



CITY COUNCIL
Regular Meeting

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

Monday, October 27, 2025, 6:00 PM

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

5:00PM Legislative Affairs Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of October 6, 2025

Public Hearings

3. **25-257** Hearing called as ordered on, An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)
4. **25-265** Hearing called as ordered on, An Ordinance Further Amending the Revere Revised Ordinances Relative to the Affordable Housing Trust Fund. (attached)
5. **25-266** Hearing called as ordered on, An Ordinance Further Amending Title 12 and Title 17 of the Revere Revised Ordinances Relative to Overhanging Signs and Storefront Sign Maintenance. (attached)
6. **25-275** Hearing called as ordered on the application of Revere Beach Waterfront JV, LLC, c/o Mill Creek Residential, 84 State Street, Boston, MA 02109 requesting a Chapter 148 License for the storage of flammables to be exercised at 560 Revere Beach Boulevard, Revere, MA 02151 for the following uses: 589 space parking garage and 1,200 gallon diesel fuel AST.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Legislative Affairs Sub-Committee Report

7. **25-114** An Ordinance Further Amending Wage Theft Policies in the City of Revere.
8. **25-222** An Ordinance Further Amending Title 13 of the Revised Ordinances of the City of Revere Relative to Stormwater Management.
9. **25-232** An Ordinance Repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere.

10. **25-269** Motion presented by Councillor Argenzio: That the City Council approve the following special legislation: An Act Permitting the City of Revere to Establish Penalties and Liens for Rooming House & Certificates of Fitness Ordinance Violations Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. The city of Revere may: (i) issue citations; (ii) establish appeal and hearing processes for the citations; (iii) file real estate liens to collect unpaid fines, penalties or assessments from the citations; and (iv) avail itself of any and all relevant enforcement or procedural provisions provided in chapter 40U of the General Laws for violations of the rooming house ordinance of the city. SECTION 2. This act shall apply only to those violations that are separate and distinct from violations of the health, sanitary, housing, fire, building, plumbing or electrical code of the city of Revere or the commonwealth. SECTION 3. This act shall take effect upon its passage.

Communications

11. **25-276** Communication from the Mayor relative to the reappointment of Ellie Vargas to the Disability Commission.
12. **25-277** Communication from the Mayor relative to the appointment of Nicholas Gauvin to the Parks and Recreation Commission.
13. **25-278** Communication from the Mayor relative to the appointment of Jacklyn Damiano to the Parks and Recreation Commission.
14. **25-279** Communication from the Mayor relative to the appointment of Wilson Correa to the Parks and Recreation Commission
15. **25-280** Communication from the Mayor relative to the appointment of David Leary to the Parks and Recreation Commission.
16. **25-281** Communication from the Mayor relative to the appointment of Natalia Ardagna to the Parks and Recreation Commission.
17. **25-282** Communication from the Mayor relative to the appointment of John Shannon Bianchi to the Parks and Recreation Commission
18. **25-283** Communication from the Chief of Planning & Community Development requesting time to conduct a presentation on the work of the North Suffolk Office of Resiliency & Sustainability.

Motions

19. **25-284** Motion presented by Councillor Kelley: That the City Council request Mr. Vamshi Paili of revere.city to conduct a presentation on his AI-powered public data accessibility platform.

20. **25-285** Motion presented by Council President Silvestri: That the Mayor request the City's Policy Writer & Analyst to draft an ordinance banning cryptocurrency ATMs and kiosks from being operated in the City of Revere. Further, that the City Council send a letter to the Joint Committee on Financial Services in favor of H.1247, An Act Relative to Preventing Fraud and Establishing Regulations on Certain Virtual Currencies.
21. **25-286** Motion presented by Councillor McKenna, Councillor Guarino-Sawaya, Councillor Cogliandro, Councillor Argenzio: That the Mayor request Representative Turco, in conjunction with the Massachusetts Historical Commission, to collaborate with the Archdiocese of Boston for the purpose of nominating the statue of Christopher Columbus located at 250 Revere Street as a National Historic Landmark.
22. **25-287** Motion presented by Councillor Cogliandro: That the Mayor be requested to dedicate the Early Childhood Playground at the Lincoln School in memory of Chris Chavarria.
23. **25-288** Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to station a police officer directing traffic at the intersection of East Mountain Avenue and Cary Avenue at the end of each school day in the interest of public safety.
24. **25-289** Motion presented by Councillor Cogliandro, Councillor McKenna: That the City Council, in collaboration with the Mayor, City Planner, and any other relevant stakeholders, begin a formal discussion on the feasibility of implementing tolls on certain city roads. Multiple state highways run through the City putting a significant strain on the City's residents and its infrastructure without any financial compensation from Massachusetts.
25. **25-290** Motion presented by Councillor McKenna: That the Mayor request the Police Department to place electronic message boards around the City reminding the residents there is an election and to vote on November 4th.
26. **25-291** Motion presented by Councillor Guarino-Sawaya: That the Mayor request MassDOT to resynchronize the traffic signalization at the intersection of Revere Street and North Shore in the interest of public safety.
27. **25-292** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Engineer and/or the Department of Public Works, in coordination with National Grid, to evaluate the street lighting conditions along Breed Street near St. Anthony of Padua Church, specifically in the area west of the chapel toward the rear parking lot, to determine if additional or upgraded lighting is needed to improve nighttime visibility and public safety.
28. **25-293** Motion presented by Councillor Haas, Councillor Guarino-Sawaya: That the City Council award Certificates of Commendation to the Revere Bocce Team in honor of their victory over their 'friendly' rivals in the Revere vs. Chelsea Bocce Tournament this past September.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, October 6, 2025

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

5:00PM Appointments Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of September 29, 2025

RESULT: ACCEPTED

- 3 25-267 That the City Council will present Certificates of Merit to Sergeant Sean Matthews, Sergeant Keith Lessner, and Officer Orion Kong of the Revere Police Department for their selfless actions on August 19, 2025 to run into a burning building prior to the arrival of the Revere Fire Department to ensure that all occupants were safely evacuated.

Council President Silvestri presented Certificates of Merit to Sergeant Sean Matthews, Sergeant Keith Lessner, and Officer Orion Kong of the Revere Police Department in recognition of going above and beyond the call of duty.

RESULT: PLACED ON FILE

Unfinished Business

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

4 25-245 **Loan order for McMackin Field in the amount of \$4.2 million.**

Addressing the City Council was Chris Ciaramella, DPW Superintendent. The McMackin Field discussion details Phase 2 and related elements of a multi-phase redevelopment following Phase 1's site raising and drainage installation. Phase 2 centers on Winthrop Ave frontage work-two pedestrian bump-outs with solar beacons, full sidewalk replacement with alternating tree pits and Broadway-matching decorative lighting-and a new Ready Rock precast retaining wall (≈7 ft at field side) that, with a 6-ft ornamental fence above, creates a viewing edge and openings to a stair and ADA ramp; its top is raised 1.5 ft above sidewalk and reinforced to protect diagonal parking. The layout yields 17 field-adjacent parking spaces (including two accessible), with additional on-street parking unchanged; metering may be used to deter MBTA bus riders occupying the spaces, and nearby lots (e.g., boxing gym, former food bank) may supplement parking. Utilities (National Grid/Verizon/city lines) will move poles to the opposite side of the road. A five-mast Musco system provides targeted illumination (≈50 foot-candles infield, ≈30 outfield) designed to minimize spill to abutters, and a Daktronics scoreboard will be controlled from a two-story press box planned in Phase 3 (with a 4×8 window), alongside a second building providing three ADA bathrooms and storage; bathroom service will use two E/1 pumps discharging via a 2-inch force main. The all-turf, multi-sport field supports softball/baseball (60-ft base paths; outfield ≈200-215 ft; elevated dugouts; warm-up mounds in warning-track corners) and a U-10 soccer layout (≈120×165), bounded by an 8-ft fence with netting to 30 ft along Winthrop Ave/Victoria St and 20 ft near the condo buildings; bleacher capacity is approximately 144. Stormwater is handled by an underground infiltration (Caltech) system and sandy subbase tied to the raised grades, designed for a 100-year storm; unresolved off-site condo drainage into the field is being pursued by the City Solicitor. Maintenance choices favored turf over grass; routine costs include 1-2 annual groomings with a magnet sweep (~\$2.5-3K each) and mowing of flanking grassy slopes. Operations/enforcement topics included cameras (conduit already in place), security, and a debate over locking versus open daytime access to public fields, weighed against recent vandalism at other parks; staff noted that opening targets have shifted from spring 2026 toward July/mid-August to feed heavy fall demand, with permitted uses rather than City-run leagues expected initially. A memorial block will honor prior dedicatees. Discussion concluded with Council proposing that the color scheme of the new McMackin Field be modeled after the old McMackin Field, preserving the former glory of "Little Fenway" as it used to be referred to as.

"SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$4,200,000 FOR THE CONSTRUCTION OF McMACKIN FIELD?"

**McMackin Field Construction Bonds
Approved Loan Order**

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

FURTHER ORDERED: That the Treasurer is authorized to file an application with the

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

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

Public Comment Pursuant to Chapter 402 of the Acts of 1965

There were no participants for public comment.

