



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – Revere City Hall  
281 Broadway, Revere, Massachusetts 02151  
Calendar  
Monday, November 27, 2023, 6:00 PM

## 5:00PM Zoning Sub-Committee Meeting

### Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of November 13, 2023
3. **23-254** Motion presented by Councillor Cogliandro, President Pro Tempore McKenna: That the City Council award a Certificate of Appreciation to Anthony Parziale for hosting a fundraiser for the Good Diner and Hector's Barbershop, which were both heavily impacted by a water main break on Broadway.

### **Public Hearings**

4. **23-263** Hearing called as ordered on the application of Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.
5. **23-264** Hearing called as ordered on the application of Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.
6. **23-265** Hearing called as ordered on the application of Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.
7. **23-251** Hearing called as ordered on, A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE BY ESTABLISHING GREEN STREET AND SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICTS PURSUANT TO MASS. GEN. LAWS CHAPTER 40R.
8. **23-256** Hearing called as ordered on, AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

**Zoning Sub-Committee Report**

9. **23-247** 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by constructing an additional six (6) units to enable the appellant to develop an eleven (11) unit apartment structure and providing seventeen (17) off street parking spaces at 465 Revere Beach Boulevard, Revere, MA 02151.
10. **23-248** 1784 Holdings, LLC, Attn: John Auchenback, 8777 North Gainey Center Drive, Scottsdale, AZ 85258 requesting a special permit from the Revere City Council to enable appellant to operate a self-storage facility located within the IP District at 195 American Legion Highway, Revere, MA 02151.

**Communications**

11. **23-266** Communication from the City Auditor requesting a supplemental appropriation to the FY2024 Election Department budget in the amount of \$30,000 for expenses related to a recount.
12. **23-267** Communication from the Mayor-Elect requesting that in recognition of Small Business Saturdays, that parking meters not be enforced on the following Saturdays in December: 2nd, 9th, 16th, and 23rd.
13. **23-268** Communication from the Mayor-Elect requesting the temporary appointment of Savannah Carlson to the Cultural Council, expiring on January 1, 2024.
14. **23-269** Communication from the Mayor-Elect requesting the temporary appointment of Joseph Heafitz to the Cultural Council, expiring on January 1, 2024.
15. **23-270** Communication from the Mayor-Elect requesting a residency waiver pursuant to Section 2.06.060(B) of the Revised Ordinances of the City of Revere for Christine Beals, Assistant City Clerk.

**Motions**

16. **23-271** Motion presented by Councillor Cogliandro: That the Acting Mayor request a member of the MSBA to come before the City Council to discuss the future of the current Revere High School project.
17. **23-272** Motion presented by Councillor Zambuto: That the City Council rescind special municipal employee status, pursuant to Massachusetts General Laws Chapter 268A, Section 1(n), for the following boards and positions: Conservation Commission (1985), Planning Board (1986), Zoning Board of Appeals (1988), Constables (1995), License Commission (2000), Cultural Council (2003), Clerk to the ZBA (2009), and Auxiliary Police Force (2013).
18. **23-273** Motion presented by Councillor Novoselsky: That the Mayor-Elect request the appropriate department to relocate the existing electronic speed reader from 102 Campbell to 42 Campbell Avenue in the interest of public safety.
19. **23-274** Motion presented by Councillor Zambuto: That the Acting Mayor be requested to include funding in the IT Department FY2025 budget for city-issued email addresses for all board and commission members.

20. **23-275** Motion presented by Councillor Silvestri: That the City Council send a letter to the Joint Committee on Veterans and Federal Affairs in support of and requesting swift passage of Bill H.4172 An Act Honoring, Empowering, and Recognizing Our Servicemembers. This bill, if enacted, would allow the City of Revere to provide additional property tax relief for veterans.
21. **23-276** Motion presented by Councillor Powers: That the Mayor-Elect request the City Solicitor to appear before the City Council to provide an update on the litigation status of the property at 585 North Shore Road.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, November 13, 2023

Regular Meeting of the City Council was called to order at 6:00 PM. President Pro Tempore Joanne McKenna presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Dan Rizzo	Councillor	Absent	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Joanne McKenna	President Pro Tempore	Present	

2 Approval of the Journal of the Regular Meeting of October 30, 2023

**RESULT: ACCEPTED**

3 23-225 Cataldo Ambulance and the Revere Fire Department will appear before the City Council to discuss the City's ambulance services.

Fire Chief Chris Bright, Dennis Cataldo and Bob White of Cataldo Ambulance addressed the City Council on ambulance services in the City of Revere. Lower response times are currently an industry wide issue. There are back up issues when waiting for patients to triage upon arrival at hospitals and partly due to Covid, there is a severe shortage of EMTs graduating from training. If the City were to contract another full-time ambulance, the cost would be approximately \$750,000 to \$1 million per year, which would not be feasible or sustainable.

**RESULT: PLACED ON FILE**

4 23-231 Lauren Buck, Chief of Health & Human Services will appear before the City Council to provide an update on the Overdose Outreach program.

Lauren Buck, Chief of Health & Human Services addressed the City Council on the Overdose Outreach Program. She indicated that all reported overdose patients have been contacted.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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### Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, November 13, 2023 at 5:00PM. Committee members present were Councillors Novoselsky, Silvestri, Visconti, President McKenna, and Chairman Zambuto. Councillor Powers was absent. The following Council Orders were discussed during this meeting:

**C-23-05** Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

Joseph Luna, Architect for the project, addressed the Zoning Sub-Committee and was agreeable to modifying the roof to be in line with the abutting business' roof line. City Planner Frank Stringi offered the following conditions to be included in the special permit:

1. The second floor area shall be used for office and storage only.
2. Any dumpster on site shall be screened on all sides and shall be at least 10 feet from any residential property line.
3. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities, construction of concrete sidewalks and granite curbing, construction of driveways, construction of retaining walls (if applicable), and landscaping. A copy of the street and sidewalk bond receipt must be filed with the Building Inspector prior to the issuance of a building permit.
4. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
5. The plans must be reviewed and approved by the Fire Dept.
6. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and abutting residential properties and include acoustical mitigation and/or noise baffle devices.

“SHALL THE ZONING SUB-COMMITTEE OFFER A FAVORABLE RECOMMENDATION TO GRANT THE RELIEF REQUESTED SUBJECT TO THE CONDITIONS?”

Councillors Novoselsky, Silvestri, Visconti, President McKenna, and Chairman Zambuto voting “YES”. Councillor Powers was absent.

**C-23-06** 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by constructing an additional six (6) units to enable the appellant to develop an eleven (11) unit apartment structure and providing seventeen (17) off street parking spaces at 465

Revere Beach Boulevard, Revere, MA 02151.

Attorney Lawrence Simeone addressed the Committee and asked that the Chairman adopt the same findings and conditions that were previously included in the former special permit as follows:

### **FINDINGS**

1. The Project seeks to modify a nonconforming structure by altering the existing nonconforming structure for the same purpose to a substantially greater extent in accordance with R.R.O. 17.40.030(B) by the addition of six (6) apartments units.
2. The Project site is located in the Residence C1 (RC1) District in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
3. The Project site identified as Lot 5, A and B Revere Beach Boulevard, consists of forty-five and six tenths (45.6) feet of frontage on Revere Beach Boulevard, a public way, and consists of ten thousand seven hundred and fifteen (10,715) square feet of land with one (1) nonconforming structure thereon.
4. The Project site's address is 465 Revere Beach Blvd., Revere, Mass..
5. The Project Site Plan is entitled "Site Plan 465 Revere Beach Blvd. (Tax Map 11 Block 192Q191), Revere, Massachusetts, October 18, 2021, prepared by Engineering Alliance, Inc.194 Central Street, Saugus, MA.
6. The Project site is presently serviced by municipal water and sewer; as well as electricity and gas. It is the determination of the Zoning Sub-Committee that such modification of the existing nonconforming structure shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and the Project will have beneficial effects on the City and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site.

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

The Project advances economic needs of this residential/multifamily and commercial neighborhood in the RC1 district and will not adversely affect the neighborhood wherein the Project will not create adverse impacts such as noise, odor, smoke or dust and will not substantially generate traffic. The Project does not deviate or substantially change the character of this area wherein there exists currently multifamily and residential properties.

The Project site is an appropriate location in the RC1 district, which allows the modification of nonconforming structures (multifamily and commercial) by special permit. The Project site has a nonconforming multifamily dwelling [consisting of five (5) units]; similar to the zoning district and which exists other uses without impeding the normal use of the Project site or surrounding property.

### **Traffic flow and safety**

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

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

#### **Adequacy of utilities and other public services.**

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

#### **Neighborhood character and social structures.**

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

#### **Impacts on the natural environment.**

The Property is located in the RC1 District in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot 5, A and B Revere Beach Boulevard, consists of forty-five and six tenths (45.6) feet of frontage on Revere Beach Boulevard, a public way, and consists of ten thousand seven hundred and fifteen (10,715) square feet of land with one (1) nonconforming structure thereon.

The Project site is almost entirely paved with no natural vegetation. The Project will have no negative impact on the natural environment existing at the Project site.

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

#### **Potential Fiscal Impact**

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

#### **Conditions**

1. A clear pedestrian path of egress must be provided from the entrance of the building to the street.
2. No building is allowed to be constructed over a public utility which requires that plans be modified to resolve this conflict if it is determined to exist.
3. A landscaping and fencing plan shall be approved by the Site Plan Review Committee.

Chairman Zambuto requested that the special permit be tabled and will remain in committee for further discussion.

**C-23-07** 1784 Holdings, LLC, Attn: John Auchenback, 8777 North Gainey Center Drive, Scottsdale, AZ 85258 requesting a special permit from the Revere City Council to enable appellant to operate a self-storage facility located within the IP District at 195 American Legion Highway, Revere, MA 02151.

Committee member Councillor Visconti voiced opposition to the change in use due to the proposed height of the structure. Councillor Serino (non-committee member) requested that the applicant remove a floor from the design. Mr. Costa, the project manager, indicated that if a floor was removed additional setback relief would be required as the building would need to be constructed wider to accommodate the proposed square footage of the structure.

Chairman Zambuto tabled the special permit and will remain in committee for further discussion.

**23-219** Zoning Ordinance Establishing Outdoor Dining Regulations for the City of Revere.

The Planning Board voted unanimously to approve the Outdoor Dining Ordinance as proposed. The ordinance, as proposed, received a unanimous favorable recommendation for adoption.

**23-246** Zoning Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Prequalified Lots, Signage, and Driveways.

The Planning Board voted unanimously to recommend amending the proposed maximum driveway grade from 8% to 10%.

The Planning Board amendment recommendation is now before the Committee for consideration.

“Shall the Zoning Sub-Committee amend the proposed ordinance to provide for a maximum driveway grade of 10%?”

The amendment was unanimously approved.

The ordinance, as amended, is now before the Committee.

“SHALL THE ZONING SUB-COMMITTEE OFFER A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE ZONING ORDINANCE RELATIVE TO PREQUALIFIED LOTS, SIGNAGE, AND DRIVEWAYS, AS AMENDED?”



Councillors Novoselsky, Silvestri, Visconti, President McKenna, and Chairman Zambuto voting “YES”. Councillor Powers was absent.

- 5        23-211        Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?"**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Powers, Serino, Silvestri, Visconti, Zambuto, McKenna
<b>ABSENT:</b>	Rizzo

- 6        23-219        Zoning Ordinance Establishing Outdoor Dining Regulations for the City of Revere

**A ZONING ORDINANCE ESTABLISHING OUTDOOR DINING REGULATIONS FOR THE CITY OF REVERE**

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

**Section 1.** Title 17, Chapter 17.08 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

17.08.654 - Restaurant.

“Restaurant” means an establishment where the primary business is the service, by a waiter or waitress, of food and beverages to be consumed exclusively at tables or a bar or counter on the premises.

**Section 2.** Title 17, Chapter 17.08, Section 17.08.655 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:

17.08.655 - Restaurant, outdoor dining.

“Restaurant, outdoor dining” means a covered or uncovered but not fully enclosed portion of a restaurant which is located in a public space that is outside of a wholly enclosed building or structure, including but not limited to a sidewalk, street, or municipal parking lot, and is used for the service and consumption of food and drinks by the patrons of the restaurant.

**Section 3.** Title 17, Chapter 17.16, Section 17.16.040 of the revised ordinances of the City of Revere is hereby amended by removing “sp” in the TED district following “Restaurant” and

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inserting in place thereof “yes” within the Table of Uses.

**Section 4.** Title 17, Chapter 17.16, Section 17.16.040 of the Revised Ordinances of the City of Revere is hereby amended by placing a new entry for “Restaurant, outdoor dining” in the Table of Uses, which shall be inserted directly beneath “Restaurant,” and which shall be followed by “no” in the RA, RA1, RB, RB1, RC3, and LI Districts, and “yes” in the RC2, PDD1, PDD2, GB, CB, HB, TED, and IP Districts, and “yes%” in the RC, RC1, NB, and GB1 Districts.

**Section 5.** Title 17, Chapter 17.16, Section 17.16.040 of the Revised Ordinances of the City of Revere is hereby amended by inserting footnote “%=See 17.16.310(B)(1) for outdoor dining in Districts where Restaurants are allowed by Special Permit” below the Table of Uses.”

**Section 6.** Title 17, Chapter 17.16, Section 17.16.310 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:

17.16.310 - Restaurants (non-fast food).

- A. Restaurant (non-fast food) establishments are allowed by right in the RC2, PDD1, PDD2, GB, CB, HB, TED, and IP districts. In the RC, RC2, NB, and GB1 districts restaurants (non-fast food) may be erected, constructed, placed, altered, converted, or otherwise changed only by special permit granted by the city council in conformance with the dimensional and parking control requirements of this title, and the following minimum requirements:
1. The use in question shall be located and principally assessed from the frontage (street address) portion of the lot in question.
  2. The minimum frontage utilized by the use in question shall be at least sixty feet.
  3. Restaurant (non-fast food) establishments must utilize a space equivalent to fifty percent of the first-floor gross square footage of the building (building footprint) in which it’s located.
  4. Parking requirements set forth in Section 17.28.020 pertaining to restaurants (non-fast food) i.e., one space per four seats, shall be provided on-site and in addition to any other parking spaces required for commercial or residential uses. In no instance shall any other commercial or residential parking spaces be counted or shared by the restaurant (non-fast food) establishment.
  5. The above criteria, subsections 1-3, shall pertain to restaurant (non-fast food) establishments on the first three stories of buildings in the RC1 district and shall not apply to restaurant (non-fast food) establishments above the fourth floor.
- B. Outdoor dining in the public way. Food and/or alcoholic beverages shall not be served outside of the licensed premises without written approval of the License Commission expanding the license’s premises. All outdoor dining areas in the public way shall comply with all applicable state and municipal codes, and the American with Disabilities Act (ADA) requirements.

