students, students with disabilities and students for whom English is their second language; and

THEREFORE, let it be resolved that the Revere City Council supports passage of Question 2 to replace the MCAS graduation requirement and require instead that districts certify that students have satisfactorily completed coursework demonstrating

mastery of the skills and knowledge required by the Commonwealth's strong, statewide standards in order to graduate