Appointments Sub-Committee Report

- 5 25-219 **Communication from the Mayor relative to the reappointment of Peggy Pratt to the Zoning Board of Appeals.**

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

- 6 25-240 **Communication from the Mayor reappointment of Kourou Pich to the Human Rights Commission.**

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

- 7 25-221 **Communication from the Mayor relative to the reappointment of Anayo Osueke to the Affordable Housing Trust Fund Board.**

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

- 8 25-243 **Communication from the Mayor relative to the reappointment of Viviana Catano to the Board of Health**

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

9 25-256 **Communication from the Mayor relative to the appointment of Brittney D'Avella as a Constable for the City of Revere.**

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

10 25-255 **Communication from the Mayor relative to the reappointment of Lauren D'Avella as a Constable.**

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

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, October 6, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Argenzio, Guarino-Sawaya, Novoselsky, and Chairman Zambuto. Councillor Jaramillo was absent.

25-223 An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Stormwater Management.

The Planning Board provided a favorable recommendation for the City Council to approve the ordinance as proposed.

The Zoning Sub-Committee voted to give a favorable recommendation to the City Council that the ordinance be approved. Councillors Argenzio, Guarino-Sawaya, Novoselsky, and Chairman Zambuto voting “YES”. Councillor Jaramillo was absent.

25-244 A Zoning Ordinance Establishing the Fenno Street Affordable Housing Overlay District.

The committee members discussed the proposed Fenno Street Affordable Housing Overlay District (FSAHOD), and confirmed that once the Council sets the district parameters-most centrally the affordability requirement- any development project at this site would proceed by right through Site Plan Review. Any inter-municipal agreement with Chelsea would require approval of the City Council.

Councillor Kelley submitted the following proposed amendment to the Zoning Sub-Committee:

Section 17.30.070 General Regulations for the FSAHOD is hereby amended by inserting the following new sub-sections:

F. Any development within the FSAHOD shall dedicate at least 80% of the total of all residential units as affordable housing units.

G. The FSAHOD shall provide for a local preference for Revere residents for up to 70% of the affordable housing units of which 20% shall be dedicated for seniors and 20% shall be dedicated for veterans.

After debate over feasibility (initial baselines near 25%, proposals up to 80%, and financing constraints), the committee settled on a figure of 75% of residential units within the overlay to be designated as affordable. The committee also debated a structured local preference: 70% of the affordable units may give preference to Revere residents, and within that pool 20% are to be dedicated to seniors and 20% to veterans which would be coordinated during the lottery/marketing phase with the developer and lottery agent.

The Zoning Sub-Committee first took up the proposed amendment:

Section 17.30.070 General Regulations for the FSAHOD is hereby amended by inserting the following new sub-sections:

F. Any development within the FSAHOD shall dedicate at least 75% of the total of all residential units as affordable housing units.

G. The FSAHOD shall provide for a local preference for Revere residents for up to 70% of the affordable housing units of which 20% shall be dedicated for seniors and 20% shall be dedicated for veterans.

The Zoning Sub-Committee voted approve the amendment. Councillors Argenzio, Guarino-Sawaya, Novoselsky, and Chairman Zambuto voting “YES”. Councillor Jaramillo was absent.

The ordinance as amended is now before the committee:

Shall the Zoning Sub-Committee give a favorable recommendation to the City Council to adopt the Fenno Street Affordable Housing Overlay District, as amended?

The Zoning Sub-Committee voted favorably. Councillors Argenzio, Guarino-Sawaya, Novoselsky, and Chairman Zambuto voting “YES”. Councillor Jaramillo was absent.

11 25-223 **An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Stormwater Management.**

A ZONING ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE

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

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

17.08.495 - Low Impact Development.

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

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

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

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

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

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

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

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

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

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

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

September 29, 2025	Ordered to a first reading
October 6, 2025	Ordered on a second reading.
October 6, 2025	Ordered on a third and final reading.
October 6, 2025	Ordered Engrossed & Ordained on a Roll Call.

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

12 25-244 **A Zoning Ordinance Establishing the Fenno Street Affordable Housing Overlay District.**

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

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

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

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

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

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

17.30.020 Applicability and Effect.

- A. “Developer” shall mean any person or entity that proposes to develop or re-develop land within the FSAHOD and requests that the provisions of this Chapter

apply to its proposed project.

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

17.30.030 Allowed Uses.

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

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

17.30.040 Dimensional Regulations.

- A. Where a person or entity has elected or is required to comply with the provisions of this Chapter, the dimensional regulations set forth below apply to any project within the

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

B. Specific Dimensional Regulations Applicable in the FSAHOD.

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

Setbacks: common ownership or control shall be considered a single lot for the purpose applying dimensional requirements and internal lot lines shall be disregarded.

For the purposes of the FSAHOD, setbacks shall not apply with respect to setbacks from boundary lines with any contiguous lots under common ownership or control or adjacent lot through which the property holds easement rights.

17.30.060 Parking, Loading, and Driveways.

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

17.30.070 General Regulations for the FSAHOD.

- A. Multiple buildings on a lot shall be allowed in the FSAHOD, provided that the building separation requirements of service and fire protection vehicles, as determined and approved through the site plan review process, are met.
- B. Within the FSAHOD, retaining walls shall be allowed subject to site plan review by the Site Plan Review Committee.
- C. Within the FSAHOD, accessory signs (standing and attached) shall be allowed subject to approval by the Site Plan Review Committee.
- D. Notwithstanding any other provision of this Chapter, after the issuance of site plan review letter and any building permits based thereon, the owner of the property on which the development is proposed may divide or subdivide the property and convey the property or portions thereof to related or unrelated entities, as necessary to complete the development plans, and this subdivision or conveyance shall be deemed to be in compliance with this section and shall not render the resulting properties in violation of this ordinance.
- E. Notwithstanding any other provision of this Title, after the issuance of site plan review letter and any building permits based thereon, any development constructed under the provisions of this Chapter in compliance with the same shall be deemed to be in compliance with this ordinance and the expiration of any affordable housing restriction related to the development shall not render the development in violation of this ordinance.
- F. Any development within the FSAHOD shall dedicate at least 75% of the total of all residential units as affordable housing units.
- G. The FSAHOD shall provide for a local preference for Revere residents for up to 70% of the affordable housing units of which 20% shall be dedicated for seniors and 20% shall be dedicated for veterans.

September 29, 2025 Ordered to a first reading.
 October 6, 2025 Ordered on a second reading.
 October 6, 2025 Ordered on a third and final reading.
 October 6, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

Communications

13 25-270 **Communication from the City Auditor relative to the Community Improvement Trust - Ward 2 - Shirley Ave Mural.**

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE COMMUNITY IMPROVEMENT TRUST FUND IN THE AMOUNT OF \$9,700 FOR A MURAL IN WARD 2?”

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

- 14 25-271 **Communication from the Chief of Planning & Community Development relative to ongoing economic development initiatives throughout the City.**

RESULT: REFERRED TO ECONOMIC DEVELOPMENT Next: 11/10/2025 6:00 PM

Motions

- 15 25-272 Motion presented by Councillor McKenna: That the Mayor request the State Police to conduct traffic enforcement on Winthrop Parkway, especially from Beachmont to Winthrop in the interest of public safety. Vehicles traveling at high speeds have taken out the street light poles.

RESULT: ORDERED - VOICE VOTE

- 16 25-273 Motion presented by Councillor Cogliandro, Councillor Kelley: That the Mayor direct Superintendent Kelley to ensure that all teachers park as far away as possible from the Revere High School Field House polling location on Election Day. Parking congestion at a polling location can hinder voter turnout, and reserving closer spaces for voters will help maintain accessibility and participation.

RESULT: ORDERED - VOICE VOTE

- 17 25-274 Motion presented by Councillor Haas, Councillor Cogliandro, Councillor Guarino-Sawaya: That the Mayor, in conjunction with the School Department, be requested to install a memorial bench at the Lincoln School to honor the memory of lifelong resident and well-known volunteer, Richard Santosuosso. Mr. Santosuosso was a staple at the school for many years and developed incredibly strong relationships with students, families, educators and school employees.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:00 PM.

Attest:

City Clerk

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

**Public Hearing
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 27, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

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

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
10/8/2025

**Public Hearing
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 27, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

Be it ordained by the City of Revere as follows:

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

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

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
10/8/2025

**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, October 27, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, October 28, 2025 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

Section 17.36.060(D) Maintenance

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

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

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

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

Section 12.04.250 Permits for Projections Over the Public Way

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

A. Application

1. Before applying for a permit a projection over the public way, the applicant shall first apply to Site Plan Review and receive approval to construct.
2. All applications to the city council shall accompany the following documentation:
 - i. Detailed plans for the project including a sketch of the proposed structure, indicating its size, the nature of its construction and method of its support. For petitions involving awnings, a sample of the color of the awning covering shall also be provided; and
 - ii. A statement from Site Plan Review that said project meets all requirements imposed on it pursuant to the state building code and this section.
 - iii. Business liability insurance policy showing the city as an additional insured, conditioned to hold the city harmless from all damages occasioned by the existence of

such overhanging sign or awning, and a limit of not less than one million dollars (\$1,000,000) per occurrence.

B. Specifications

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

C. Maintenance

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

D. Enforcement

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

E. Revocation

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

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
10/8/2025
10/15/2025

Public Hearing Notice
City of Revere, MA
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, October 27, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 on the application of Revere Beach Waterfront JV, LLC, c/o Mill Creek Residential, 84 State Street, Boston, MA 02109 requesting a Chapter 148 License for the storage of flammables to be exercised at 560 Revere Beach Boulevard, Revere, MA 02151 for the following uses: 589 space parking garage and 1,200 gallon diesel fuel AST.

A copy of the aforementioned application 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 October 21, 2025.