- 1. In the RC, RC1, NB, and GB1 districts, outdoor dining in the public way shall be an allowable use in conformance with the conditions set by the city council in the establishment’s Special Permit.
  - 2. Site Plan Review Committee shall review applications for Outdoor dining and make recommendations for conformance prior to approval from the License Commission expanding the license’s premises.
- C. Every license and permit issued shall contain a condition that the person accepting the same shall conform to the laws of the commonwealth, the provisions of this revision, and all other ordinances of the City of Revere and the specifications in the license or permit; that the license or permit may be revoked at any time by the authority issuing it unless otherwise provided by law; that the licensee will indemnify and hold harmless the city from any damages it may sustain or be required to pay by reason of performing the work licensed or permitted, or by reason of any act or neglect by the licensee or permittee, or by any of the licensee’s or permittee’s employees relating to such work, or by reason of the violation of any specification contained in the license or permit; provided, that nothing contained in this section shall be construed to prevent the insertion of any other specification deemed advisable by the authority issuing the license or permit.

October 30, 2023      Ordered to a first reading.  
 November 13, 2023    Ordered on a second reading.  
 November 13, 2023    Ordered on a third and final reading.  
 November 13, 2023    Ordered Engrossed and Ordained on a Roll Call.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Powers, Serino, Silvestri, Visconti, Zambuto, McKenna
<b>ABSENT:</b>	Rizzo

7      23-246      Zoning Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Prequalified Lots, Signage, and Driveways.

**A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO PREQUALIFIED LOTS, SIGNANGE, AND DRIVEWAYS**

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

**Section 1.** Title 17, Chapter 17.24, Section 17.24.030(D) of the Revised Ordinances of the City of Revere is hereby amended by removing the third sentence and inserting in place thereof the following two sentences, “The term ‘vacant’ means that no structure existed on the lot, including but not limited to a garage, shed (larger than 200 square feet), deck, cabana, inground swimming pool or any other accessory structure. For the purpose of this Section, an above ground swimming pool shall not be considered a permanent structure.”

**Section 2.** Title 17, Chapter 17.28, Section 17.28.110 of the Revised Ordinances of the City of

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Revere is hereby amended by removing the words “eight percent” and inserting in place thereof the words "ten percent.”

**Section 3.** Title 17, Chapter 17.36, Section 17.36.042(B)(2) of the Revised Ordinances of the City of Revere is hereby amended by removing the words “thirty feet” and inserting in place thereof the words “twenty feet.”

**Section 4.** Title 17, Chapter 17.36, Section 17.36.060(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by removing the words “beyond the face of any wall or building, or.”

- October 30, 2023      Ordered to a first reading.
- November 13, 2023      Ordered on a second reading, as amended.
- November 13, 2023      Ordered on a third and final reading, as amended.
- November 13, 2023      Ordered Engrossed and Ordained on a Roll Call.

<b>RESULT:</b>	<b>ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Powers, Serino, Silvestri, Visconti, Zambuto, McKenna
<b>ABSENT:</b>	Rizzo

8      23-247      465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by constructing an additional six (6) units to enable the appellant to develop an eleven (11) unit apartment structure and providing seventeen (17) off street parking spaces at 465 Revere Beach Boulevard, Revere, MA 02151.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 11/27/2023 6:00 PM</b>
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9      23-248      1784 Holdings, LLC, Attn: John Auchenback, 8777 North Gainey Center Drive, Scottsdale, AZ 85258 requesting a special permit from the Revere City Council to enable appellant to operate a self-storage facility located within the IP District at 195 American Legion Highway, Revere, MA 02151.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 11/27/2023 6:00 PM</b>
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**Communications**

10      23-250      Communication from the Chairman of the Board of Assessors requesting that the City Council hold a public hearing for the purpose of adopting the Minimum Residential Factor for Fiscal Year 2024.

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**RESULT: ORDERED TO PUBLIC HEARING - CC** **Next: 12/4/2023 6:00 PM**

11 23-251 Communication from the Chief of Planning & Community Development requesting an amendment to the Revised Zoning Ordinances of the City of Revere establishing Smart Growth Overlay Districts for the purpose of complying with the MBTA Communities Law.

**RESULT: ORDERED TO PUBLIC HEARING - CC** **Next: 11/27/2023 6:00 PM**

**Motions**

12 23-252 Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Chief of Police to provide police presence to curb speeding and assist overall with traffic enforcement at every school during pick up and drop off.

**RESULT: ORDERED - VOICE VOTE**

13 23-253 Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Superintendent of the DPW to install speed tables near every school to curb speeding.

**RESULT: ORDERED - VOICE VOTE**

14 23-254 Motion presented by Councillor Cogliandro, President Pro Tempore McKenna: That the City Council award a Certificate of Appreciation to Anthony Parziale for hosting a fundraiser for the Good Diner and Hector’s Barbershop, which were both heavily impacted by a water main break on Broadway.

**RESULT: ORDERED - VOICE VOTE**

15 23-255 Motion presented by Councillor Cogliandro: That the City Council order to a public hearing, AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO RESIDENCY AND PERSONNEL (see attached).

**RESULT: WITHDRAWN**

16 23-256 Motion presented by Councillor Cogliandro: That the City Council order to a public hearing, AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK (see attached).

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**RESULT: ORDERED TO PUBLIC HEARING - CC** Next: 11/27/2023 6:00 PM

17 23-257 Motion presented by Councillor Novoselsky: That the Acting Mayor request the MBTA to install a shelter with seats at the bus stop across from 1465 North Shore Road for the 110,116 and 119 bus routes. Further, that the MBTA and the State Delegation be forwarded a copy of the approved Council Order.

**RESULT: ORDERED - VOICE VOTE**

18 23-258 Motion presented by President Pro Tempore McKenna, Councillor Silvestri: That the Acting Mayor be requested to investigate the feasibility of converting the green space at the end of Previte Way (formerly Unity Avenue), into a passive park by planting a "Unity Tree" and installing seating for residents to enjoy the view.

**RESULT: ORDERED - VOICE VOTE**

19 23-259 Motion presented by President Pro Tempore McKenna, Councillor Silvestri: That the Acting Mayor request the appropriate staff at City Hall to assist the residents and businesses of Previte Way (formerly Unity Avenue) to change their address and cover any costs associated with said change.

**RESULT: ORDERED - VOICE VOTE**

20 23-260 Motion presented by Councillor Silvestri: That the Acting Mayor be requested to investigate the feasibility of installing illuminated stop signs at the intersection of Newhall and Malden Streets. The stops signs that were recently installed are very difficult to see during the evening hours.

**RESULT: ORDERED - VOICE VOTE**

21 23-261 Motion presented by Councillor Silvestri: That the City Council award Certificates of Merit to Officer Brendon Leslie (Medal of Honor), Officer Christopher Panzini (Medal of Valor), and Sgt. Jackie Dean (Medal of Valor) in recognition of receiving the Trooper George L. Hanna Memorial Award.

**RESULT: ORDERED - VOICE VOTE**

**Late Communications**

22 23-262 Communication from the Acting Mayor relative to the Toys for Tickets amnesty program for the 2023 holiday season.

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Upon payment of an unpaid parking fine and the donation of a new, unused toy of similar or greater value for donation to a worthy charitable purpose, the Parking Director, beginning on November 15, 2023 and ending at the close of business on December 14, 2023, shall waive up to \$30.00 dollars per ticket, maximum five tickets, in unpaid parking fines, as provided in R.R.O. 10.48.160. Notwithstanding the foregoing, the Parking Director shall not waive any surcharge imposed by the Massachusetts Registry of Motor Vehicles if the Parking Director has notified the Registry of Motor Vehicles of an unpaid fine and a non-renewal of license and/or registration has been recorded by the Registry of Motor Vehicles.

**RESULT:            ORDERED - VOICE VOTE**

Ordered adjourned at 8:30 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 13, 2023 6:00 PM (Salute to the Flag)

C-23-08

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020A of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-08) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday/Wednesday from 8:00AM-7:00PM, and Tuesday/Thursday from 8:00AM-5:00PM.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #3434  
11/08/2023  
11/15/2023

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)



FORM B

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

Date: November 1, 2023

City of Revere, Massachusetts  
Revere City Council  
Application for Special Permit

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (Revised Ordinances of the City of Revere)
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 110.
- C. *Application for Special Permit for Modification of a Nonconforming Use (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020A.<sup>1</sup>*

1. Applicant submitting this application is:

Name: Nicholas Giacobbe  
Address: 164 Harris Street, Revere, Massachusetts  
Tel. #: \_\_\_\_\_

OFFICE CITY CLERK  
REVERE, MASSACHUSETTS

NOV 1 2023

FILED

<sup>1</sup> R.R.O. 17.40.020 entitled “ Modification of nonconforming uses” states in pertinent part : “ Upon the issuance of a special permit from the city council, nonconforming uses may be modified as follows:  
*A. Change or substantial extension of the use;*  
B. Change from one nonconforming use to another, less detrimental, nonconforming use.  
The city council may award a special permit only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.(C.O.96-17 § 39 (part))

2. Applicant is Nicholas Giacobbe  
 Licensee \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_  
 Owner X Other (Describe) \_\_\_\_\_

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

Name: Lawrence A. Simeone, Jr., Esq.  
 Title: Attorney-At-Law  
 Address: 300 Broadway, P.O. Box 321, Revere, MA 02151  
 Tel: # 781-286-1560

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

Name: Applicant  
 Address: \_\_\_\_\_  
 Tel. #: \_\_\_\_\_

5. The land described in this application is recorded in Suffolk County Registry of Deeds, **Book** 39264 Page 189, Certificate # (if registered) \_\_\_\_\_

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

See attached site plan submitted with this application, entitled "Site Plan 164 Harris Street. (Tax Map 16-246-3), Revere, Massachusetts, October 31, 2023, prepared by Williams & Sparges, 189 North Main Street, Suite Middleton, MA 01949; attached and marked Exhibit A.

Lot 4 Harris Street, Sq. Ft. 8478

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications Yes (*See attached and marked Exhibit B*).
8. A locus map (8 ½” x 11”) copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes (*See attached and marked Exhibit C*).

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

Yes

No

Do not know

- 9b. Is the location of the site of this application within 100 feet of:  
a coastal beach \_\_\_\_\_; salt marsh \_\_\_\_\_; land under the ocean \_\_\_\_\_;  
do not know \_\_\_\_\_? No X.

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

*The Property is located in the Residence B (RB) District in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot 4 Harris Street, consists of sixty (60) feet of frontage on Harris Street, a public way, and consists of eight thousand four hundred and seventy eight (8,478) square feet of land with two nonconforming structure<sup>2</sup> thereon.*

*Currently there exists on the Property a three (3) unit multifamily apartment building identified by Revere Assessors records as Three Family style building constructed in 1930<sup>3</sup>, which is a nonconforming use<sup>4</sup> with noncompliant off street parking.*

<sup>2</sup>R.R.O. 17.08.530 entitled “Nonconforming structure” states in pertinent part: “Nonconforming structure” means a structure, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, which does not conform with the regulations of this title. (C.O.96-17 § 41; C.O. 83-3 § 17-2(B)(44))

<sup>3</sup> Assessors Card states in pertinent part : “ The property contains 0.195 acres of land mainly classified as MULT HS with a(n) THREE FAMILY style building built about 1930, having vinyl exterior and metal roof cover, with three (3) units , 15 room(s), 6 bedroom(s), 3 bath(s), 0 half bathe(s). . *See attached and marked Exhibit D*.

*The Property's address is 164 Harris Street. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.*

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

*At this time, the applicant seeks a special permit to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit<sup>5</sup> in the rear of the Property ("the Project"). See attached SPRC letter.*

Date of Denial by Building Inspector and/or Planning Board

\_\_\_\_\_ not required \_\_\_\_\_

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

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Representative

\_\_\_\_\_  
Date 11/1/23

Received from above applicant, the sum of \$400.00 to apply against administrative and mailing costs.

<sup>4</sup> R.R.O. 17.08.550 entitled "Nonconforming use" states in pertinent part: "Nonconforming use" means a use of a building or of land, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, that does not conform with the regulations of this title.(C.O.83-3 § 17-2(B)(46))

<sup>5</sup>R.R.O. 17.08.260 entitled "Dwelling unit" means one or more rooms providing living facilities for one family, including equipment for both cooking and sanitation or provisions for the same within the building in which the dwelling unit is located.(C.O.83-3 § 17-2(B)(20))

## REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

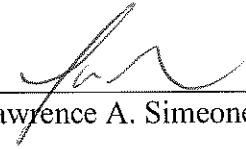
Now comes the applicant Nicholas Giacobbe as aforesaid, who has applied to this Honorable City Council for a special permit for property located at 164 Harris Street and asks that said Council make the following findings of fact:

1. That the proposed modification would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
  - (b) The facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
  - (c) said facilities shall remains within the existing buildings on the site.
  
2. That the specific site is an appropriate location for such modification for the following reasons:
  - (a) The subject property is zoned, RB, which allows for the request of this special permit;
  - (b) The location of has a nonconforming use; similar to the zoning district which has various residential nonconforming uses and structures in the neighborhood;
  - (c) the proposed modification can exist at this site, without impeding the normal use of the property or surrounding property.
  
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) The proposed facility exists a public ways which possess water and/or sewer services.
  
4. That the modification proposed will not adversely affect the neighborhood, for the following reasons:
  - (a) The proposed Property with modification will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate traffic or activity; and

- (b) much of the adjacent property surrounding the Property are residential; the modification will have no affect on these adjoining properties and their uses; and
  - (c) the proposed modification does not deviate or substantially change the character of this already multifamily residential area of the city.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed Property in that
- (a) the only traffic generated by the proposed Property will be minimum and shall not substantially effect on the present traffic patterns.

6. That adequate and appropriate facilities will be provided for the proposed modification to the nonconforming use, for the following reasons:

The location is in a the RB district, the proposed nonconforming multifamily residential structure is the subject of the change or substantial extension of the use which shall be in harmony with the area, which include other multifamily dwellings in the surrounding area.

Date: 4/1/23      Respectfully submitted by:   
Lawrence A. Simeone, Jr., Esq.

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

**CERTIFICATION**

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

017664678

Social Security Number or  
Federal Identification Number

NICHOLAS GIACOBBI

Signature of Individual or Corporate Name

By: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

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

017668678

Social Security Number or  
Federal Identification Number

NICHOLAS GIACOBONE

Signature of Individual or Corporate Name

By: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)



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

---

1. (Name and residential address of party submitting application.)