Attest:

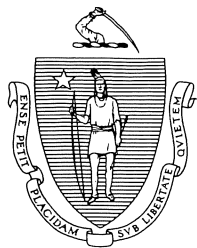
Ashley E. Melnik
City Clerk

Revere Journal

Check #5419

10/08/2025

via certified mail to direct abutters



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts

City of Revere

Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 560 Revere Beach Boulevard

Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures. *Attached

Owner of Land: Revere Beach Waterfront JV LLC

Address of Land Owner: c/o Mill Creek Residential, 84 State Street, Ste 920, Boston, MA 02109

Use and Occupancy of Buildings and Structures: 357 studio, one & two bedroom residential units

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Automotive Fuel - Gasoline	589 vehicles	11,780	gal	Auto Tanks
Diesel Fuel -	2 x 600g Generator Tanks	1,200	gal	Holding Tanks

Total quantity of all flammable liquids to be stored: 12,980

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

Attachment: Chapter 148 License Application 560 Revere Beach Blvd. (25-275 : Chapter 148 License - 560 Revere Beach Boulevard)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: ____0

List sizes and capacities of all aboveground containers used for storage: _____
 _____ N/A _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

N/A

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class **1.3G**: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4G**: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4**: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

N/A

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class **1.1**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.2**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.3**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.4**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.5**: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class **1.6**: _____ Number of magazines used for storage: _____

I, James J. Cipoletta, Esq., hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature

Date: 10/6/2025

Name

JAMES CIPOLETTA

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, JAMES CULLEN, Head of the REVERE Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Signature of Head of the Fire Department

James E Cullen

Date

10/21/2025

Recommendations: _____

SIGN TABLE					
REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (FEET TO TOP OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8 (MODIFIED)		12" X 20"	7' - 0"	GREEN & BLUE ON WHITE	YES
R5-1		24" X 24"	7' - 0"	RED ON WHITE	YES
R1-1		24" X 24"	7' - 0"	WHITE ON RED	YES

LEGEND - SITE PLAN	
EXISTING PROPERTY LINE	
100' WETLAND BUFFER	
EXISTING WETLAND LINE	
EXISTING CURB	
EXISTING CONTOUR	
PROPOSED CURB	
PROPOSED PARKING STRIPE	
PROPOSED RETAINING WALL	
PROPOSED BUILDING	
PROPOSED FENCELINE	
PROPOSED PARKING COUNT	
PROPOSED LANDSCAPED AREA	
PROPOSED ACCESSIBLE SPACE	

LAND USAGE TABLE			
RESIDENCE C1 DISTRICT (RC1)			
ITEM	REQUIRED	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT AREA	25,000 SF	131,676± S.F.	NO
MINIMUM FRONTAGE	100 FT	717.76 FT	NO
MINIMUM FRONT YARD SETBACK	20 FT	20.0 FT ⁽¹⁾	NO
MINIMUM SIDE YARD SETBACK	20 FT	28.4 FT	NO
MINIMUM REAR YARD SETBACK	30 FT	30.5 FT	NO
USABLE OPEN SPACE	—	—	NO
MAXIMUM PRINCIPLE BUILDING COVERAGE	85%	69.7%	NO
MAXIMUM HEIGHT (FEET)	120 FT	83.5 FT	NO
MAXIMUM HEIGHT (STORIES)	13	7	NO
MAXIMUM FENCE HEIGHT (FEET)	10 FT	<10'	NO
FLOOR AREA RATIO	3.0	2.87	NO

NOTES:

1. AS PER SECTION 17.24.010 IN THE REVERE ZONING ORDINANCE DEVELOPMENT IS ALLOWED IN 70% OF THE REQUIRED FRONT YARD (EXCLUSIVE OF ALL AREAS USED FOR SIDE YARD SETBACKS) IN APARTMENT AND RESIDENTIAL CONDOMINIUM DEVELOPMENTS, PROVIDED THAT THE BUILDING INSPECTOR DETERMINES THAT ADEQUATE SIDE LINES ARE MAINTAINED FOR ENTERING AND EXITING THE BUILDING. THE HEIGHT OF DEVELOPMENT IN THE FRONT YARD SHALL BE LIMITED TO 20 FEET, AND THE AREA SHALL BE RESTRICTED TO COMMON USES SUCH AS RECREATIONAL OR LEISURE ACTIVITIES. AT LEAST 68% OF THE STRUCTURE IN THE REQUIRED FRONT YARD SETBACK SHALL BE CONSTRUCTED OF GLASS, LEXON OR SIMILAR RIGID AND TRANSPARENT MATERIAL.

TOTAL FRONT YARD AREA=13,547 S.F.
TOTAL BUILDING AREA WITHIN FRONT YARD=5,002 S.F.
PER SECTION 17.24.010: 5,002 S.F./13,547 S.F. = 36.9%

2. AS PER SECTION 17.24.070 IN THE REVERE ZONING ORDINANCE PARKING IN GARAGES BELOW GRADE UNDER FRONT YARDS, BELOW GRADE UNDER SIDE AND REAR YARDS, AND PARTIALLY BELOW GRADE UNDER SIDE AND REAR YARDS SHALL BE PERMITTED WITHIN RC1 DISTRICT.

3. SUBJECT TO REVIEW AND APPROVAL OF THE SUPERINTENDENT OF PUBLIC WORKS OF THE CITY, IN THE REQUIRED REAR YARD SETBACK IN THE RC1 DISTRICT, NO USE SHALL BE ALLOWED EXCEPT FOR A PARKING GARAGE ASSOCIATED WITH THE PRINCIPAL BUILDING USE WHICH MAY COVER ALL PORTIONS OF THE REQUIRED REAR YARD EXCEPT AREAS USED FOR SCREENING REQUIRED BY CHAPTER 17.32.

4. AVERAGE GRADE ALONG NORTHERLY RIGHT OF WAY OF REVERE BEACH BOULEVARD = 12.75

5. THIS PLAN DEPICTS PARKING LAYOUT ON FIRST FLOOR & LOWER LEVEL. REFER TO ARCHITECTURAL PLANS FOR UPPER LEVEL PARKING LAYOUTS.

FAR CALCULATION:
PARKING FLOOR AREA = 167,555 S.F.
BUILDING MAINTENANCE SYSTEMS = 15,749 S.F.
RECREATIONAL FLOOR AREA = 12,039 S.F.
SUBTOTAL = 195,343 S.F.
TOTAL GROSS FLOOR AREA = 572,609 S.F.
[FAR= 572,609-195,343 = 377,266/131,676 = 2.87]

PARKING TABLE		
COMPONENT	REQUIRED	PROPOSED
ONE-BEDROOM UNIT 192 UNITS (ONE-BDRM/STUDIO)	288 SPACES (1.5 SPACES PER UNIT) 192 x 1.5 = 288	INTERIOR LOWER LEVEL: 310 SPACES LEVEL 1: 185 SPACES LEVEL 2: 94 SPACES
TWO-BEDROOM UNIT 132 UNITS (TWO BEDRM)	231 SPACES (1.75 SPACES PER UNIT) 132 x 1.75 = 231	
THREE-BEDROOM UNIT 33 UNITS (THREE BEDRM)	66 SPACES (2 SPACES PER UNIT) 33 x 2.0 = 66	
TOTALS	357 UNITS 585 SPACES	589 SPACES

NOTES:

1. PER CITY ORDINANCE, IN THE RC1 DISTRICT OFF-STREET PARKING REQUIREMENTS SHALL BE 1.5 SPACES PER ONE BEDROOM UNIT, 1.75 SPACES PER TWO BEDROOM UNIT AND 2 SPACES PER UNIT FOR THREE OR MORE BEDROOMS.