Name: Nicholas Giacobbe  
 Address: 164 Harris Street, Revere, MA

2. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: See above  
 Address: \_\_\_\_\_

(Attach additional pages, if necessary)

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

Partner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

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

5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

6. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)

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

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

9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED  
RETURN DATE:

HEARING DATE:

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

Name of Applicant:  Nicholas Giacobbe  
(Person, corporation or business enterprise applying for license of permit)

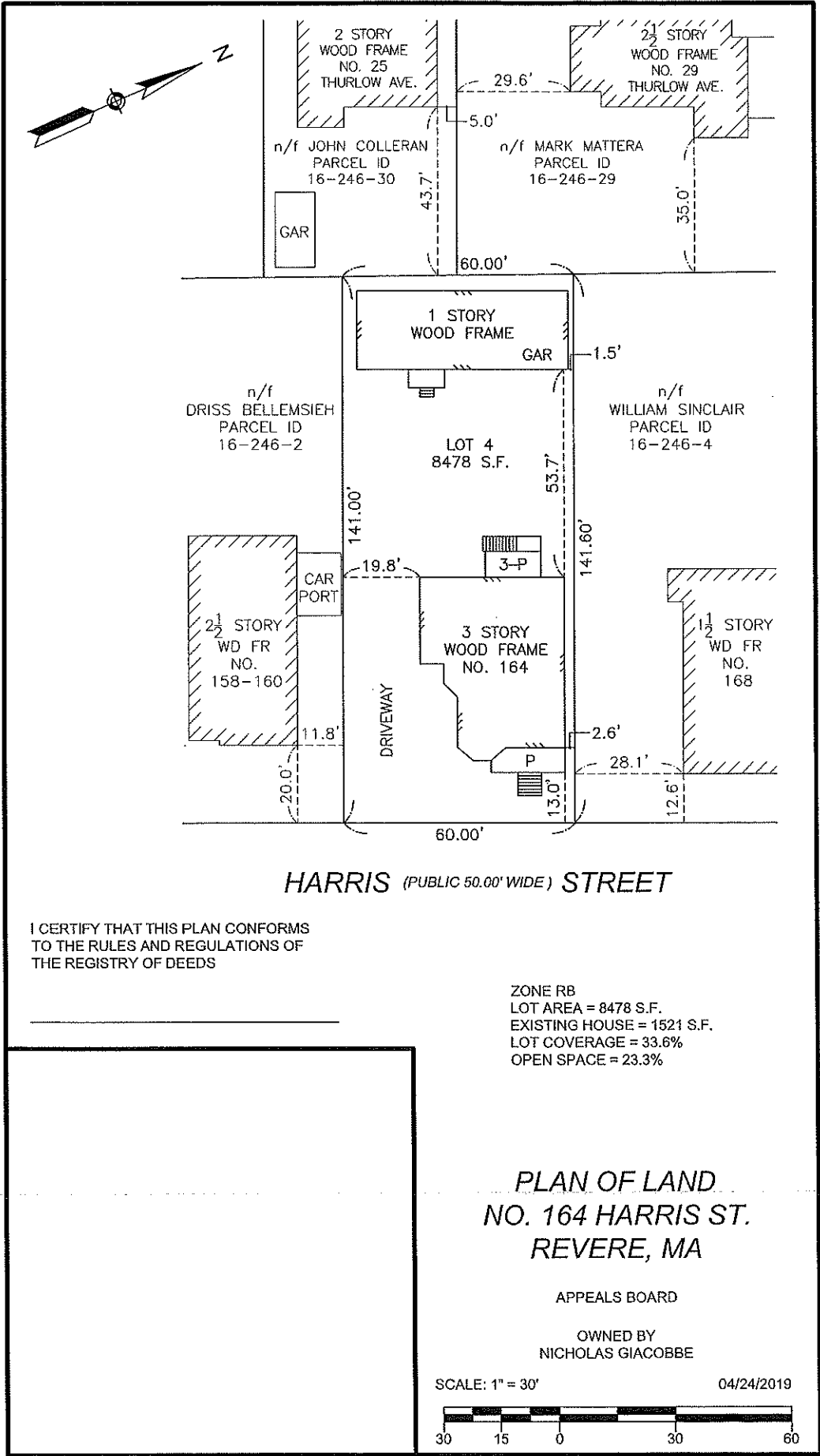
Address of Applicant:  164 Harris Street, Revere, MA  
(Business address of above person, corporation or business enterprise)

Location Address:  164 Harris Street, Revere, MA 02151  
(Location of property for which license or permit is required.)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)



# EXHIBIT A



**HARRIS (PUBLIC 50.00' WIDE) STREET**

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

ZONE RB  
LOT AREA = 8478 S.F.  
EXISTING HOUSE = 1521 S.F.  
LOT COVERAGE = 33.6%  
OPEN SPACE = 23.3%

**PLAN OF LAND  
NO. 164 HARRIS ST.  
REVERE, MA**

APPEALS BOARD

OWNED BY  
NICHOLAS GIACOBBE

SCALE: 1" = 30'

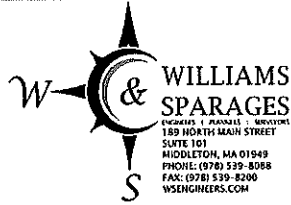
04/24/2019



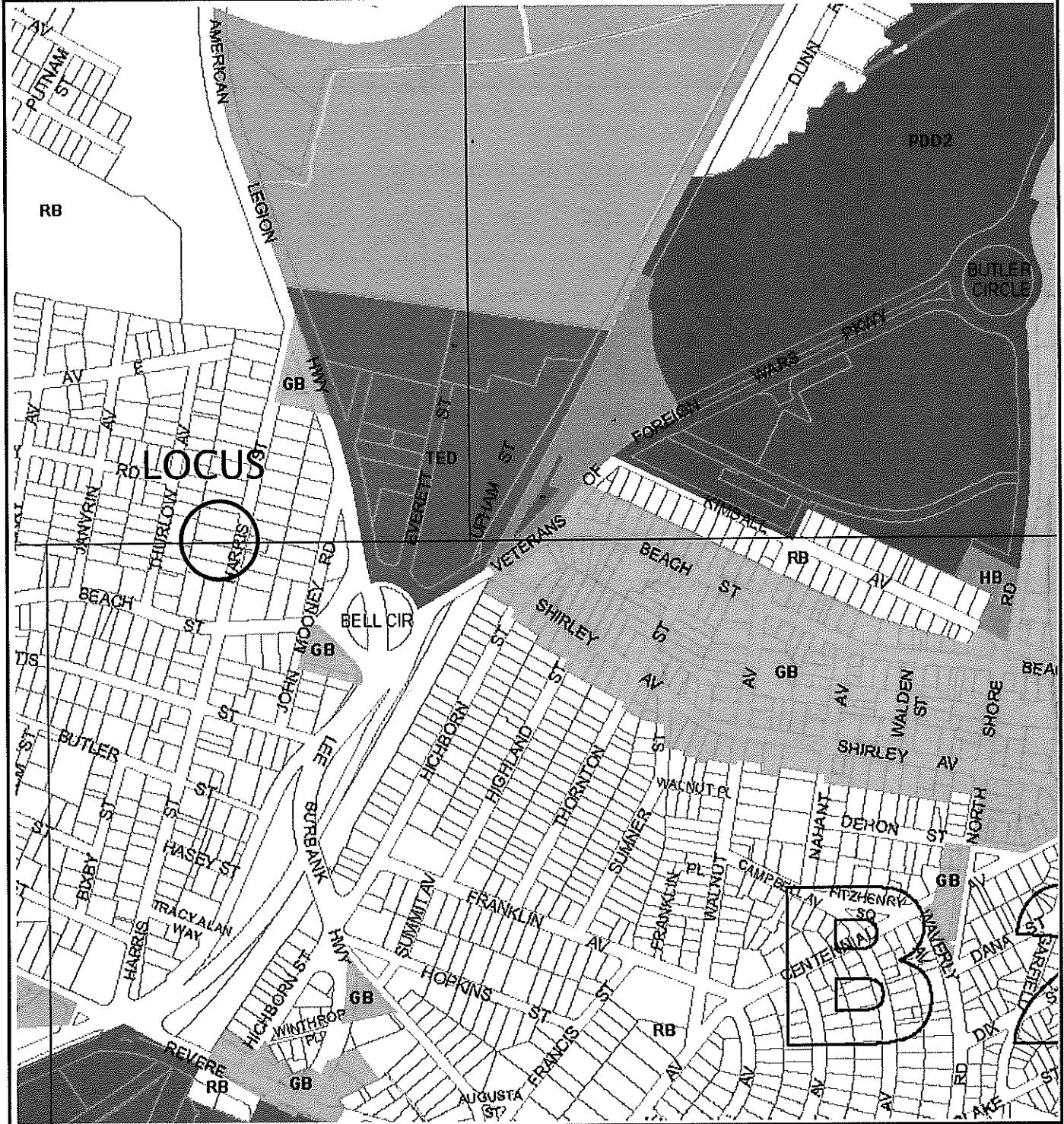
Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

# EXHIBIT B

WILLIAMS & SPARAGES  
CIVIL ENGINEERING &  
LAND SURVEYORS



189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



CITY OF REVERE  
FEBRUARY 2016 ZONING MAP  
SCALE: 1"=500'

LOCUS MAP  
164 HARRIS STREET  
REVERE, MA 02151



Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

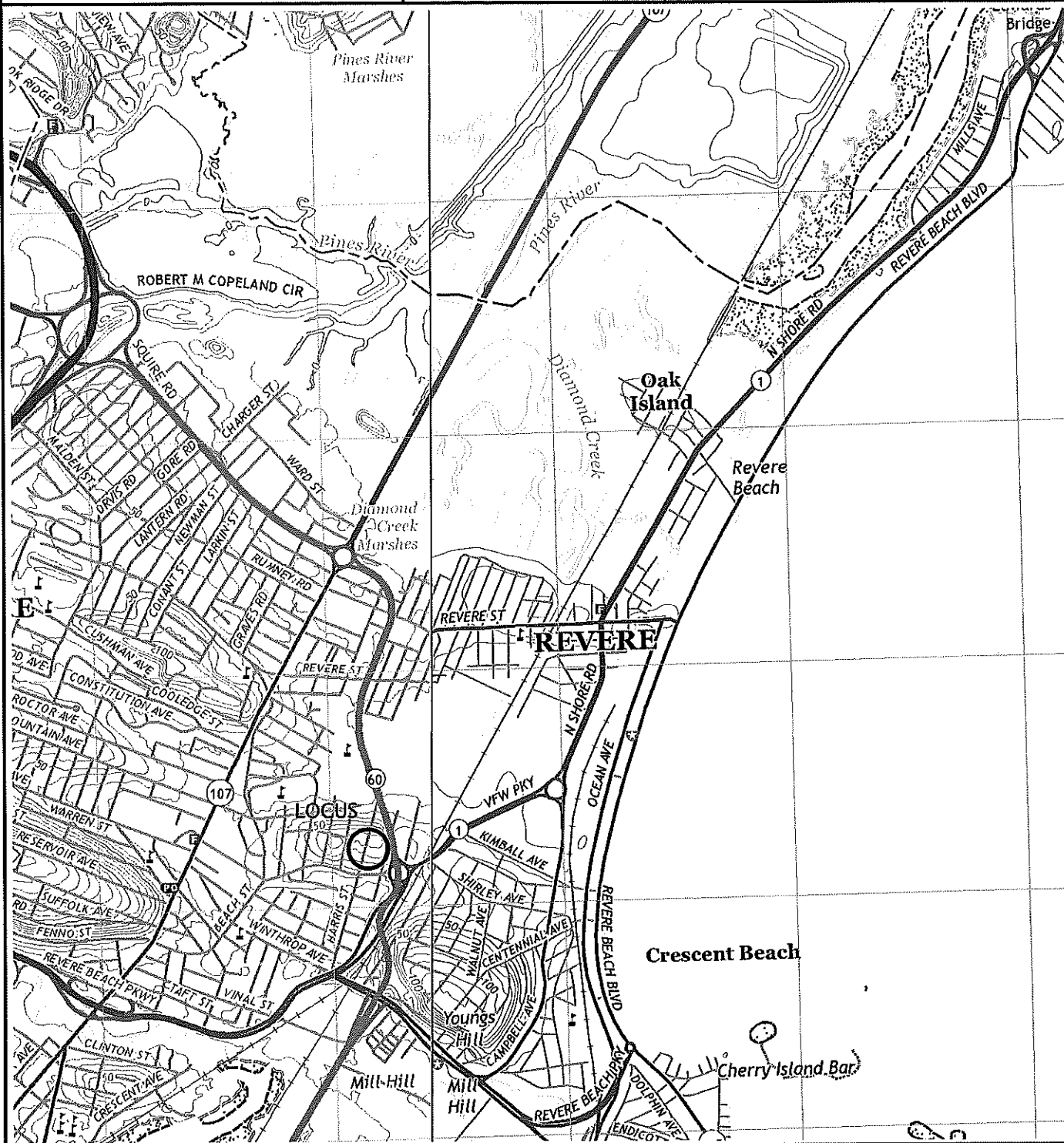


# EXHIBIT C

WILLIAMS & SPARAGES  
CIVIL ENGINEERS &  
LAND SURVEYORS



189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP  
BOSTON NORTH, MA 2018 QUADRANGLE  
SCALE: 1:24,000 (metric contours)

LOCUS MAP  
164 HARRIS STREET  
REVERE, MA 02151



Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

# EXHIBIT D

# Unofficial Property Record Card - Revere, MA

## General Property Data

Parcel ID 16-246-3  
 Prior Parcel ID RB --  
 Property Owner GIACOBBE NICHOLAS

Account Number 16/246/3/

Mailing Address 164 HARRIS ST

Property Location 164 HARRIS ST  
 Property Use MULT HS

Most Recent Sale Date 3/24/2006  
 Legal Reference 39264-189

City REVERE

Grantor SAVINO ANIELLO LUIGI,

Mailing State MA Zip 02151

Sale Price 630,000

ParcelZoning RB

Land Area 0.195 acres

## Current Property Assessment

Card 1 Value	Building Value 644,200	Xtra Features Value 0	Land Value 234,600	Total Value 878,800
Total Parcel Value	Building Value 714,900	Xtra Features Value 0	Land Value 234,600	Total Value 949,500

## Building Description

Building Style THREE FAMILY  
 # of Living Units 3  
 Year Built 1930  
 Building Grade AVERAGE  
 Building Condition Avg-Good  
 Finished Area (SF) 3996  
 Number Rooms 15  
 # of 3/4 Baths 0

Foundation Type BRK/STONE  
 Frame Type WOOD  
 Roof Structure FLAT  
 Roof Cover METAL  
 Siding VINYL  
 Interior Walls PLASTER  
 # of Bedrooms 6  
 # of 1/2 Baths 0

Flooring Type HARDWOOD  
 Basement Floor CONCRETE  
 Heating Type FORCED H/W  
 Heating Fuel OIL  
 Air Conditioning 0%  
 # of Bsmt Garages 0  
 # of Full Baths 3  
 # of Other Fixtures 0

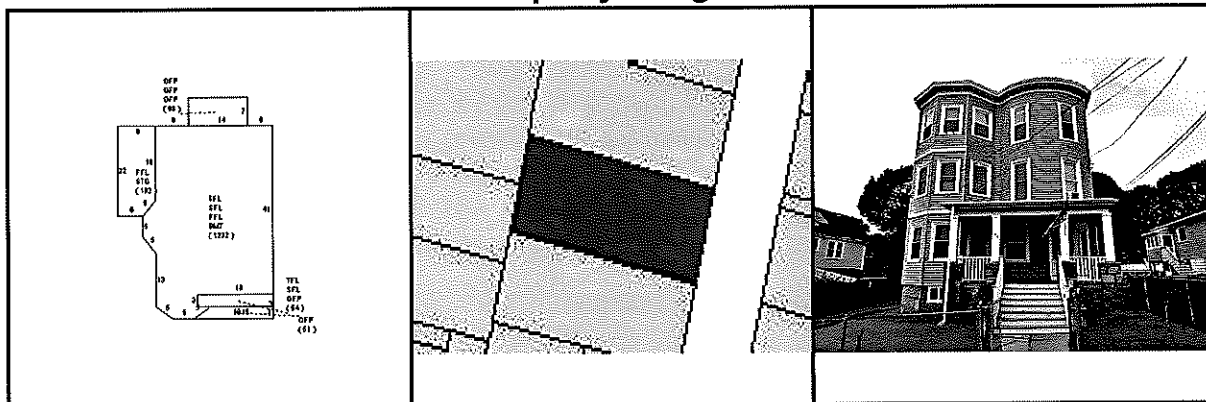
## Legal Description

LOT 4

## Narrative Description of Property

This property contains 0.195 acres of land mainly classified as MULT HS with a(n) THREE FAMILY style building, built about 1930 , having VINYL exterior and METAL roof cover, with 3 unit(s), 15 room(s), 6 bedroom(s), 3 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

### Application Review Comments

fstringi@revere.org <fstringi@revere.org>

Tue 10/31/2023 4:06 PM

To: pblaisdell@wsengineers.com <pblaisdell@wsengineers.com>; amelnik@revere.org <amelnik@revere.org>; lsimeonejr@simeonelaw.net <lsimeonejr@simeonelaw.net>; lcavagnaro@revere.org <lcavagnaro@revere.org>

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

From: Frank Stringi  
 Date: October 31, 2023  
 Application #: SPR23-000138  
 Address: 164 HARRIS ST  
 Description: Existing 3-Family Dwelling with additional Unit in separate structure at rear of property; owner looking to make it legal 4-family  
 Review Status: Denied

Thank you for your recent permit application for Existing 3-Family Dwelling with additional Unit in separate structure at rear of property; owner looking to make it legal 4-family. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

**Reviewer:** Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Sections 17.40.020 and 17.40.030, the extension of a nonconforming use and nonconforming structure may only be allowed by the City Council

*NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.*

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

REVERSE  
ASSESSED: 878,800/

PROPERTY LOCATION: HARRIS ST, REVERE MA 02151

OWNERSHIP: GABOBBE NICHOLAS

PREVIOUS ASSESSMENT: Parcel ID 16-246-3

SALES INFORMATION: SAVINO, UNKNOW

TAX DISTRICT: SAVINO

BUILDING PERMITS: SOLAR, WINDOWS

ACTIVITY INFORMATION: MEASURED, PERMIT

PROPERTY FACTORS: Zoning, Description, etc.



USER DEFINED

Table with columns: Date, Time, PRIOR ID #

Type:	4
Units:	3
Total:	4
Material:	3 - BRKSTONE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Structure:	4 - FLAT
Roof Cover:	9 - METAL
Color:	TAN
View / Desir:	

A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3/0Bth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OtherFtx:	Rating:	

Kits:	3	Rating:	AVERAGE
A Kits:	Rating:		
Fpl:	Rating:		
WstFrie:	Rating:		

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

Grade:	C - AVERAGE
Year Bld:	1930
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

Phys Cond:	AVG - Avg-Good	25%
Functional:		
Economic:		
Special:		
Override:		
Total:		25.6%

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

REMODELING	RES BREAKDOWN		
No Unit	RMS	BRS	FL
3	5	2	1
Totals			
3	15	6	

Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext S:	
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED HW
# Heat Sys:	3
% Heated:	100
Solar HW:	NO
% Com Wal:	% Sprinkled

Basic \$ / SQ:	235.00
Size Adj:	0.80030030
Const Adj:	0.94109797
Adj \$ / SQ:	176.993
Other Features:	96500
Grade Factor:	1.00
NBHD Int:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865916
Depreciation:	221674
Depreciated Total:	644241

Rate	Parcel ID	Typ	Date	Sale Price

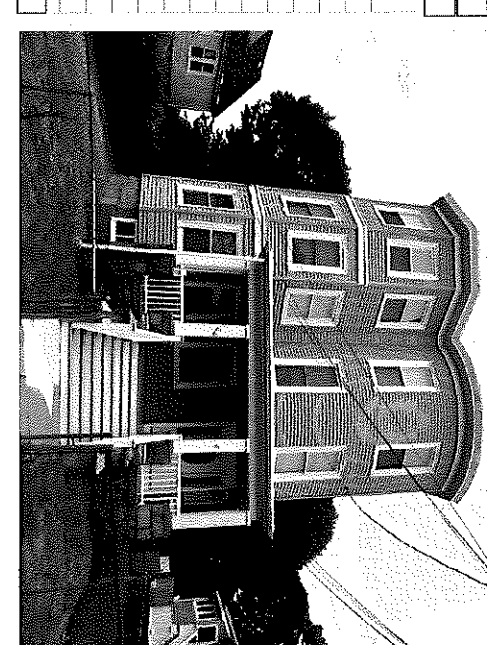
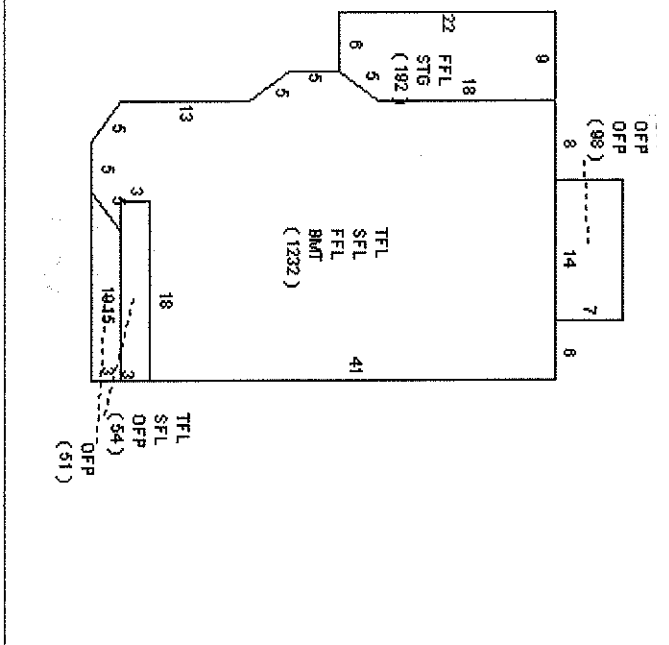
WMA\$/SQ:	AVRate:	Ind Val
Jurs. Factor:	Before Depr:	176.99
Special Features:	Val/Su Net:	110.71
Final Total:	Val/Su SzAd	161.21

Code	Description	A Yrs Qty	Size/Dim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact NB Fa	Appr Value	JCod/Fact	Jurs. Value

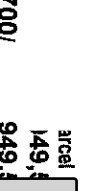
PARCEL ID	16-246-3
Year:	
Color:	

Net Sketched Area:	5,819	Total:	769,416
Size Adj	3996	Gross Area	5819
Final Area			3996

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrp	% Qu	# Ten
FFL	FIRST FLOOR	1,424	176,990	252,038					
SFL	SECOND FLOOR	1,286	176,990	227,613					
TFL	THIRD FLOOR	1,286	176,990	227,613					
BMT	BASEMENT	1,232	44,250	54,514					
OPF	OPEN FRM PRC	399	15,760	6,286					
STG	STORAGE	192	7,040	1,352					



ASSESSPRO Patriot Properties, Inc



USE VALUE: 70,700/  
ASSESSED: 70,700/  
REVERSE

**Map** Block Lot

**RTY LOCATION** Direction/Street/City  
164 HARRIS ST. REVERSE

**OWNERSHIP** Unit #:  
Owner 1: GIACOBBE NICHOLAS  
Owner 2:  
Owner 3:  
Street 1: 164 HARRIS ST  
Street 2:  
Town/City: REVERSE  
State/Prov: MA County: Own Occ:  
Postal: 02151 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	70,700			70,700
<b>Total Card</b>					70,700
<b>Total Parcel</b>					949,500
<b>Source/Market Adj. Cost</b>					Parcel: 201.34

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat.	Blgd Value	Yrd Items	Land Size	Land Value	Total Value

**Legal Description**

Entered Lot Size: 70,700  
Total Land: 0  
Land Unit Type: SF

**GIS Ref**

**User Acct**  
16/2463/  
**GIS Ref**

**Insp Date**  
09/10/17

**Parcel ID** 16-246-3  
**Notes**

**USER DEFINED**

Prior Id # 1: RB
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map: 16
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CvldDistrict:
Ratior:

**PREVIOUS OWNER**

Owner 1:  
Owner 2:  
Street 1:  
Town/City:  
State/Prov: County:  
Postal: 02151

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

**TAX DISTRICT**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

**PAT ACCT**

Date	Time	Notes
11/01/23	10:29:52	
03/15/18	14:47:49	ogravell
		6573

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2017	MEASURED	427	DEREK
5/11/2006	MEASURED	294	DENNIS M

**NARRATIVE DESCRIPTION**  
This parcel contains .195 Acres of land mainly classified as MULTI HS with a RANCH Building built about 1939, having primarily CLAPBOARD Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**PROPERTY FACTORS**

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

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

Use Code	Luc	No of Units	Depth / PricedUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infr 1 %	Infr 2 %	Infr 3 %	Appraised Value	Alt Class	% Spec Land	Code	Fact Use Value	Notes	
109	MULTI HS	0		Sq Feet	SITE	1.0	0	0	0.0005		1.00						0					

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

**VERIFICATION OF VISIT MDT DATA**

Sign	Alt Class	% Spec Land	Code	Fact Use Value	Notes

**Total AC/HA:** 0.00000 **Total SF/SM:** 0

**Parcel LUC:** 109 **MULTI HS** **Prime NB Descr:** 5

**Total:** **Spl Credit:** **Total:**

**Signature:** \_\_\_\_\_

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



Type:	4 a
by Ht:	1 - 1 STORY
Units:	1 Total: 4
ation:	9 - CRAWL SP
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	TAN
View / Desir:	

A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFix:	Rating:

Other Features	
Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WstFlue:	Rating:

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

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

RESIDENTIAL GRID	
1st Res Grid	Desc: Line 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
LM 2	
LM 1	
Lower	
Totals	Rms: 1 Brs: 1 Baths: 1 HB

RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	1	1	1
Totals			

DEPRECIATION	
Phys Cond:	FR - Fair
Functional:	
Economic:	
Special:	
Override:	
Total:	44.8%

CALC SUMMARY	
Basic \$ / SQ:	165.00
Size Adj:	1.33000004
Const Adj:	10.92150003
Adj \$ / SQ:	202.223
Other Features:	157.80
Grade Factor:	0.75
NBHD Int:	1.00000000
NBHD Med:	
LUC Factor:	1.00
Adj Total:	128091
Depreciation:	57385
Depreciated Total:	70706

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WMA\$/SQ:	AVRate:	Ind Val
Jurisdiction:	Factor:	Before Depr:
Special Features:	0	Val/Su Net:
Final Total:	70700	Val/Su SzAd:

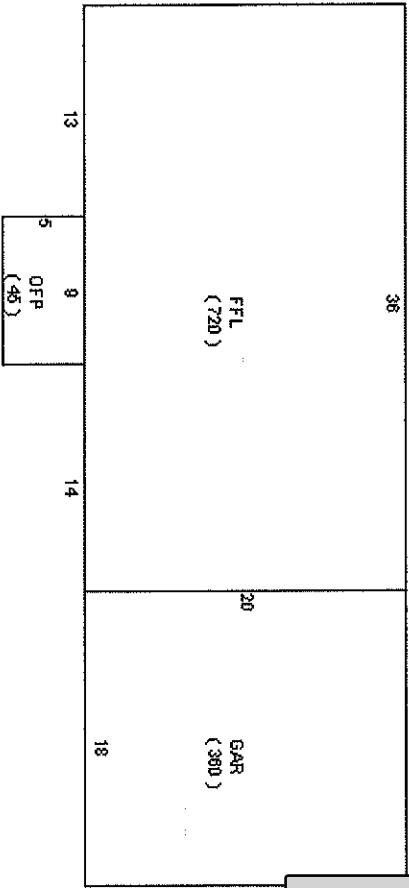
Net Sketched Area:	1,125	Total:	155,009
Size Adj	720	Gross Area	1125
		FinArea	720

Code	Description	A VIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Jurisdiction	Value

MOBILE HOME	Make:	Model:	Year:	Color:

Spec Features	Yard Items

More:	N
Total Yard Items:	
Total Special Features:	
Total:	



Code	Description	Area - SQ	Rate - AV	Under Value	Sub %	Descr	%	Qu #	Ten
FFL	FIRST FLOOR	720	202.220	145,601					
GAR	GARAGE	360	21,940	7,900					
OFF	OPEN FRM PRC	45	33,500	1,508					

Net Sketched Area:	1,125	Total:	155,009
Size Adj	720	Gross Area	1125
		FinArea	720

IMAGE

AssessPro Patriot Properties, Inc



54 JOHN MOONEY RD 16-245-2  
LUC: 105  
PEZO HAMDIA  
PEZO ALMA  
85 FREMONT AVE  
EVERETT, MA 02149

171 HARRIS ST 16-245-25  
LUC: 104  
DUBON JORGE  
DUBON SANDRA  
171 HARRIS ST  
Revere, MA 02151

167 HARRIS ST 16-245-26  
LUC: 104  
SRENG HEANG S  
MAI SITHAN  
165-167 HARRIS ST  
Revere, MA 02151

167 A HARRIS REAR ST 16-245-27  
LUC: 101  
SMITH LAWRENCE  
167A HARRIS ST  
REVERE, MA 02151

163 HARRIS ST 16-245-28  
LUC: 104  
VENEGAS REFUGIO B  
163 HARRIS ST  
REVERE, MA 02151

159 HARRIS ST 16-245-29  
LUC: 104  
COOPER DIANA M  
159 HARRIS ST  
REVERE, MA 02151

58 JOHN MOONEY RD 16-245-3  
LUC: 104  
MENDOZA ARIOSTO  
MENDOZA ANA  
58 JOHN MOONEY RD  
REVERE, MA 02151

382 BEACH ST 16-245-31  
LUC: 101  
MIRANDA MARIA E  
382 BEACH ST  
REVERE, MA 02151

66 JOHN MOONEY RD 16-245-4  
LUC: 101  
MOORE DOUGLAS  
MOORE CONCETTA A  
66 JOHN MOONEY RD  
REVERE, MA 02151

356 BEACH ST 16-246-1  
LUC: 105  
CHERKAQUI-ELOMARI AMAL  
356 BEACH ST  
REVERE, MA 02151

160 HARRIS ST 16-246-2  
LUC: 104  
BELLEMSIEH DRISS  
TOUMLI NADIA  
158 HARRIS ST  
Revere, MA 02151

35 THURLOW AVE 16-246-28  
LUC: 101  
GILLIS JOHN J  
GILLIS JULIANN ROSE  
35 THURLOW AVE  
REVERE, MA 02151

29 THURLOW AVE 16-246-29  
LUC: 101  
MATTERA MARK LIFE ESTATE  
MATTERA MICHAEL REMAINDERMAN  
33 THURLOW AVE  
REVERE, MA 02151