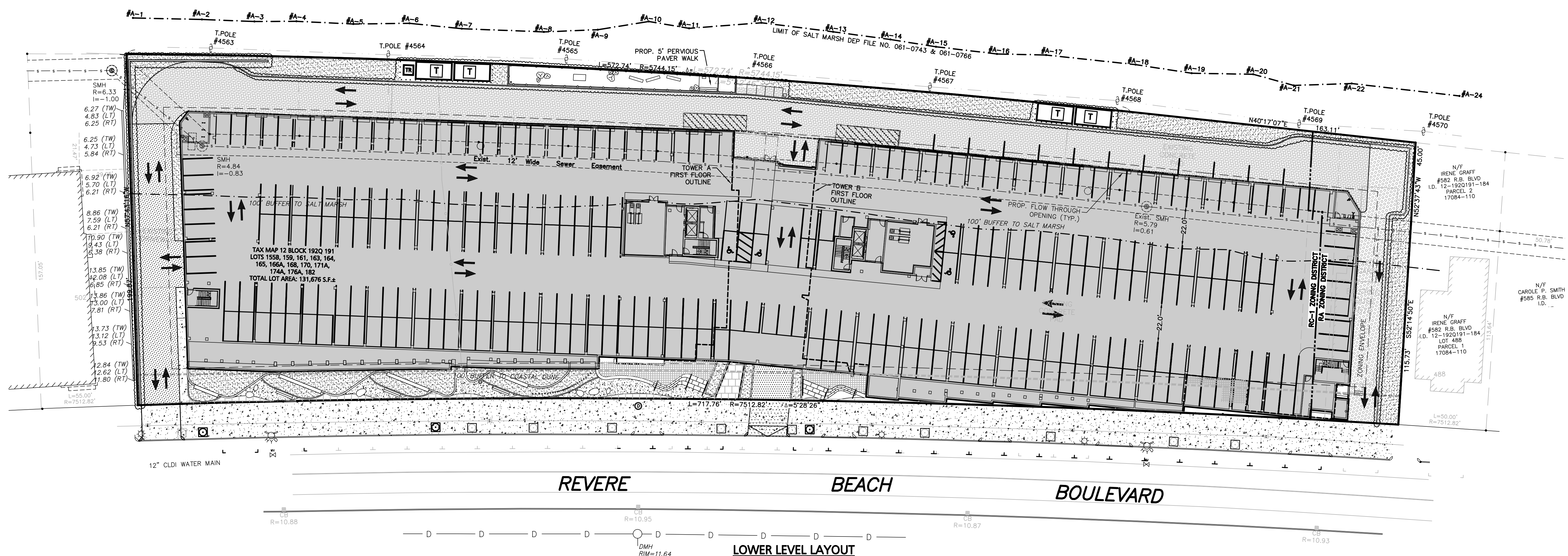
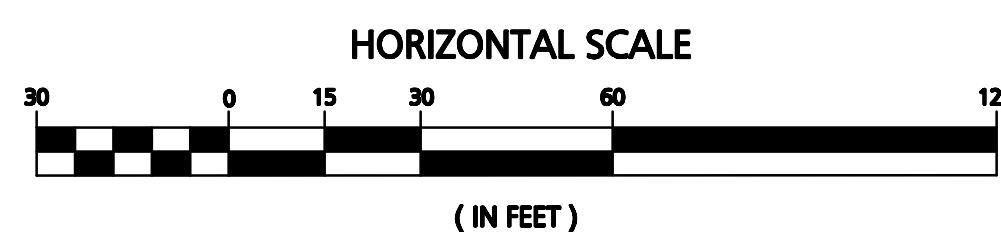
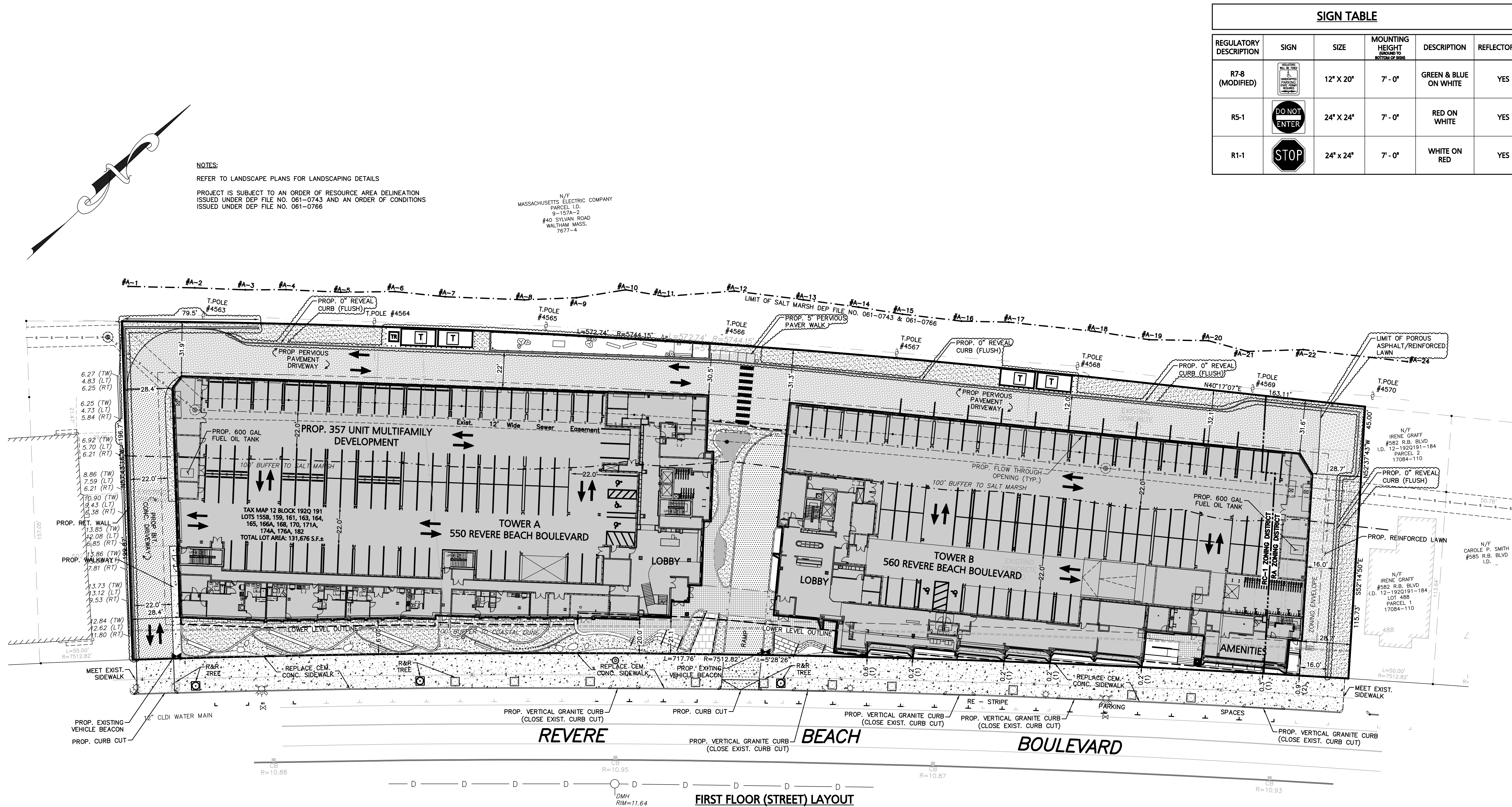
2. SEE ARCHITECTURAL PLANS FOR GARAGE PARKING LAYOUT.

3. TOTAL UNIT COUNT = 357 UNITS. OVERALL PARKING RATIO PROVIDED = 1.64 SPACES/UNIT

4. MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED PER S21 CMR 23.1 (2% OF TOTAL) = 12 SPACES PROVIDED = 12 SPACES

5. ALL INTERIOR PARKING SPACES: 8.5x17'. ALL EXTERIOR PARKING SPACES 9x18'

ON STREET PARKING TABLE	
EXISTING PARKING SPACE 21 SPACES	PROPOSED PARKING SPACE 28 SPACES



Public Hearing Notice
City of Revere, MA

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

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

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

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

Chapter 15.15 Wage Theft Prevention

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

Section 15.15.010 - Purpose

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

Section 15.15.020 - Definitions

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

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

S. *Wage*, as defined by M.G.L c. 149, § 148.

T. *Wage theft*, any action by an employer, their officers, agents, or employees causing employer not to make a timely and /or complete payment of wages, to pay the minimum wage or prevailing wage, or to pay overtime earned and owing to an employee.

Section 15.15.030 - Wage Theft Compliance Process.

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

Section 15.15.040 - Requirements for Contractors.

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

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

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

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

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

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

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

C. *Notice requirement.* Every city department issuing an RFP or bids shall notify applicants that they have an affirmative duty to report to said department and the city solicitor, within five business days of receipt, any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment against them or any of their subcontractors related to wage theft and occurring while the contract is in effect.

D. *Reporting and notice requirements during the contract term.*

1. The contractor shall maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with M.G.L. Chapter 152 and provide documentary proof of such coverage included with the contractor's submitted bid to the City of Revere to be maintained as a public record.
2. The contractor shall properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of prevailing wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (See M.G.L. Chapter 149, § 148B on employee classification).
3. Any construction contractor must make arrangements to ensure that each employee of every contractor and subcontractor of any tier entering or leaving the project individually completes the appropriate entries in a daily sign-in/out log. The sign in/out log shall include: the location of the project; current date; printed employee name; signed employee name; name of employee's employer and the time of each entry or exiting. The log shall contain a prominent notice that employees are entitled under state law to receive the prevailing wage rate for their work on the project. Such sign-in/out logs shall be provided to the purchasing agent upon request and shall be a public record to the extent permitted by law.
4. The contractor must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority
5. All construction contractors shall furnish their monthly certified payrolls to the city's purchasing agent for all employees working on city contracts for the entire duration of the project.
6. All contractors shall furnish to the purchasing agent any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment related to wage theft and issued during the term of their contract(s) with the city against the contractor or its sub-contractors within five (5) business days of receipt.
7. To the extent required as set forth below, all contractors shall maintain a wage bond for the term of the contracts) with the city.

E. *Wage bonds.* Any successful bidder/proposer or contractor or subcontractor who has had a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment, resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages within five (5) years prior to the date it submits its bids or proposals, and that is not otherwise prohibited from public contracting, shall be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees, based on an average of its total labor costs for the past two years, but in no event shall such amount be less than \$5,000. Such bond must be maintained for the terms or extensions of any contract, and proof of such bond must be provided upon request by the city. Failure to comply with this section may constitute grounds for modification, suspension, and/or revocation of the contract at the city's discretion and without penalty to the city.

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

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

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

Section 15.15.050 - Requirements for Tax Relief Agreements.

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

1. *Certifications and disclosures.* It shall be a special and material condition of any tax relief agreement that any construction manager, general contractor or other lead or prime contractor, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the construction work on the assisted project during the term of the agreement (hereinafter, collectively and individually, the "contractor") shall comply with the following qualifications and conditions at all times during their performance of work on the property:
 - a. Any and all persons, natural or corporate, who are non-government signatories to the tax relief agreement shall provide the city solicitor with a list of all construction managers, general contractors, lead or prime contractors, subcontractors, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier engaged to perform work on the property subject to the tax relief plans during the term of the agreement. An initial list must be provided to the city solicitor prior to the start of any work on the property subject to the tax relief agreement.
 - b. Should any additional or replacement entities be engaged to perform work on the property subject to the tax relief plans during the term of the tax relief agreement, the signatory must provide to the city solicitor the name of such entity no later than 14 days after that entity begins work on the property.
 - c. Tax relief agreement recipient signatories shall further certify that they shall not engage any entity to perform work on the property covered under the tax relief agreement if such entity is subject to any debarment for any reason, or an unpaid criminal or civil judgment, administrative citation, or final administrative determination for wage theft, and that they shall not
 - (a) have entities performing work on the property who have been the subject of an indictment, judgment, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law; nor
 - (b) have any entities performing work on the property who have been the subject of a

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

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

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

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

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

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

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

Section 15.15.060 - Requirements for licensees and prospective licensees.