164 HARRIS ST 16-246-3  
LUC: 109  
GIACOBBE NICHOLAS  
164 HARRIS ST  
REVERE, MA 02151

25 THURLOW AVE 16-246-30  
LUC: 101  
COLLERAN JOHN A  
COLLERAN DEBORAH A  
25 THURLOW AVE  
REVERE, MA 02151

15 THURLOW AVE 16-246-31  
LUC: 101  
WHELTON REALTY TRUST  
WELTON JOAN M TRUSTEE  
15 THURLOW AVE  
REVERE, MA 02151

350 BEACH ST 16-246-34  
LUC: 101  
HERRERA BEATRIZ E  
350 BEACH ST  
REVERE, MA 02151

168 HARRIS ST 16-246-4  
LUC: 101  
SINCLAIR WILLIAM  
PINABELL-SINCLAIR LORRAINE M  
168 HARRIS ST  
REVERE, MA 02151

172 HARRIS ST 16-246-5  
LUC: 101  
MELIANI FARID  
MELIANI NADJIA  
172 HARRIS ST  
REVERE, MA 02151

20 THURLOW AVE 16-247-3  
LUC: 101  
PEMBERTHY MARIA E LOPERA  
CATANO CARLOS A GIL  
20 THURLOW AVE  
REVERE, MA 02151

28 THURLOW AVE 16-247-4  
LUC: 101  
KOKKINAKIS DEMETRIOS  
28 THURLOW AVE  
REVERE, MA 02151

32 THURLOW AVE 16-247-5  
LUC: 101  
DONAHUE ARTHUR J  
DONAHUE CAROLYN R  
32 THURLOW AVE  
REVERE, MA 02151

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

DATE: 4/1/23

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

C-23-09

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-09) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday/Wednesday from 8:00AM-7:00PM, and Tuesday/Thursday from 8:00AM-5:00PM.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #1841  
11/08/2023  
11/15/2023

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)



**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants

194 Central Street      1950 Lafayette Road  
Saugus, MA 01906      Portsmouth, NH 03801  
Tel: (781) 231-1349      Tel: (603) 610-7100  
Fax: (781) 417-0020      Fax: (603) 610-7101

October 31, 2023

Revere City Council  
281 Broadway  
Revere, MA 02151

Re: EAI Project #:23-90701  
Beachmont VFW  
Special Permit Request

Dear Members of the Council:

On behalf of our client, Beachmont Post 6712 Veterans of Foreign Wars, Inc. (Beachmont VFW), Engineering Alliance, Inc. is pleased to submit the enclosed Special Permit request. Enclosed for your review, please find the following:

- Executed Special Permit Application
- Filing fee checks \$260 City of Revere \$140 Revere Journal
- Site Plan Review Denial Letter
- USGS Locus Map
- Aerial Ortho Photo
- Assessors Map
- Assessors Card
- Zoning Map
- Certified Abutters List
- Site Plan

The Beachmont VFW is located at 150 Bennington Street, and sits on a parcel of land comprised of 66,659 s.f. The lot is occupied by the VFW and surrounding parking lot consisting of 73 parking spaces. The subject property is located in the RB Zoning District and is considered a pre-existing non-conforming use in that district.

The VFW is a civic organization that promotes civic responsibility, patriotism and supports youth and local programs in the community and across America. As one can imagine, many civic organizations struggle financially given the current economic and social times. In an effort to generate revenue for the organization, the VFW is interested in having the ability to rent or lease 22 of their 73 parking spaces. In the short term, the construction company that is building the site located at 93 Bennington Street has expressed interest in renting the 22 spaces. These 22 spaces are situated in the lot such that they are rarely used by visitors of the VFW. As a result, the rental or lease of the 22 spaces will not have an impact on the organizations ability to operate.

This use (22 leased or rented spaces) is considered an extension or change from the current non-conforming use, specifically, the change in use from an accessory parking lot to the VFW to a parking lot for commercial auto storage/parking including parking by contract or lease. Again, these spaces are located in the existing parking lot and the project does not include any construction or expansion of the lot.

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

We look forward to the opportunity to formally present this proposal to your honorable body at the next available meeting of the City Council. In the meantime, should you have any questions or comments, please feel free to contact me. Thank you for your consideration of this request.

Very Truly Yours,

**ENGINEERING ALLIANCE, INC.**



Richard A. Salvo, P.E.  
Principal

Copy to:

EAI File #: 23-90701

FORM B

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

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.40.040.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Beachmont Post 6712 Veterans of Foreign Wars, Inc. Attn. Jerry Goodwin

Address: 150 Bennington Street

Tel. #: (617) 401-6677

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

Owner  Other (Describe)

Officer of the VFW

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

OFFICE CITY CLERK  
REVERE, MASS.  
2020 NOV -1 PM 1:5  
FILED

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

Name: Richard A. Salvo, P.E.

Title: Project Engineer

Address: 194 Central Street Saugus, MA 01906

Tel. #: (781) 231-1349

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

Name: Beachmont Post 6712 Veterans of Foreign Wars, Inc.

Address: 150 Bennington Street

Tel. #: (617) 401-6677

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

Book 8827, Page 649. Certificate # (if registered) \_\_\_\_\_,

Book \_\_\_\_\_, Page \_\_\_\_\_.

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

Proposed Site Plan dated August 11, 2023

Lot # Tax Map 3 Block 23 Lot 2 Sq. Ft. 66,659+/- s.f.

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

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

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

yes

no

do not know

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

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

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

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

The existing site contains 66,659+/- s.f. of land and is currently occupied by the VFW facility and an accessory parking lot. The existing lot contains 73 Parking spaces. The current proposal includes converting 22 of the 73 spaces from accessory parking to commercial auto storage/parking including parking by contract or lease. The purpose of this application is to be able to lease the 22 parking spaces during the working day in order to create additional revenue for the VFW.

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

The exception includes the conversion of a nonconforming use to another non conforming use by changing accessory parking to commercial auto storage/parking including parking by contract or lease. This proposal does not expand the existing parking lot, rather re-assigns a portion of the existing parking from accessory parking for commercial auto storage/parking including parking by contract or lease. The parking will be utilized by nearby construction project.

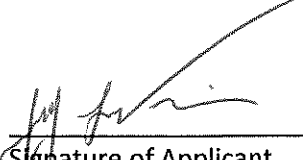
Date of denial by Building Inspector and/or Planning Board

\_\_\_\_\_.

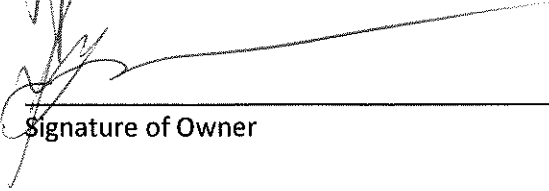
Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)



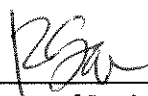
I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

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

10-31-23  
\_\_\_\_\_  
Date

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

10-31-23  
\_\_\_\_\_  
Date

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

10-31-23  
\_\_\_\_\_  
Date

Received from above applicant, the sum of \$ 400 to apply against administrative and mailing costs.

\_\_\_\_\_

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

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

1. Name and residential address of party submitting application:

Name: Beachmont Post 6712 Veterans of Foreign Wars, Inc. (Jerry Goodwin)

Address: 150 Bennington Street, Revere, Ma 02151

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

Page 2  
General Disclosure Form

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

Officer's Name: \_\_\_\_\_

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

Director's Name: \_\_\_\_\_

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

Shareholder's Name: \_\_\_\_\_

(50% or more)

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

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

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

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

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

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

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

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

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

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

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

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

### Request for Finding of Fact – Special Permit

Now comes the applicant Beachmont Post 6712 Veterans of Foreign Wars, Inc.  
 who has applied to this Honorable City Council for a special permit for property located at 150 Bennington  
Street and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) *The site contains an existing parking lot*
  - (b) *The spaces will be allocated during the work day and will not be needed by the VFW*
  - (c) *The project does not include an expansion of the existing lot.*
  
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) *It is an existing parking lot.*
  - (b) *The lease of the spaces will bring needed revenue to the VFW Post 6712*
  - (c)
  
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) *The site is serviced by public water and sewer.*
  - (b) *The proposed use will not create additional demand to water or sewage.*
  - (c)
  
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) *The site does not abut any occupied property*
  - (b) *The parking lot is existing and will not be expanded*
  - (c) *The lot will only be utilized during normal working hours for the rented 22 spaces.*

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

Page 2

## Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Bennington Street for the following reasons:

(streets)

- (a) The lot is existing and does not include the addition of any new spaces.
- (b) The 22 spaces will be utilized to minimize construction vehicle parking on Bennington Street.
- (c)

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

- (a) Sufficient parking exists for the VFW post outside of the 22 spaces
- (b) All of the parking spaces are located in the existing lot.
- (c)

Date: 10-31-23

Respectfully submitted by:  RICHARD A. SALVO, P.E.

To: George Anzuoni, Director of Finance  
From: Ashley E. Melnik, City Clerk  
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.  
Date: \_\_\_\_\_

Requested Return  
Date: \_\_\_\_\_

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

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

Name of Applicant: Beachmont Post 6712 Veterans of Foreign Wars Inc. (Jerry Goodwin)  
(person, corporation or business enterprise applying for license or permit)

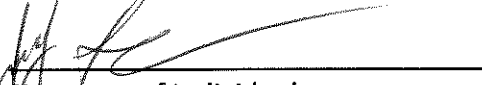
Address of Applicant: 150 Bennington Street, Revere, MA 02151  
(business address of above person, corporation or business enterprise)

Location Address: 150 Bennington Street, Revere, MA 02151  
(location of property for which license or permit is required.)

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

Certification

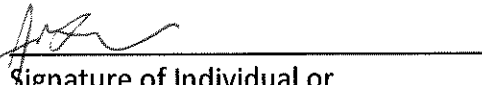
Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

  
\_\_\_\_\_  
Signature of Individual or  
Corporate Name

by: Jeremiah Goodwin Quartermaster  
Corporate Officer (if applicable)

Certification

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

  
\_\_\_\_\_  
Signature of Individual or  
Corporate Name

by: Jeremiah Goodwin (Quartermaster)  
Corporate Officer (if applicable)

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

**Rick Salvo**

**From:** fstringi@revere.org  
**Sent:** Thursday, August 17, 2023 4:38 PM  
**To:** rsalvo@eaicivil.com; amelnik@revere.org; lcavagnaro@revere.org  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** August 17, 2023  
**Application #:** SPR23-000103  
**Address:** 150 BENNINGTON ST  
**Description:** Lease 22 Parking Spaces  
**Review Status:** Denied

Thank you for your recent permit application for Lease 22 Parking Spaces. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

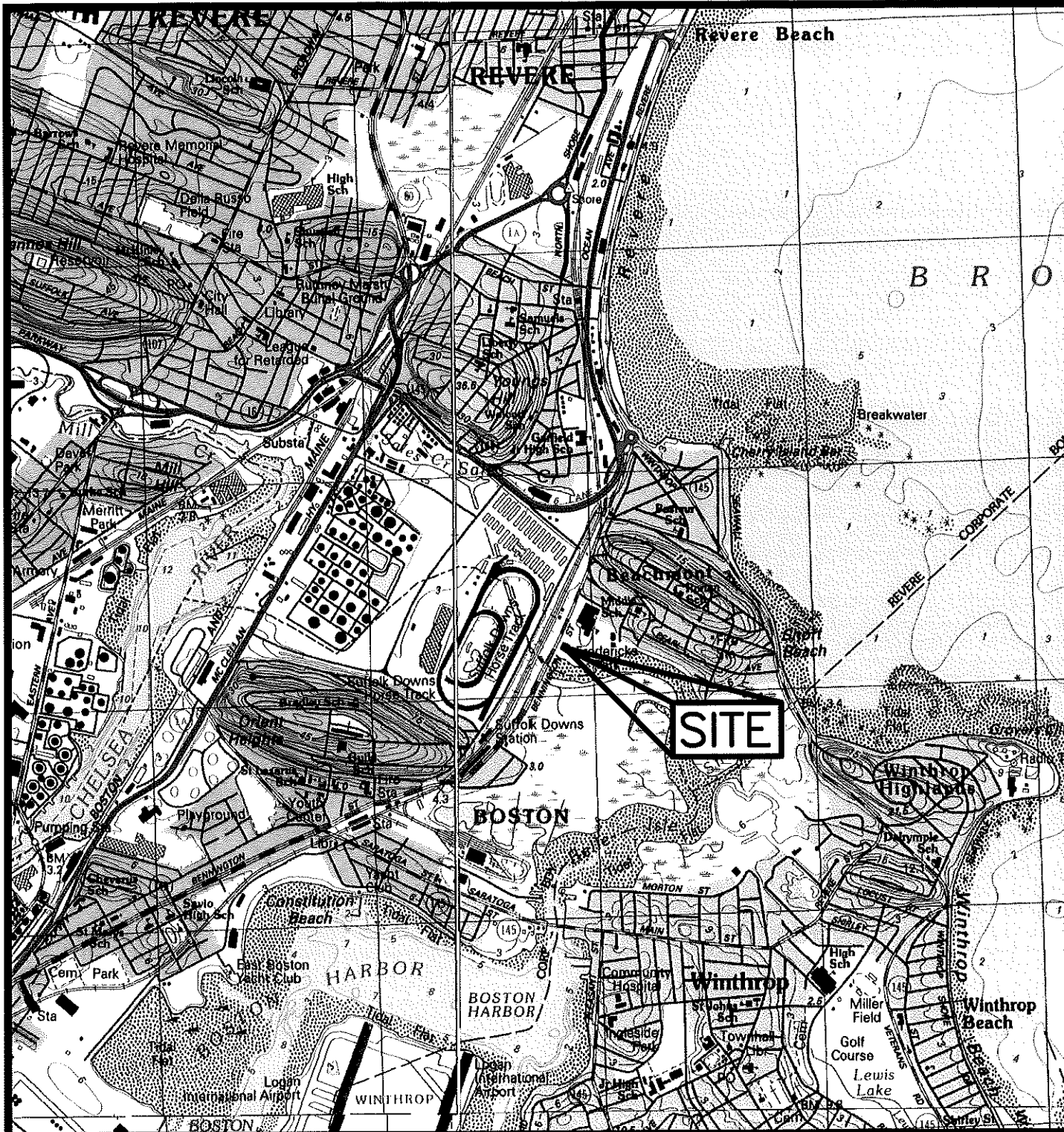
#### **Community Development: Frank Stringi**

- This plan has been denied for the following reasons: In accordance with Section 17.40.020, the extension or change from one nonconforming use to another may only be allowed by special permit of the City Council. Specifically in this case, the change in use to an accessory parking lot for commercial auto storage/parking including parking by contract or lease.

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

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





Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street      1950 Lafayette Road  
 Saugus, MA 01906      Portsmouth, NH 03801  
 Tel: (781) 231-1349      Tel: (603) 610-7100  
 Fax: (781) 417-0020      Fax: (603) 610-7101

PROJECT:

## Special Permit Request

150 Bennington Street  
 (Tax Map 3 Block 23 Lot 2A)  
 Revere, Massachusetts

PROJECT: 23-90701

DATE: October 31, 2023

SCALE: 1:25,000

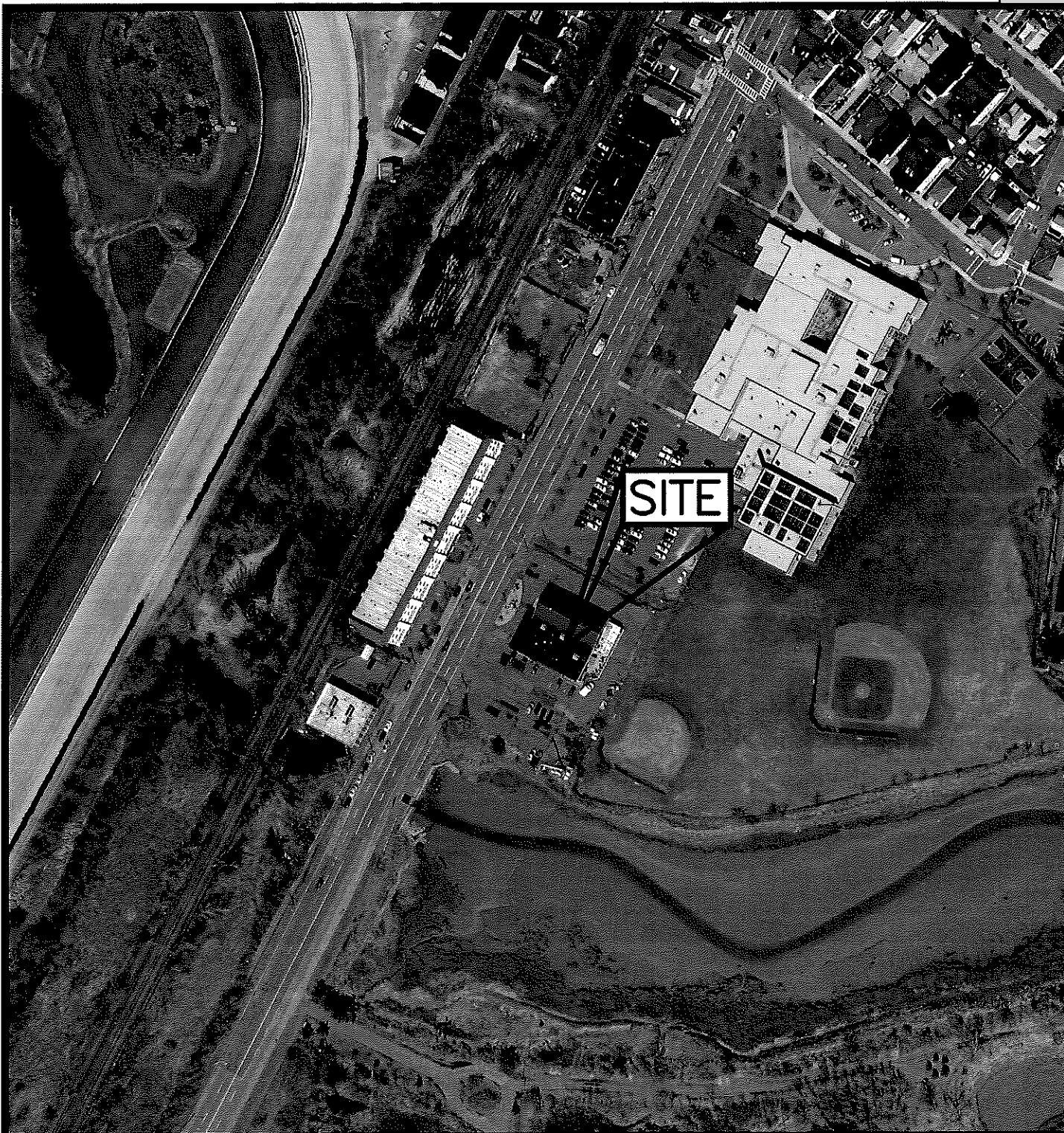
DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:  
**FIGURE 1 - USGS LOCUS MAP**

Page #:  
**1 of 4**



Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street      1950 Lafayette Road  
 Saugus, MA 01906      Portsmouth, NH 03801  
 Tel: (781) 231-1349      Tel: (603) 610-7100  
 Fax: (781) 417-0020      Fax: (603) 610-7101

PROJECT:

## Special Permit Request

150 Bennington Street  
 (Tax Map 3 Block 23 Lot 2A)  
 Revere, Massachusetts

PROJECT: 23-90701

DATE: October 31, 2023

SCALE: 1"=200'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

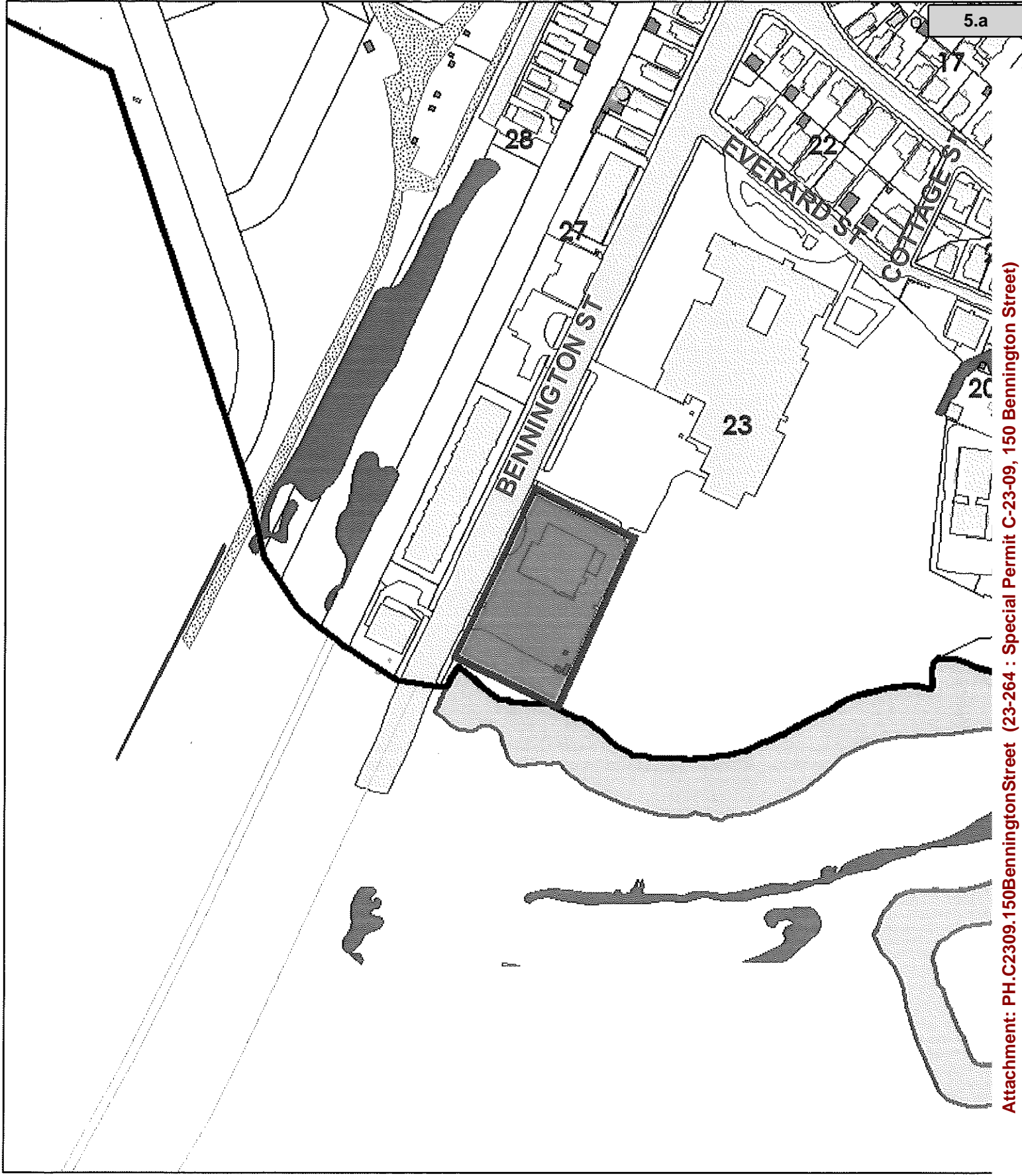
CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

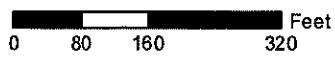
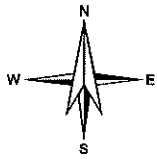
# FIGURE 2 - ORTHO PHOTO

Page #:

## 2 of 4



Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)



### Assessors Map

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



# Unofficial Property Record Card - Revere, MA

## General Property Data

<b>Parcel ID</b> 3-23-2A	<b>Account Number</b> 3/23/2A/
<b>Prior Parcel ID</b> RB --	
<b>Property Owner</b> BEACHMONT POST 6712 VETERANS OF FOREIGN WARS INC	<b>Property Location</b> 150 BENNINGTON ST
<b>Mailing Address</b> 4017 WASHINGTON RD	<b>Property Use</b> HOUSING OTHE
	<b>Most Recent Sale Date</b> 1/1/1900
<b>City</b> MC MURRAY	<b>Legal Reference</b> 8827/649
<b>Mailing State</b> PA <b>Zip</b> 15317	<b>Grantor</b> UNKNOWN
<b>Parcel Zoning</b> RB	<b>Sale Price</b> 0
	<b>Land Area</b> 1.492 acres

## Current Property Assessment

<b>Card 1 Value</b>	<b>Building Value</b> 443,500	<b>Xtra Features Value</b> 32,500	<b>Land Value</b> 1,267,500	<b>Total Value</b> 1,743,500
---------------------	-------------------------------	-----------------------------------	-----------------------------	------------------------------

## Building Description

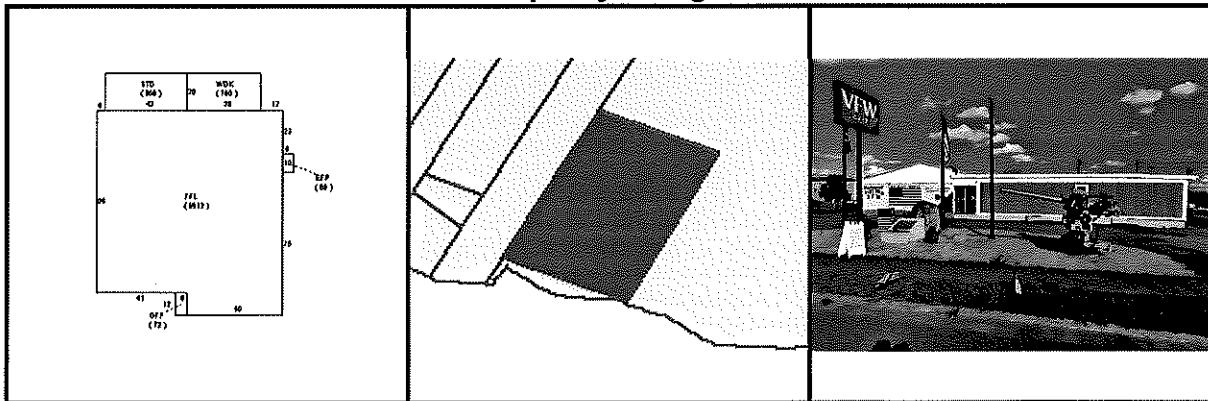
<b>Building Style</b> CLUB/LODGE	<b>Foundation Type</b> TYPICAL	<b>Flooring Type</b> LINO/VINYL
<b># of Living Units</b> 1	<b>Frame Type</b> WOOD	<b>Basement Floor</b> N/A
<b>Year Built</b> 1965	<b>Roof Structure</b> FLAT	<b>Heating Type</b> FORCED H/A
<b>Building Grade</b> AVERAGE	<b>Roof Cover</b> TAR+GRAVEL	<b>Heating Fuel</b> GAS
<b>Building Condition</b> Average	<b>Siding</b> WOOD SHING	<b>Air Conditioning</b> 100%
<b>Finished Area (SF)</b> 9912	<b>Interior Walls</b> N/A	<b># of Bsmt Garages</b> 0
<b>Number Rooms</b> 0	<b># of Bedrooms</b> 0	<b># of Full Baths</b> 0
<b># of 3/4 Baths</b> 0	<b># of 1/2 Baths</b> 4	<b># of Other Fixtures</b> 6

## Legal Description

### Narrative Description of Property

This property contains 1.492 acres of land mainly classified as HOUSING OTHE with a(n) CLUB/LODGE style building, built about 1965, having WOOD SHING exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 4 half bath(s).