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

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

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

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

Section 15.15.070 - Severability.

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

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

Attest:
Ashley E. Melnik
City Clerk

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

Public Hearing

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

AN ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Design Requirements and Performance Standards.

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

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

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

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

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

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

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

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

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

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

Attest:
Ashley E. Melnik
City Clerk

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

Public Hearing

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

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

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

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

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

Attest:

Ashley E. Melnik
City Clerk

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



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

August 13, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Ellie Vargas to the Disability Commission, in accordance with MGL Chapter 40 Section 8J. I am reappointing Ms. Vargas to a three-year term that is set to expire in November of 2028.

The Disability Commission has successfully assisted many Revere residents with care and respect, and Ellie has proven her ability to continue to do so for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of Nicholas Gauvin to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

Nicholas is a new member of our community and is eager to become more involved. His education, background and sports, and positive attitude will be an asset to this commission.

Regards,



Patrick M. Keefe Jr.

Nicholas Gauvin

ngaivin71@outlook.com | (860) 931 - 8597 | linkedin.com/in/nicholasbgauvin

Experience

WS Development Associates

Property Accountant - Boston Seaport & Fenway Corners

Boston, Massachusetts

April 2024 - April 2025

- Led GAAP reporting and budgeting for a \$2.87B portfolio, strengthening internal controls and mitigating cash flow and compliance risks.
- Built dynamic models to monitor acquisition, development, and OPEX risk, supporting strategic continuity planning across projects.
- Automated enterprise reporting workflows using analytics tools, improving accuracy and resiliency while boosting efficiency by 35%.
- Deployed AI-based solutions to detect control failures and reduce financial and regulatory exposure.
- Managed financial and regulatory reporting tied to lender requisitions, REIT compliance, and derivative instruments.
- Partnered with Canadian and EU-based investors to support cross-border compliance and operational continuity.

KPMG US, LLP

Audit Associate - Commercial Markets

Boston, Massachusetts

June 2022 - April 2024

- Led audit fieldwork for a diverse portfolio of clients, ensuring compliance with GAAP, internal policies, and regulatory frameworks.
- Managed 15 offshore audit staff, improving cross-border coordination and reducing reporting delays.
- Conducted operational walkthroughs and risk assessments to identify control gaps in procurement, grant spending, and revenue cycles.
- Evaluated control frameworks for commercial and grant-funded clients, mitigating process risk and improving reporting integrity.
- Advised on FX exposure and trade compliance for clients across North America, APAC, and the EU.
- Enhanced audit operations through SOP refinements and offshoring strategy, reducing cycle time and inefficiencies.
- Temporarily assisted internal procurement with vendor research, contributing to due diligence efforts and system optimization.
- Participated in firmwide operational inclusion and governance initiatives through internal board leadership.

Northeastern University

Global Security Consultant - Global Safety & Support Office

Boston, Massachusetts

December 2019 - June 2022

- Delivered travel risk plans across 3 global campuses to support academic continuity and international operations.
- Prepared executive briefings on geopolitical threats, guiding global crisis and incident response strategy.
- Managed student mobility via Airbridge, coordinating with global agencies to ensure continuity of operations.
- Liaised with CBSA to secure student reentry during COVID-19, enabling Canadian campus operations.
- Developed emergency protocols and support systems to enable program expansion in London.
- Conducted regional risk assessments for new campuses and programs, shaping leadership decisions on global site development.
- Advanced global inclusivity and compliance frameworks, enhancing safety and accessibility in risk-sensitive travel programs.

Community Service Officer - Northeastern University Police Department

June 2019 - June 2022

- Supported global emergency response and incident management as Dispatcher and French translator in Northeastern's GSOC.
- Delivered real-time support for high-risk student incidents, earning recognition from the Toronto regional campus.
- Supported NUPD Community Engagement Team in campus safety outreach and student relations.

Education

Northeastern University

Master of Art in Security & Intelligence Studies (In Process)

Boston, Massachusetts

- Concentration in Corporate Security and Business Continuity.

Bachelor of Science in Finance & Accounting Management (summa cum laude)

- Emphasis on global investment strategies, financial modeling, corporate accounting, automation, and systems management.

Certifications & Skills

Languages: French (Native), English (Native).

Travel Systems: SAP Concur, Egencia, CTM.

Risk & Emergency: Crisis24, CJIS, NamUs.

Analytics Tools: Power BI, Power Automate, Alteryx, SQL, Excel.

ERP & Finance Systems: NetSuite, Anaplan, Salesforce, K2.

Productivity: PowerPoint, Word, Outlook, Dynamics 365, Azure.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of Jacklyn Damiano to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

As a parent who utilizes the resources at the Parks and Recreation Center, Jacklyn hopes to bring her perspectives to the commission to maintain the success of recreational events and opportunities in the City of Revere.

Regards,

Patrick M. Keefe Jr.

Jacklyn Damiano

172 Prospect Ave. Revere, Ma. 02151 | 857-869-4734 | Jacklyn87@icloud.com

Objective

- To obtain a position in which I can utilize my experience and skills in early childhood education to ensure quality and positive systems at an administrative level.

Education

MASTERS | 2016 | CONCORDIA UNIVERSITY

- Major: Education, Curriculum, and Instruction
- Minor: Inclusion Classroom

BACHELORS | 2011 | UMASS BOSTON

- Major: Psychology

ASSOCIATES | 2009 | BUNKERHILL

- Major: Early Childhood Education

Skills & Abilities

- EEC Director I and II certification.
- Experience with student teaching at a college level
- Experience with consulting other programs
- Experience working with Microsoft program
- Experience in creating plans and charts
- Strong Background in working with children and adults
- Experience working in large group, small group, and individual situations
- Experience writing and implementing IEP, ISP, and 504 plans
- Knowledge of grants
- Leadership skills
- Goal oriented
- Excel in mentoring and taking leadership roles
- Able to adapt in situations
- Able to multitask in a busy work situation

Experience

EDUCATIONAL SUPERVISOR | PATHWAYS FOR CHILDREN | SEPTEMBER 2022 - PRESENT

- Oversees the day-to-day operations of the Head Start Site where they are assigned, problem solve as necessary and work collaboratively with other center staff and administration to ensure compliance with all regulatory standards. Work in conjunction with the program administrator and educational manager to provide technical assistance and supervision to all program teaching staff as assigned. Ensure that all activities, materials, furnishings, and center arrangements in the classroom are compliant with OHS, and EEC standards and regulations to support developmentally appropriate and safe learning environments

for children. Ensure that all classrooms are appropriately staffed and in compliance with ratios at all times and that effective communication is maintained with parents, staff, and collateral organizations.

EDUCATIONAL COACH | PATHWAYS FOR CHILDREN | SEPTEMBER 2021 – SEPTEMBER 2022

- Work under the direction of the Education Manager and as part of the Education Team, to provide high-quality coaching, training and technical assistance to Head Start classroom teachers on best practices related to early learning standards. Work to maintain and/or improve program quality in classrooms by conducting observations, modeling, providing trainings, resources, and individualized professional development for teachers to support instructional outcomes and school readiness goals for children.

INFANT/TODDLER LEAD TEACHER | ETHOS EARLY LEARNING PROGRAM | SEPT. 2020 – SEPT. 2021

- Responsible for planning, implementing, and monitoring a safe and developmentally appropriate environment for children in the classroom. Work in conjunction with a teaching team to ensure compliance with all EEC regulations pertaining to early childhood Infant/Toddler classrooms.

DIRECTOR | YMCA OF METRO NORTH-LYNN | OCTOBER 2016 – MAY 2020

- Responsible for the administration and management of program operations of the Lynn Early Learning Program. Follow all standards and regulations from the Department of Early Education and Care (EEC) in accordance with YMCA policies. Ensure high quality service delivery for children and families by monitoring the health and safety of the program, ensuring adequate on site supervision and effective day-to-day program operations. Responsible for the administrative functions of the Early Learning Program. Work across divisions to support the administrative needs of YMCA, operations and fiscal.

ASSISTANT DIRECTOR | YMCA OF METRO NORTH-SAUGUS | MAY 2016 – OCTOBER 2016

- In classroom 50% of the time. Ensure high quality service delivery for children and families by monitoring the health and safety of the program site, ensuring adequate on site supervision and effective day-to-day program operations. Ability to perform responsibilities of the administrative functions for the Early Learning Program in the absence of the director.

LEAD TEACHER | C.A.P.I.C. HEAD START | AUGUST 2009 – MAY 2016

- Provide oversight and management to assure classroom operates according to best practice and standards. Supervise a team of teachers, floaters, volunteers and interns to create a therapeutic learning environment in which each child is supported and nurtured to their full potential. Provide oversight and management to assure the classroom operates according to best practice and standards set by Office of Head Start, Department of EEC, and the agency's policy and procedures.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of Wilson Correa to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

Wilson is very involved in the community, especially at the Parks and Recreation Center. His passion for the livelihood of City of Revere will make him a great member of this commission.

Regards,



Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of David Leary to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

As the Head Coach of the Revere High School Boys Basketball Team, Mr. Leary has a clear passion for sports programming and youth involvement in the City of Revere, making him a great candidate for this commission.