## Property Images

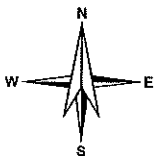


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

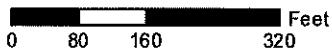
Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)



Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)



### Zoning Map



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15 EVERARD ST CITY OF REVERE / BEACHMONT C/O SUPT OF SCHOOLS 101 SCHOOL ST REVERE, MA 02151	3-23-1A LUC: 931	145 BENNINGTON ST 106 WU YIU WING 145 BENNINGTON ST UNIT 106 REVERE, MA 02151	3-27-15C-105 LUC: 102	145 BENNINGTON ST 116 ZHAO YUE DING XIAOQING 145 BENNINGTON ST UNIT 116 REVERE, MA 02151	3-27-15C-116 LUC: 102
150 BENNINGTON ST BEACHMONT POST 6712 VETERANS OF FOREIGN WARS INC 4017 WASHINGTON RD MC MURRAY, PA 15317	3-23-2A LUC: 959	145 BENNINGTON ST 107 ZHAO YUE 145 BENNINGTON ST UNIT 107 REVERE, MA 02151	3-27-15C-107 LUC: 102	145 BENNINGTON ST 117 BELMONTE STEPHEN 145 BENNINGTON ST UNIT 117 REVERE, MA 02151	3-27-15C-117 LUC: 102
150 BENNINGTON ST BEACHMONT POST 6712 VETERANS OF FOREIGN WARS INC 4017 WASHINGTON RD MC MURRAY, PA 15317	3-23-2B LUC: 434	145 BENNINGTON ST 108 ST HILLIEN GUY-ROBERT ST HILLIEN MYRIAME 145 BENNINGTON ST UNIT 108 REVERE, MA 02151	3-27-15C-108 LUC: 102	145 BENNINGTON ST 118 PRUITT MARK A DIAZ CESAR 145 BENNINGTON ST UNIT 118 REVERE, MA 02151	3-27-15C-118 LUC: 102
83 BENNINGTON ST SORA REVERE OWNDER LLC 300 WASHINGTON ST SUITE 850 NEWTON, MA 02458	3-27-13A LUC: 112	145 BENNINGTON ST 109 SHAH VISHAL SHAH KINNARI 145 BENNINGTON ST UNIT 109 REVERE, MA 02151	3-27-15C-109 LUC: 102	145 BENNINGTON ST 119 BABCHYCK DEBORAH A BABCHYCK BARRY M 145 BENNINGTON ST UNIT 119 REVERE, MA 02151	3-27-15C-119 LUC: 102
145 BENNINGTON ST BELLE ISLE CONDO TRUST C/O GREAT NORTH PROPERTY MGMT POST OFFICE BOX 4578 DEPT 125 HOUSTON, TX 77210-4579	3-27-15C-0000 LUC: N/A	145 BENNINGTON ST 110 KOUTROUBIS VASILIOS 14 LITTLE NAHANT RD NAHANT, MA 01908	3-27-15C-110 LUC: 102	145 BENNINGTON ST 120 LUELLA SURETTE IRREVOCABLE TRU NELSON SHARON TRUSTEE 145 BENNINGTON ST UNIT 120 REVERE, MA 02151	3-27-15C-120 LUC: 102
145 BENNINGTON ST 101 RAMIREZ DORY E BURITICA 145 BENNINGTON ST UNIT 101 REVERE, MA 02151	3-27-15C-101 LUC: 102	145 BENNINGTON ST 111 LAGREZE KEITH STEWART SANT'ANNA MEGAHN MORRIS 145 BENNINGTON ST UNIT 111 REVERE, MA 02151	3-27-15C-111 LUC: 102	145 BENNINGTON ST 201 SEPULVEDA LUZ E 145 BENNINGTON ST UNIT 201 REVERE, MA 02151	3-27-15C-201 LUC: 102
145 BENNINGTON ST 102 CORDISCO ANDREW 145 BENNINGTON ST UNIT 102 REVERE, MA 02151	3-27-15C-102 LUC: 102	145 BENNINGTON ST 112 YANG LIN 145 BENNINGTON ST UNIT 112 REVERE, MA 02151	3-27-15C-112 LUC: 102	145 BENNINGTON ST 202 JOYA JUAN 145 BENNINGTON ST UNIT 202 REVERE, MA 02151	3-27-15C-202 LUC: 102
145 BENNINGTON ST 103 ZHAO YUE 145 BENNINGTON ST UNIT 103 REVERE, MA 02151	3-27-15C-103 LUC: 102	145 BENNINGTON ST 113 KSHIRSAGAR PRIYAL S 145 BENNINGTON ST UNIT 113 REVERE, MA 02151	3-27-15C-113 LUC: 102	145 BENNINGTON ST 203 PHIN DAVID V 145 BENNINGTON ST UNIT 203 REVERE, MA 02151	3-27-15C-203 LUC: 102
145 BENNINGTON ST 104 MORENO LUIS 145 BENNINGTON ST UNIT 104 REVERE, MA 02151	3-27-15C-104 LUC: 102	145 BENNINGTON ST 114 BOUDIAB YASSINE 145 BENNINGTON ST UNIT 114 REVERE, MA 02151	3-27-15C-114 LUC: 102	145 BENNINGTON ST 204 IKONOMI ERINDA 24 EL CANEY RD WORCESTER, MA 01603	3-27-15C-204 LUC: 102
145 BENNINGTON ST 105 PIOR GRACE M 145 BENNINGTON ST UNIT 105 REVERE, MA 02151	3-27-15C-105 LUC: 102	145 BENNINGTON ST 115 ZHANG FANG 145 BENNINGTON ST UNIT 115 REVERE, MA 02151	3-27-15C-115 LUC: 102	145 BENNINGTON ST 205 BULLES KATHERINE 145 BENNINGTON ST UNIT 205 REVERE, MA 02151	3-27-15C-205 LUC: 102

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

145 BENNINGTON ST 206 TOUSSAINT DANIELA PIERRE 145 BENNINGTON ST UNIT 206 REVERE, MA 02151	3-27-15C-206 LUC: 102	145 BENNINGTON ST 216 CONSTANTINO FILIPE 145 BENNINGTON ST UNIT 216 REVERE, MA 02151	3-27-15C-216 LUC: 102	145 BENNINGTON ST 306 SOM TINA TAM 145 BENNINGTON ST UNIT 306 REVERE, MA 02151	3-27-15C-306 LUC: 102
145 BENNINGTON ST 207 WELLMAN LYNN M 145 BENNINGTON ST UNIT 207 REVERE, MA 02151	3-27-15C-207 LUC: 102	145 BENNINGTON ST 217 ZHONG YANG 145 BENNINGTON ST UNIT 217 REVERE, MA 02151	3-27-15C-217 LUC: 102	145 BENNINGTON ST 307 FAN LI FAN WEI 983 MAIN ST WINCHESTER, MA 01890	3-27-15C-307 LUC: 102
145 BENNINGTON ST 208 PIQUES MARCO A 145 BENNINGTON ST UNIT 208 REVERE, MA 02151	3-27-15C-208 LUC: 102	145 BENNINGTON ST 218 BASAVA SIMHADRI SANTOSH KUMAR SRIRANGAM MANIKANTA 145 BENNINGTON ST UNIT 218 REVERE, MA 02151	3-27-15C-218 LUC: 102	145 BENNINGTON ST 308 KEVIN OMALLEY 221 MILLS AVE REVERE, MA 02151	3-27-15C-308 LUC: 102
145 BENNINGTON ST 209 PETILLO BRIDGETTE 145 BENNINGTON ST UNIT 209 REVERE, MA 02151	3-27-15C-209 LUC: 102	145 BENNINGTON ST 219 RODRIGUEZ JOSE LIFE ESTATE RODRIGUEZ PRICILA LIFE ESTATE 145 BENNINGTON ST UNIT 219 REVERE, MA 02151	3-27-15C-219 LUC: 102	145 BENNINGTON ST 309 TAM REALTY TRUST TAM HING WAH TRUSTEE 17 EVERETT ST MALDEN, MA 02148	3-27-15C-309 LUC: 102
145 BENNINGTON ST 210 WILSON CHRISTINA 145 BENNINGTON ST UNIT 210 REVERE, MA 02151	3-27-15C-210 LUC: 102	145 BENNINGTON ST 220 SALLA AURANT SALLA ONEDA 145 BENNINGTON ST UNIT 220 REVERE, MA 02151	3-27-15C-220 LUC: 102	145 BENNINGTON ST 310 LOPES FERNANDA 19 COUNTRYSIDE LN READING, MA 01867	3-27-15C-310 LUC: 102
145 BENNINGTON ST 211 VERZILLI DAVID R 145 BENNINGTON ST UNIT 211 REVERE, MA 02151	3-27-15C-211 LUC: 102	145 BENNINGTON ST 301 RIOS DIEGO 145 BENNINGTON ST UNIT 301 REVERE, MA 02151	3-27-15C-301 LUC: 102	145 BENNINGTON ST 311 BOCI TOMI 145 BENNINGTON ST UNIT 311 REVERE, MA 02151	3-27-15C-311 LUC: 102
145 BENNINGTON ST 212 CONLON BRIAN D 145 BENNINGTON ST UNIT 212 REVERE, MA 02151	3-27-15C-212 LUC: 102	145 BENNINGTON ST 302 SILVA CLAUDIA 145 BENNINGTON ST UNIT 302 REVERE, MA 02151	3-27-15C-302 LUC: 102	145 BENNINGTON ST 312 QUANT SUYENG 145 BENNINGTON ST UNIT 312 REVERE, MA 02151	3-27-15C-312 LUC: 102
145 BENNINGTON ST 213 BOROFSKY KENNETH N 145 BENNINGTON ST UNIT 213 REVERE, MA 02151	3-27-15C-213 LUC: 102	145 BENNINGTON ST 303 LANE ANDREA 145 BENNINGTON ST UNIT 303 REVERE, MA 02151	3-27-15C-303 LUC: 102	145 BENNINGTON ST 313 BELMONTE STEPHEN J 145 BENNINGTON ST UNIT 313 REVERE, MA 02151	3-27-15C-313 LUC: 102
145 BENNINGTON ST 214 CHESLEY EVERETT A 145 BENNINGTON ST UNIT 214 REVERE, MA 02151	3-27-15C-214 LUC: 102	145 BENNINGTON ST 304 RICH KENNETH RICH RACHEL 6 CABRAL DR MIDDLETON, MA 01949	3-27-15C-304 LUC: 102	145 BENNINGTON ST 314 ZHENG WENXIA XU LANG 145 BENNINGTON ST UNIT 314 REVERE, MA 02151	3-27-15C-314 LUC: 102
145 BENNINGTON ST 215 GOMEZ ANA M 145 BENNINGTON ST UNIT 215 REVERE, MA 02151	3-27-15C-215 LUC: 102	145 BENNINGTON ST 305 SABOUI RAMIN RAMIN SABOIN AKA RAMIN E 38 PLEASANT PARK RD WINTHROP, MA 02152	3-27-15C-305 LUC: 102	145 BENNINGTON ST 315 ANGILLY ROBERT 145 BENNINGTON ST UNIT 315 REVERE, MA 02151	3-27-15C-315 LUC: 102

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

145 BENNINGTON ST 316 3-27-15C-316

LUC: 102

SELIM EDRES A

ADELY ENAAM Z

145 BENNINGTON ST

UNIT 316

REVERE, MA 02151

145 BENNINGTON ST 317 3-27-15C-317

LUC: 102

KOSTA RAIMOND

KOSTA BLERTA

145 BENNINGTON ST

UNIT 317

REVERE, MA 02151

145 BENNINGTON ST 318 3-27-15C-318

LUC: 102

KOUTU HARIKA

145 BENNINGTON ST

UNIT 318

REVERE, MA 02151

145 BENNINGTON ST 319 3-27-15C-319

LUC: 102

LEUCI PAULA

145 BENNINGTON ST

UNIT 319

REVERE, MA 02151

145 BENNINGTON ST 320 3-27-15C-320

LUC: 102

DECOFF THOMAS A

145 BENNINGTON ST

UNIT 320

REVERE, MA 02151

BENNINGTON ST 3-27-16A

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

BENNINGTON ST 3-27-16B

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

RAILROAD LOCATIO 3-28-18

LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PL

BOSTON, MA 02116

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

DATE: 8-16-23

Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)





November 21, 2023

Joanne McKenna, President Pro Tempore  
Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

**Re: City Council Special Permit Application C-23-10**  
**Applicant: Zoro, LLC**  
**Project Address: 1473 North Shore Road**

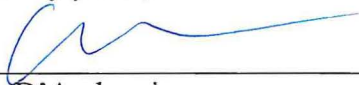
Dear President McKenna:

I represent Zoro, LLC relative to the above-captioned matter.

Please allow this letter to serve as a request for a withdrawal without prejudice.

Please feel free to contact me if you have any questions. Thank you in advance for your time and attention to this matter.

Very truly yours,

  
\_\_\_\_\_  
Gerry D'Ambrosio

CC: Ashley Melnik, Revere City Clerk

Attachment: 1473 North Shore Road\_Withdrawal Request (23-265 : Special Permit C-23-10, 1473 North Shore Road)

C-23-10

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-10) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday/Wednesday from 8:00AM-7:00PM, and Tuesday/Thursday from 8:00AM-5:00PM.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #28994  
11/08/2023  
11/15/2023

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

FORM B

APPLICATION NO. C-23-10  
DATE: 11/6/23

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- C.** Application for **Special Permit for Alteration and Extension of Nonconforming Structure** (Revised Ordinances of the City of Revere, Title 17, Chapter 17.40, Section 17.40.030) and **Special Permit for Alteration and Extension of Nonconforming Use** (Revised Ordinances of the City of Revere, Title 17, Chapter 17.40, Section 17.40.020)

1. Applicant submitting the application is:

Name: Zoro, LLC

Address: 1040-1048 North Shore Road, Unit B2, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

\_\_\_\_\_

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

OFFICE CITY CLERK  
 REVERE, MASSACHUSETTS  
 12:00 PM - 7 AM  
 11/16/23

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

Name: Gerry D'Ambrosio, Esq. and Nancy O'Neil, Esq., D'Ambrosio LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Zoro, LLC

Address: 1040-1048 North Shore Road, Unit B2, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Please see deed, recorded with the Suffolk Registry of Deeds, Registered Land Division as Document No. 00947126 on Certificate No. 139809, attached hereto as **Exhibit A.**

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

Please see the Plan attached hereto as **Exhibit B.**

Assessor's Office information: 1473 North Shore Road, Revere, Massachusetts

Parcel Identification number: 8-152-5

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

Please see the City of Revere, Zoning Summary Map, available at [www.gis.revere.org](http://www.gis.revere.org). An enlargement is attached hereto as **Exhibit C.**

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

Please see USGS topographic and City of Revere GIS maps attached hereto as **Exhibit D.**

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

yes

no

do not know

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

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

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

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

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

The premises known as 1473 North Shore Road, Revere, Suffolk County, Massachusetts, further bound and described as follows:

Easterly: by the westerly line of North Shore Road, thirty-two (32) feet;

Southeasterly: by the northwesterly line forming the junction of said North Shore Road and Kimball Avenue, eighteen and 51/100 (18.51) feet;

Southwesterly: by the northeasterly line of said Kimball Avenue, fifty-four and 15/100 (54.15) feet;

Northwesterly: by land now or formerly of Ahlquist Realty Trust, forty-three and 46/100 (43.46) feet; and,

Northeasterly: by land now or formerly of Paul J. Buckley, fifty-four and 87/100 (54.87) feet.

All of said boundaries are determined by the Massachusetts Land Court to be located as shown on a plan drawn by Thomas W. Dakin, Surveyor, dated December 16, 1967, as modified and approved by said Court, filed in the Land Registration Office as Plan 35459A, a copy of a portion of which is filed with Suffolk Country Registry of Deeds Certificate of Title No. 80289.

See Plans attached as Exhibit B and Photographs attached as Exhibit E.

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

The Applicant seeks to reconstruct, alter, and extend a nonconforming residential use and preexisting nonconforming residential structure, which is allowable only by (1) special permit of the City Council of the City of Revere for the reconstruction, alteration, and extension and (2) variances of the City of Revere Zoning Board of Appeals for additional zoning nonconformities. See, Site Plan Review Committee's Denial Letter attached hereto as Exhibit E. Such relief is being sought concurrently.