Regards,



Patrick M. Keefe Jr.

David M. Leary

86 Keslar Ave.

Lynn, Ma. 01905

781-589-5658

Employment:

Maintenance Manager, Leahy Landscaping Inc. (Lynn, Ma) 2023-present

Operations Supervisor, Leahy Landscaping Inc. (Lynn, Ma) 2011-2023

Operations Supervisor, Lawn Pros Inc. (Saugus, Ma) 1999- 2011

Education:

Associates Degree NSCC 2015

Dom Savio High School 1993-1997

Coaching:

Revere High School Boys Basketball Head Coach 2016-present

Lynn Tech High School Boys Basketball Head Coach 2014-2016

Malden High School Boys Basketball Assistant Coach 2004-2014

Dom Savio High School Boys Basketball Assistant Coach 1999-2004

Email: davidleary930@verizon.net



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of Natalia Ardagna to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

Natalia is an active community member and is the Head Softball Coach at UMass Boston. Her knowledge and skillset make her a great fit for this commission.

Regards,

Patrick M. Keefe Jr.

Natalia Ardagna

Revere, MA

781-367-8670

nataliadags@gmail.com

Education:

Bridgewater State University

B.S., Criminal Justice/Sociology

Deans List

May 2004

Coaching Experience:

University of Massachusetts-Boston

Head Softball Coach

2007 – Present

- Responsible for all duties associated with leading a Division III Softball program including practice planning & organization, game strategy, recruiting, fundraising, supervision and administration
- Served on the NCAA Division III Regional Advisory Committee (2010-12)
- Appeared in 3 NCAA Regionals (2017, 2018 and 2025 and one NCAA Super Regional (2017)
- Developed and mentored:
 - 45 All conference Players
 - 3 LEC Player of the year (2017,2019, 2025)
 - 5 NFCA ALL Region Players
 - 2 academic All-Americans
 - 1 NCAA All -American
- Honored as the Little East Conference Coach of the Year 2024
- Created, implemented and carried out various fundraisers to supplement operating budget, generating over \$30,000 annually
- Pioneered various community outreach initiatives including TEAM Impact, elementary school mentoring, soup kitchen volunteering, and collaborating with ROTC, Buddy Walk, Pride games and cancer awareness
- Served on numerous hiring committees, project development, diversity equity and inclusion, as well as, coaches representative on administration team
- Successfully petitioned and negotiated the first Union contract for UMass Boston Coaches.

Simmons College – Boston, MA

Head Softball Coach

2006– 2007

- Responsible for all duties associated with leading a Division III Softball program
- Coordinated and scheduled practices, conditioning sessions, and traditional and non-traditional season games as well as regular season games within NCAA guidelines
- Organized all team travel including transportation, lodging, and meals
- Designed and successfully implemented fundraising initiatives, academic tracking programs including study halls and academic reports, and recruiting systems

Other Experience:

Fenway Park

Bartender/Manager for Aramark Concessions at Fenway Park

1998 - 2018

Assistant Coach

Simmons College

2004 - 2006

Certifications:

First Aid/CPR/AED (Recertified 2025)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

October 16, 2025

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

Dear Honorable Members of the Revere City Council,
I write to inform you of my appointment of John Shannon Bianchi to the Parks and Recreation Commission in accordance with Chapter 2.57.060 of the revised Ordinances of the City of Revere. The terms of the commission members shall be coterminous with that of the Mayor.

Mr. Bianchi has extensive experience in public service, and already has many goals he hopes to help bring to fruition through the commission. We are excited to see what his expertise can provide the City of Revere.

Regards,



Patrick M. Keefe Jr.

Shannon Bianchi
 14 Harbor View Rd. Nahant, MA 01908
 617-987-5490 ~ johnshannonbianchi@gmail.com

Paralegal with strong public service background seeks position with the City of Revere

Highlights of Qualifications

- Paralegal Certificate from North Shore Community College, 2013
- 8 years municipal service experience; Nahant Planning Board Secretary & Vice Chairman.
- Working knowledge of Massachusetts municipal and zoning laws.
- Excels with research, investigation, mapping, and creative solutions.
- Proficient with writing, editing, and proofreading legal documents, memoranda, meeting minutes, agendas, and zoning law.
- Excellent written and oral communication skills.
- Proven record of collaborative work in a team setting.
- Skilled at analyzing and organizing complex information and data.
- Public service oriented; good listener, concise problem solver.

Education

Paralegal Certificate, North Shore Community College's American Bar Association approved tract, Class of 2013. Key classes and focus: Legal Writing and Research, Family Law, Estates and Trusts, Litigation.

Bachelors of Arts, Sociology, University of North Carolina Asheville. Chancellor's Recommendation, Class of 2000. Key classes and focus: Critical Theory, Political Science, Urban Problems and Policies, Ethics, Psychology.

Work History

Town of Manchester-By-The-Sea, MA. Land Use Clerk, October 2024 to June 2025

Freelance Paralegal, 2013 to present

Vineyard Gazette. Legal Advertising Account Manager and Classifieds Manager, 2007 to 2010

Elmore, Elmore & Williams, PA and Roberts & Stevens, PA, File Clerk/Courier, 1996 to 1999

Gaps in work history: Full-time Father, part-time work and projects, 2010 to 2023

Public Service History

Appointed to the Nahant Open Space and Recreation Master Plan Committee 2017

- Served on the OSC with a focus to rewrite Nahant's Open Space Master Plan as it had not been updated in several years. Removed inaccurate historical analysis from the plan,

as it hindered the Town's ability to perform work in low lying areas. Removed divisive political language, and focused on scientific data and survey data to compile a citizen-first approach to the Open Space Master Plan.

Elected to the Nahant Planning Board 2018-2025

- Served as Secretary for the first two years, composing agendas and minutes for the Board. Learned Roberts Rules of Order and MGL Zoning laws. Worked on several high profile ANR applications, subdivisions, and site plan reviews. Spearheaded and led the Board through nearly 5 years of action steps to develop the Bear Pond Ecosystem Rehabilitation Plan, which cleared the way for the Select Board to implement a 2.3 million dollar project in cooperation with the Army Corp of Engineers and Mass Fish and Wildlife to rehabilitate nearly 50 acres of Town owned land that had been mismanaged for nearly 100 years. The plan identified a freshwater coastal lagoon, brook, and estuary that had been built over and slowly destroyed going back to the early 1600's. Research included historic maps, writings, ship captain logs, and other writings. The plan sought to correctly identify the ecosystem, eradicate invasive species, educate the community to my findings, and work to restore the system in hopes of helping bring back the endangered American Eel which once frequented Bear Pond on Nahant.
- Served as Vice Chair of the Board for two years. Wrote Nahant's marijuana bylaw, and Nahant's ADU bylaw, both which were approved by over 2/3 vote at Town Meeting.

Goals for Revere

- I hope to use the knowledge I've acquired to expand and improve Revere's parks and open space areas. I have already begun research into Oak Island Park, which is directly behind my condominium building. This area has been taken over by invasive species, and according to historic maps of Revere - at first glance - appears very similar to what I worked on with Nahant. I would love to help expand Oak Island Park, as well as others.
- I am passionate about golf. While working on the Bear Pond Ecosystem Rehabilitation Plan I learned about golf course design, putt putt course design, and began traveling the country to visit short courses and putting courses. Upon retirement, I hope to move to west Georgia, build my own short course, and donate it to Carroll County as a county park. I would like to bring golf to Revere in some way.

Professional and personal references:

Sheila Hambleton, Assessor, and Chair of Nahant Planning Board - 10 years
 Antonio Barletta, Town Administrator, Town of Nahant - 8 years
 Greg Federspiel, Town Administrator, Town of Manchester By The Sea - 1 year
 Michelle Maloney, Human Resources, Town of Manchester By The Sea - 1 year
 Nicole Bluefort, Attorney, Lynn & Boston - 12 years

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

October 22, 2025

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

RE: North Suffolk Office of Resilience & Sustainability Presentation for the Climate and Energy Subcommittee

Dear Councilors:

In discussion with the Subcommittee Chair Juan Pablo Jaramillo, we would appreciate the opportunity to brief the City Council's Climate and Energy Subcommittee on the work of the North Suffolk Office of Resiliency and Sustainability (NSORS), a regional partnership between Revere, Chelsea and Winthrop. We would like to request the opportunity to do so at the next available meeting of the subcommittee, ideally before the November 24th meeting of the City Council.

This would include:

- An opportunity to share with the subcommittee more about the NSORS office, and what their priorities are in the year ahead and beyond
- Recently received grants to support resilience and sustainability work, including the Coastal Zone Management Coastal Resilience Grant and Massachusetts Clean Energy Center grant, as well as other funding sources
- Resilience and sustainability tools and incentives offered by the Department of Planning & Community Development, such as Mass Save Community First Partnership
- Upcoming projects and programs to align with Revere's Master Plan, Hazard Mitigation Plan, and the NSORS Zero Carbon Action Plan

Attached, please find the 2025 NSORS Annual Report that highlights some of the initiatives we look forward to discussing with you.

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

As NSORS enters its fifth year being a regional office, and second year with full staff support, we wanted an opportunity to speak with the Subcommittee about the regional partnerships, work that has been completed in FY25, and what NSORS is looking forward to accomplishing in FY26 and beyond.

We hope to speak to the sub-committee soon, and in the interim please reach out with any questions or comments you may have.

Sincerely,

Tom Skwierawski

Chief of Planning & Community Development

Abderezak Azib

Sustainability Manager, North Suffolk Office of Resilience & Sustainability

Kristen Homeyer

Resilience Manager, North Suffolk Office of Resilience & Sustainability

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	REV.955
Historic Name:	Columbus, Christopher Statue
Common Name:	
Address:	250 Revere St
City/Town:	Revere
Village/Neighborhood:	
Local No:	
Year Constructed:	1892
Architect(s):	Ames Manufacturing Company; Buyens, Alois G.;
Use(s):	Other Governmental or Civic; Other Religious;
Significance:	Art; Community Planning; Ethnic Heritage;
Area(s):	
Designation(s):	
Building Materials:	
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
 Massachusetts Historical Commission
 220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, October 20, 2025 at 2:33 PM

PI-2
UGS BOLT N

#B-19

955

SOS! Survey Questionnaire

Save Outdoor Sculpture!, National Institute for the Conservation of Cultural Property
3299 K Street, NW, Washington, D.C. 20007 (1-800-421-1381)

Reverse

- Read the entire form carefully before beginning the survey.
- Type or print using a ballpoint pen when filling out this form. Legibility is critical.
- Do not guess at the information; an answer of "Unknown" is more helpful.
- For sculptures with several separate sculptural components, complete one questionnaire for the entire work. If necessary, complete relevant sections of the *SOS! Survey Questionnaire* for each component and staple them together.
- If possible, attach a photograph, photocopy, slide or other reproduction of the sculpture to this form.
- Refer to *SOS! Handbook* for further clarification of terminology.
- Contact your local SOS! Project Coordinator if you have any questions.

PART I: BASIC DESCRIPTIVE INFORMATION

Title of Work (if unsure, note "unknown"; if artist named work "Untitled," note accordingly)

CHRISTOPHER COLUMBUS

Alternate Title(s) _____

Primary Artist(s) ALOIS G. BUYENS

Person(s) responsible for the overall conception and creation of the work. Frequently the artist's name will appear toward the back, lower edge or another inconspicuous place on the sculpture, followed by the abbreviations "Sc." "Sculp" for sculptor/sculpted.

Other Collaborators (check as many as apply).

- ☐ Carver _____
- ☐ Designer _____
- ☐ Architect _____
- ☐ Other (Designate role, e.g., landscape architect, engineer) _____

Foundry/Fabricator AMES MFG. CO. CHICOPEE, MASS

If the piece was cast, the foundry name or monogram symbol, as well as cast date, may appear on the base of the sculpture or another inconspicuous place.

Execution Date (often found by sculptor's name) 1892

Other Dates (check as many as apply) 1

Other dates to report might include the date the sculpture was commissioned, copyrighted, cast (often found beside the foundry's name) or dedicated.

- ☐ Cast _____
- ☐ Copyright _____
- ☐ Dedicated _____

Media (material(s) sculpture/base made of)

Sculpture:

- ☐ Ceramic ☐ Concrete ☐ Glass ☒ Metal
☐ Plastic ☐ Stone ☐ Water ☐ Wood
☐ Undetermined ☐ Other (specify) _____

If known, name specific medium (e.g., bronze, Cor-Ten steel, oak, fiberglass)

BRONZE**Base (if media differs from sculpture, please indicate)**

- ☐ Ceramic ☒ Concrete ☐ Glass ☐ Metal
☐ Plastic ☐ Stone ☐ Water ☐ Wood
☐ Undetermined ☐ Other (specify) _____

If known, name specific medium (e.g., granite, marble, limestone, concrete)

CONCRETE AND MARBLEWas information obtained by direct observation? ☒ Yes ☐ No

If no, attach photocopy of source.

Approximate Dimensions (indicate unit of measure)

Always measure from the tallest and widest points.

Sculpture: Height _____ Width _____ Depth _____ or Diameter _____
 Base: Height 100" Width 70" Depth 59" or Diameter _____

Markings/Inscriptions (check as many as apply)

Is the artist's signature visible on the piece?

- ☒ Yes, examined and found signature
☐ No, examined sculpture/base but did not see any signature
☐ Unable to determine, couldn't get close enough to check

If signature is visible, record here: A. BUYENS, BOSTON 1892

Does the work have foundry/fabricator marks?

- ☒ Yes, examined and found foundry marks
☐ No, examined sculpture/base but did not see foundry mark
☐ Unable to determine, couldn't get close enough to check

If foundry mark/mark is visible, record here: AMES MFG. CO. CHICOPEE, MASS

Record the signature(s) and any additional markings or inscriptions that appear on the sculpture or base.

Indicate their location (e.g., back of base, lower left). Use a slash (/) to indicate separate lines of inscription.

Record the text of any associated nearby identification or commemorative plaques.

Are any inscriptions badly worn or unreadable? ☐ Yes ☐ No ☐ Unable to determine

PART II: LOCATION/JURISDICTION INFORMATION

The sculpture is currently located at: THE CHURCH OF ST. ANTHONY OF PADUA

Street address or site location 250 REVERE ST.

City REVERE County SUFFOLK State MA

Owner/Administrator (name of agency, institution or individual that currently owns or administers the sculpture and is responsible for its long-term care)

Name THE CHURCH OF ST. ANTHONY OF PADUA

Department/Division _____

Street Address 250 REVERE ST.

City REVERE State MA Zip Code 02151

Contact Name REV. DOMENIC MENNA Telephone (617) 289-1234

If sculpture has been moved, please list former location(s) or owner(s).

IT WAS SCULPTED AND PRESENTED TO ARCHBISHOP WILLIAMS BY THE KNIGHTS
OF COLUMBUS ON OCTOBER 12, 1892, WHEN IT WAS PLACED IN FRONT OF
THE CATHEDRAL OF THE HOLY CROSS IN BOSTON. CARDINAL O'CONNEL
ORDERED THE STATUE MOVED FROM BOSTON IN 1925 TO THE PIAZZA IN
FRONT OF ST. ANTHONY'S CHURCH IN REVERE.

Environmental Setting (The general vicinity and immediate locale surrounding a sculpture play a major role in its overall condition.)

Location Type (check as many as apply to immediate surroundings)

- | | | |
|--|--|--|
| ☐ Battlefield | ☐ Bridge | ☐ Cemetery |
| ☐ College Campus | ☐ Courthouse | ☐ Garden |
| ☐ Library | ☐ Municipal Building | ☐ Park |
| ☐ Plaza/Courtyard | ☐ Post Office | ☒ Religious Building |
| ☐ School | ☐ Sports Facility | ☐ State Capitol |
| ☐ Town Square | ☐ Traffic Circle | ☐ Transit Facility |
| ☐ Zoo | ☐ Other (specify) _____ | |

General Vicinity (check as many as apply)

- | | |
|--|---|
| ☐ Rural (low population, open land) | ☐ Suburban (residential setting near a major city) |
| ☐ Town | ☒ Urban/metropolitan |
| ☐ Coastal (bordering salt water) | ☐ Desert |
| ☐ Plains (valley or plateau lands) | ☐ Mountain |

Immediate Locale (check as many as apply)

- ☐ Industrial
- ☒ Street/Roadside (within 20 feet)
- ☐ Tree Covered (overhanging branches or trees nearby)

Is the sculpture in a protected setting? (check if applicable)

- ☐ Protected from the elements (e.g., niche, canopy)
- ☐ Protected from the public (e.g., fenced)

Any other significant environmental factor (i.e., near airport or subway)?

PART III: CONDITION INFORMATION**Structural Condition** (check as many as apply)

Instability in the sculpture and its base can be detected by a number of factors. Indicators may be obvious or subtle. Visually examine the sculpture and its base.

	Sculpture	Base
Is the armature/internal support unstable/exposed? (look for signs of exterior rust)	☐	☐
Any evidence of structural instability? (look for cracked joints, missing mortar or caulking or plant growth)	☐	☐
Any broken or missing parts? (look for elements (i.e., sword, rifle, nose) that are missing due to vandalism, fluctuating weather conditions, etc.)	☐	☐
Any cracks, splits, breaks or holes? (look for fractures, straight-line or branching, which could indicate uneven stress or weakness in the material)	☐	☐

Surface Appearance (check as many as apply)

	Sculpture	Base
Bird guano (e.g., bird droppings, other animal/insect remains)	☐	☐
Black crusts	☐	☐
Etched, pitted or otherwise corroded (usually applies to metal)	☐	☐
Metallic staining (e.g., run-off from copper, iron, etc.)	☒	☒
Organic growth (e.g., moss, algae, lichen or vines)	☐	☐
White crusts	☐	☐
Chalky or powdery (applies to stone only)	☐	☐
Granular, sugary or eroding (applies to stone only)	☐	☐
Spalling or sloughing (applies to stone only) (parallel splitting off of the surfaces)	☐	☐
Other (e.g., applied adhesives, spray paint, graffiti, gouges)		

SOME STAINING AND/OR OXIDATION HAS TAKEN PLACE ON STATUE AS WELL AS THE
BASE.

Does water collect in recessed areas of the sculpture and/or base?

☐ Yes ☒ No ☐ Unable to determine

Surface Coating

Does there appear to be a coating?

☐ Yes ☐ No ☒ Unable to determine

If known, identify type of coating.

☐ Gilded ☐ Painted ☐ Varnished ☐ Waxed ☐ Unable to determine

Is the coating in good condition?

☐ Yes ☐ No ☐ Unable to determine**Basic Surface Condition Assessment (check one)**

In your opinion, what is the general appearance or condition of the sculpture?

☐ In urgent need of treatment ☐ Well-maintained
☐ Would benefit from treatment ☒ Unable to determine**PART IV: OVERALL DESCRIPTION**

Briefly describe the sculpture, its subject/theme and its overall condition. For figurative works, use the abbreviations PR (proper right) and PL (proper left) to indicate the right or left side of the statue from the perspective of the statue (i.e., your right or left side if you were positioned on the base facing in the same direction as the statue). For abstract works, describe the predominant forms, colors, shapes and textures. For descriptions of either abstract and figurative pieces, avoid judgmental language. For condition, indicate any broken or missing parts and describe evidence of cracks, graffiti, etc.

THE STATUE OF THE VENERABLE ITALIAN NAVIGATOR CRISTOFORO COLUMBO
(CHRISTOPHER COLUMBUS), ONE HAND POINTING TO THE EARTH AND THE
OTHER ARM OUTSTRETCHED POINTING TO HEAVEN PERHAPS SUGGESTING THAT IT
WAS WITH GOD'S GUIDANCE THAT HE WAS ABLE TO DISCOVER A NEW WORLD.

ON FRONT OF BASE IS A BRONZE BAS-RELIEF SCULPTURE (18" X 33") - SHOWING
COLUMBUS KNEELING AT A CROSS HE HAD JUST ERECTED - HE HAS A TROWEL
IN HIS HAND. BEHIND HIM STAND HIS MEN. ON THE OTHER SIDE OF THE STANDS
A NATIVE AMERICAN AND A CHRISTLIKE FIGURE GIVING A BLESSING.

ON THE NORTH SIDE OF THE BASE IS A BRONZE BAS-RELIEF SCULPTURE (18" X 33")
A WOMEN STANDING ON A CHARIOT BEING DRAWN BY A HORSE. THE WOMAN IS
HOLDING A CORNUCOPIA. OVER HER LEFT SHOULDER APPEARS A BRIGHT STAR.
THE HORSE IS BEING LED BY COLUMBUS TO WHAT SEEMS TO BE QUEEN ISABELLA
SEATED IN HER THRONE.

PART V: SUPPLEMENTAL BACKGROUND MATERIALS

In addition to your on-site survey, any supplemental secondary information you can provide related to the artist or portrait subject, to the historical commissioning, patronage or funding of the work, as well as previous conservation treatment histories will be welcomed. When citing sources, provide enough detail to enable researchers to locate the information easily. Include the full citations of each source (i.e., author, title, publisher, date, pages). If possible, photocopy source materials and attach. Make sure attached sources are clearly identified.

☐ Book _____

☐ Magazine or journal article _____

☐ Newspaper article or account _____

☐ Unpublished archival or manuscript materials _____

☐ Other (specify) _____

Where can a photograph or illustration of the work be obtained?

If photographic image is attached, please identify type of image.

- ☒ Photograph
- ☐ Photocopy
- ☐ Slide
- ☐ Illustration
- ☐ Other (specify) _____

PART VI: SURVEYOR INFORMATION AND WAIVER

Date of On-site Survey 5/22/97

Waiver of Liability, Photographic and Data Rights for Volunteers, Agents or Employee Participants

I acknowledge that I am a participant in Save Outdoor Sculpture!, a project cosponsored by the National Institute for the Conservation of Cultural Property (NIC) and the National Museum of American Art, Smithsonian Institution. The project's purpose is to determine the location, description and basic condition of sculpture in the United States, to raise awareness about the condition of our nation's sculpture and to promote its long-term care and maintenance.

In furtherance of these objectives, I will record certain information on the SOS! Survey Questionnaire, provide certain illustrations and take certain photographs. I hereby declare that, to the extent these text, illustrations and photographs may be eligible for copyright protection, all of my rights and interest in them are hereby waived. It is my intention to place these written works, illustrations and photographs in the public domain and I warrant that I will not assert any copyright claim in them.

I further declare and acknowledge that I am a volunteer, agent or employee for my sponsoring organization and am not a volunteer, agent or employee of the Smithsonian Institution or the NIC. I agree to hold harmless the NIC and Smithsonian, its museums, bureaus, entities, employees and officials from any and all damages, injuries or claims that may arise out of my participation in the SOS! project.

This waiver shall be effective as of the date above.

JUSTIN P. CAPODILUPO
Typed or Printed Name of Participant

10 CARY AVE
Address

REVERE, MA 02151
City State Zip

Justin P. Capodilupo
Signature of Participant

Fill in blanks below and return to your local SOS! Project Coordinator.

Name JUSTIN P. CAPODILUPO

Address 10 CARY AVE City REVERE

State MA Zip Code 02151 Telephone (617) 284-6645

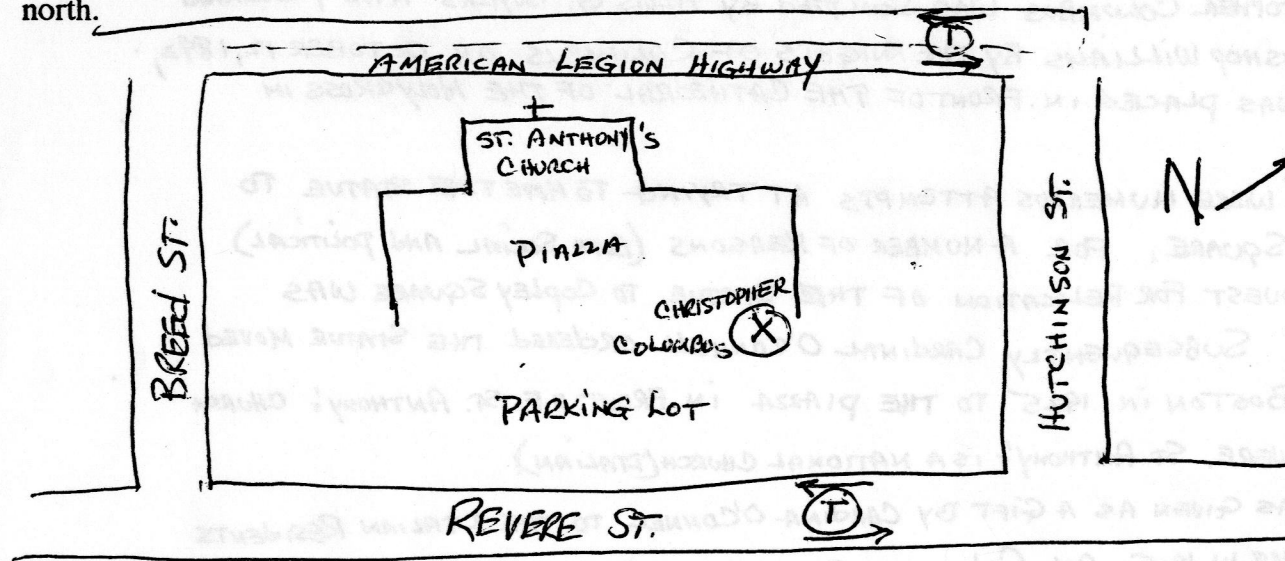
Lynne Spencer
P.O. Box 58
Nahant MA 01908

Massachusetts Save Outdoor Sculpture!

Addenda # 1:

Massachusetts SOS! requests the following additional information to assist with our state-wide survey for inclusion in the Massachusetts Historical Commission records:

SKETCH MAP: Draw a map showing the sculpture's location in relation to the nearest cross street and/or major natural features. Show all buildings and their relationships to the piece. Label streets including route numbers, if any. Circle and number the inventory sculpture. Indicate north.



SKETCH MAP FOR COMPLEXES: Provide a sketch map for sculptures that are part of a larger complex such as a plaza, courtyard or the like:

Addenda # 2

This is optional but valuable information which synthesizes your research as directed on page 7 of the SOS! form --

HISTORICAL NARRATIVE: Explain the history of the sculpture and how it relates to the development of the community. This can explore its intention or use, its association with specific individuals and groups, and its relationship to local historical trends and events. Associations include those connections with artists, designers, owners, groups or organizations. If the sculpture is commemorative, describe the event (s) or person (s) commemorated.

CHRISTOPHER COLUMBUS WAS SCULPTED BY ALOIS G. BUYENS AND PRESENTED TO ARCHBISHOP WILLIAMS BY THE KNIGHTS OF COLUMBUS ON OCTOBER 12, 1892, WHEN IT WAS PLACED IN FRONT OF THE CATHEDRAL OF THE HOLY CROSS IN BOSTON.

THERE WERE NUMEROUS ATTEMPTS AT TRYING TO MOVE THE STATUE TO COPLEY SQUARE, FOR A NUMBER OF REASONS (BOTH SOCIAL AND POLITICAL) THE REQUEST FOR RELOCATION OF THE STATUE TO COPLEY SQUARE WAS DENIED. SUBSEQUENTLY, CARDINAL O'CONNELL ORDERED THE STATUE MOVED FROM BOSTON IN 1925 TO THE PIAZZA IN FRONT OF ST. ANTHONY'S CHURCH IN REVERE. ST. ANTHONY'S IS A NATIONAL CHURCH (ITALIAN)

IT WAS GIVEN AS A GIFT BY CARDINAL O'CONNELL TO THE ITALIAN RESIDENTS OF REVERE IN 1925. ON COLUMBUS DAY OF THAT YEAR IT WAS UNVEILED BY JANE MICHAEL CURLEY, MAYOR OF BOSTON.

THE CITY OF REVERE SPONSORS AN ANNUAL COLUMBUS DAY PARADE WHICH IS VERY WELL ATTENDED BY RESIDENTS AND PEOPLE FROM NEIGHBORING COMMUNITIES.

THE CHRISTOPHER COLUMBUS STATUE IS WHERE THE REVIEWING STAND IS PLACED.