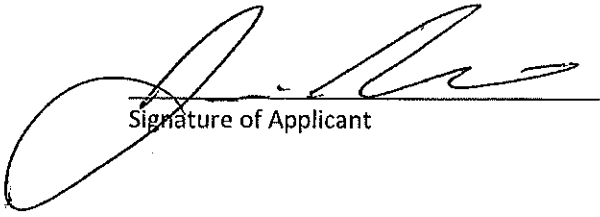
This proposal entails the construction of a contemporary, four-story, residential apartment building with eleven apartment units (the "Project") on the 1473 North Shore Road property (the "Property"). The Special Permit will allow the Applicant to construct the apartments and increase the available housing in Revere. The current dilapidated structure, consisting of a preexisting, nonconforming single-family residence, will be taken down and the Applicant will construct new

residential options to better and more efficiently serve the Revere community during the current housing crisis.

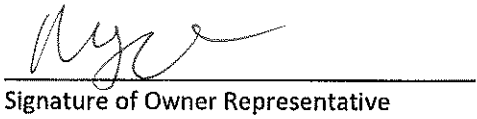
The City Council of the City of Revere should award this special permit because the Applicant's proposal is not substantially more detrimental to the neighborhood than the pre-existing non-conforming structure and, in fact, will benefit the neighborhood by offering additional transit-oriented housing in this vibrant, walkable area. As the Property is located within approximately five hundred (500) feet from the Revere Beach MBTA Station, requiring an approximately two-minute walk to access train service, the Project would be adequately served by public transportation facilities and no parking or traffic impacts are anticipated. The Applicant's reconstruction and extension of the nonconforming use and structure is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

Date of denial by Site Plan Review Committee: October 31, 2023. See Denial Letter attached hereto as Exhibit F.

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

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

11-6-2023  
Date

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

11/6/23  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

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

1. Name and residential address of party submitting application:

Name: Zoro, LLC

Address: c/o D'Ambrosio LLP, 14 Proctor Avenue, Revere, MA 02151

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

Name: Zoro, LLC

Address: c/o D'Ambrosio LLP, 14 Proctor Avenue, Revere, MA 02151

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

Partner's Name: N/A

Address: N/A

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

Name: Zoro, LLC

Address: 1040-1048 North Shore Road, Unit B2, Revere, MA 02151

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

Trustee's Name: N/A

Address: N/A



Page 2  
General Disclosure Form

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

Joint Venture Name: N/A

Address: N/A

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

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

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: N/A

Director: N/A

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

General Partner's Name: N/A

Address: N/A

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

General Partner's Name  
of Limited Partnership: N/A

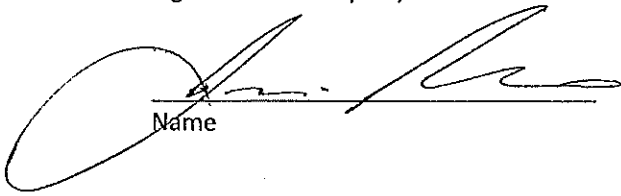
Address: N/A

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

N/A

*[Signatures on following page]*

The foregoing information if provided under the Pains and Penalty of Perjury.  
Signature of each party and land-owner:

  
Name \_\_\_\_\_

11-6-2023  
Date \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

### Request for Finding of Fact – Special Permit

Now comes the applicant Zoro, LLC who has applied to this Honorable City Council for a special permit for property located at 1473 North Shore Road, Revere, MA.

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
  - (a) The proposed alterations are in harmony with the intent of the Zoning Ordinance as it encourages housing for persons of all income levels and conserves the value of land and buildings. The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. See Revere Zoning Ordinances, § 17.04.010.
  
2. That the specific site is an appropriate location for such alterations for the following reasons:
  - (a) The site is appropriate as it is located in the HB District near similar nonconforming residential buildings.
  - (b) The site is appropriate as it is a current, residential nonconforming use and structure that does not have a detrimental impact on the neighborhood.
  - (c) The site is appropriate as the Applicant's proposed alterations and extensions of the use and structure will not be substantially more detrimental than current conditions to the neighborhood and, in fact, will benefit the neighborhood by providing additional housing options.
  
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are adequate and appropriate facilities already servicing the Property.
  
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) The applicant seeks to provide necessary housing to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense.
  - (b) The finished structure will not deviate or substantially change the character of the neighborhood, which contains a significant number of multifamily residential properties.
  - (c) The finished structure will not deviate or substantially change the character of the neighborhood as the neighborhood's residential properties contain similar nonconformities.
  - (d) The Project will be less detrimental to the neighborhood than the current conditions as it will provide new, transit-oriented housing to replace an aged, dilapidated structure and increase property values.

Page 2  
Finding of Fact Form

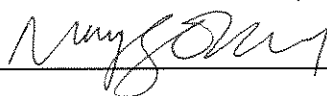
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using North Shore Road:

(a) The Project will generate minimal traffic, if any, as building residents will not park cars at the Property, and thus the Project shall not have an effect on the present traffic patterns of the neighborhood.

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

(a) Adequate and appropriate facilities already service the Property.

Date: 11/6/23

Respectfully submitted by: 

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

# EXHIBIT A



2023 00947126  
Cert#: 139809 Bk: 695 Pg: 9  
Doc: DED 09/29/2023 02:40 PM SF  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 09/29/2023 02:40 PM  
Ctrl# 233963 17159 Doc# 00947126  
Fee: \$2,348.40 Cons: \$515,000.00

**QUITCLAIM DEED**

I, Tab M. Brown, Trustee of the Thomas M. Brown Living Trust, under Declaration of Trust dated January 23, 2015 for which a Trustee Certificate Pursuant to M.G.L. c. 184 § 35 dated January 23, 2015, is filed with the Suffolk Registry of Deeds as Docket No. 946058 on Certificate of Title Number 139706,

for consideration paid and in full consideration of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00) DOLLARS**,

grant to Zoro, LLC a Massachusetts Limited Liability Company with a principal business address of 1040-1048 North Shore Road, Unit B2, Revere, MA 02151,

with **QUITCLAIM COVENANTS**,

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

Easterly by the westerly line of North Shore Road, thirty-two (32) feet;

Southeasterly by the northwesterly line forming the junction of said North Shore Road and Kimball Avenue, eighteen and 51/100 (18.51) feet;

Southwesterly by the northeasterly line of said Kimball Avenue, fifty-four and 15/100 (54.15) feet;

Northwesterly by land now or formerly of Ahlquist Realty Trust, forty-three and 46/100 (43.46) feet; and

Northeasterly by land now or formerly of Paul J. Buckley, fifty-four and 87/100 (54.87) feet,

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Thomas W. Dakin, Surveyor, dated December 16, 1967, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree. *PL 35459A CERT 80289*

Meaning and intending to convey the same Premises conveyed to Grantor pursuant to Land Court Registered Land Order of Court dated August 11, 2023, filed with the Suffolk Registry of Deeds as Document No. 946057 on Certificate of Title No. 139706. See also Original Certificate of Title of Claire M. O'Keefe, Certificate of Title No. 80289 dated March 2, 1970.

Property Address: 1473 North Shore Road, Revere, Suffolk County, Massachusetts

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

Grantor hereby releases and terminates any and all estates of homestead in and to the property conveyed hereunder, whether created by declaration or by operation of law, and hereby certifies under the pains and penalties of perjury that there are no other persons entitled to the benefit of an estate of homestead in the property.

*Signature Follows Next Page*

Executed as a sealed instrument this 27 day of September, 2023.

*Tab M Brown*

Tab M. Brown, Trustee of the Thomas M. Brown Living Trust

COMMONWEALTH OF MASSACHUSETTS

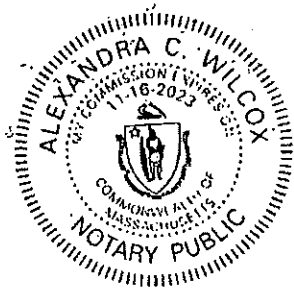
Plymouth, ss.

On this 27<sup>th</sup> day of September, 2023, before me, the undersigned Notary Public, personally appeared Tab M. Brown, Trustee as aforesaid, proved to me by satisfactory evidence of identification, being:  driver's license or other state or federal governmental document bearing a photographic image, [ ] oath or affirmation of a credible witness known to me who knows the above signatory, or [ ] my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the attached or preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Thomas M. Brown Living Trust.

\_\_\_\_\_

*Alexandra Wilcox*

Notary Public: Alexandra Wilcox  
My Commission Expires: 11/16/2023  
Qualified in the Commonwealth of Massachusetts



Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)



947126

DOC No: 00947126

SUFFOLK LAND COURT  
REGISTRY DISTRICT

\*\* RECEIVED FOR REGISTRATION \*\*

On: Sep 29, 2023 at 02:40P

Document Fee: 155.00 Rec Total: \$3,103.40

CERTIFICATE No: 139809 BK 00695 PG 9

ALSO NOTED ON: CERT 139706 BK 694 PG 106

Attested hereto



Stephen J. Murphy

Asst. Recorder of Land Court



6.b

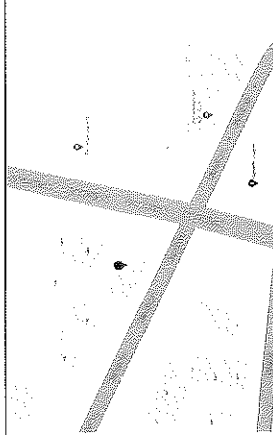
# EXHIBIT B

PROPOSED MULTIFAMILY RESIDENTIAL BUILDING

# 1473 North Shore Road, Revere, MA 02151



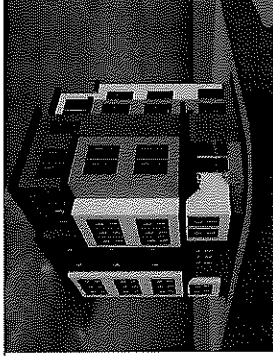
EXISTING SITUATION



LOCUS MAP



AERIAL VIEW



ARCHITECTURAL VISUALIZATION

**ZONING STUDY**  
 ZONE: R-1  
 MIN. LOT AREA: 15,000 SF.  
 MIN. FRONTAGE: 100'  
 MAX. HEIGHT: 50'  
 MAX. STORIES: 5  
 G.F.A.: 7,861  
 F.A.R.: 1

**REQUIRED:**  
 20'  
 30'  
 30'

**SETBACK REQUIREMENTS:**  
 FRONT: 20'  
 SIDE: 30'  
 REAR: 30'

**PROJECT SUMMARY**  
 TOTAL LOT AREA = 2,619 SF.

PROPOSED	REQUIRED
2,619 SF.	15,000 SF.
104.6'	100'
42'	50'
4	5
7,861	7,861
3.00	3.00

**ARCHITECT:**  
 DAVID BABSKY - ARCHITECT  
 Commercial Residential Hospitality  
 57 Elm Road, Newtonville, MA 02460  
 e-mail: ababskyarcop@hotmail.com  
 tel: 617.446.5872  
 617.574.9901

SHEET	COVER SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	ARCHITECTURAL	10.05.2023
A-001	GENERAL NOTES		10.05.2023
CV1	SITE PLAN		10.05.2023
A-101	1ST LEVEL FLOOR PLAN		10.05.2023
A-102	2ND LEVEL FLOOR PLAN		10.05.2023
A-103	3RD LEVEL FLOOR PLAN		10.05.2023
A-104	4TH LEVEL FLOOR PLAN		10.05.2023
A-105	ROOF PLAN		10.05.2023
AV	ARCHITECTURAL VISUALIZATIONS		10.05.2023

ISSUED FOR REVIEW	DATE
04	10.13.2023
03	10.05.2023
02	9.28.2023
01	9.28.2023



**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 300 FLYING DUTCHMAN STREET.  
 NEWTON, MA 02459  
 TEL: 617.446.5872

**CLIENT INFORMATION**  
 Eastern Equity Partners, LLC  
 P.O. Box 366  
 Revere, MA 02151

**PROJECT LOCATION**  
 1473 North Shore Road,  
 Revere, MA 02151, USA

**DRAWING TITLE**  
 COVER SHEET

SCALE	DATE	SPRINK
		2023
PROJECT NO.	REVISION NO.	
	A	
DRAWN BY	DRAWING NO.	
	A.000	
VERIFIED BY		

**ARCHITECTURAL ABBREVIATIONS**

4	ANSI	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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### SYMBOLS

SYMBOL	DESCRIPTION
	VERTICAL LINE ON EXTERNAL ELEVATION
	SECTION NUMBER
	PARTITION TYPE
	WINDOW TYPE
	INTERIOR WINDOW TYPE
	WINDOW TYPE
	COLUMN RESPONSE GRID
	BUILDING SECTION REFERENCE DRAWING NAME
	WALL SECTION
	SECTION DETAIL NAME
	BREAK LINE
	REFERENCE LINE
	SECTION LINE
	SECTION LINE

### INDICATION OF MATERIALS

MATERIAL	INDICATION
CEMENT	[Symbol]
CONCRETE	[Symbol]
MASS MORTAR	[Symbol]
STONE	[Symbol]
METAL	[Symbol]
WOOD	[Symbol]
GLASS	[Symbol]
INSULATION	[Symbol]
PANIC	[Symbol]

### GENERAL NOTES

- GENERAL CONDITIONS: SEE GENERAL CONDITIONS FOR THIS CONTRACT AS SET FORTH IN THE PROJECT MANUAL AND ANY SUPPLEMENTAL SPECIFICATIONS TO THE PROJECT MANUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NO.	DATE	DESCRIPTION
01	10.13.2022	ISSUED FOR REVIEW
02	10.23.2022	ISSUED FOR REVIEW
03	08.23.2023	ISSUED FOR REVIEW
04	01.19.2023	ISSUED FOR INFORMATION

ARCHITECT'S SEAL

COMMERCIAL RESIDENTIAL HOSPITALITY PARTNERS, LLC  
Eastern Equity Partners, LLC  
P.O. Box 365  
Revere, MA 02151

### GENERAL NOTES

- PROTECTION: THE CONTRACTOR SHALL PROTECT ALL ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
- COORDINATION: THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL OTHER CONTRACTORS AND TRADES.
- QUALITY: THE CONTRACTOR SHALL MAINTAIN HIGH STANDARDS OF QUALITY AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- SAFETY: THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN A SAFE WORKING ENVIRONMENT THROUGHOUT THE PROJECT.
- WARRANTY: THE CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY FOR ALL WORKMANSHIP AND MATERIALS.
- AS-BUILT: THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AND RECORDS TO THE ARCHITECT FOR REVIEW.

### CLIENT INFORMATION

**COMMERCIAL RESIDENTIAL HOSPITALITY PARTNERS, LLC**  
Eastern Equity Partners, LLC  
P.O. Box 365  
Revere, MA 02151

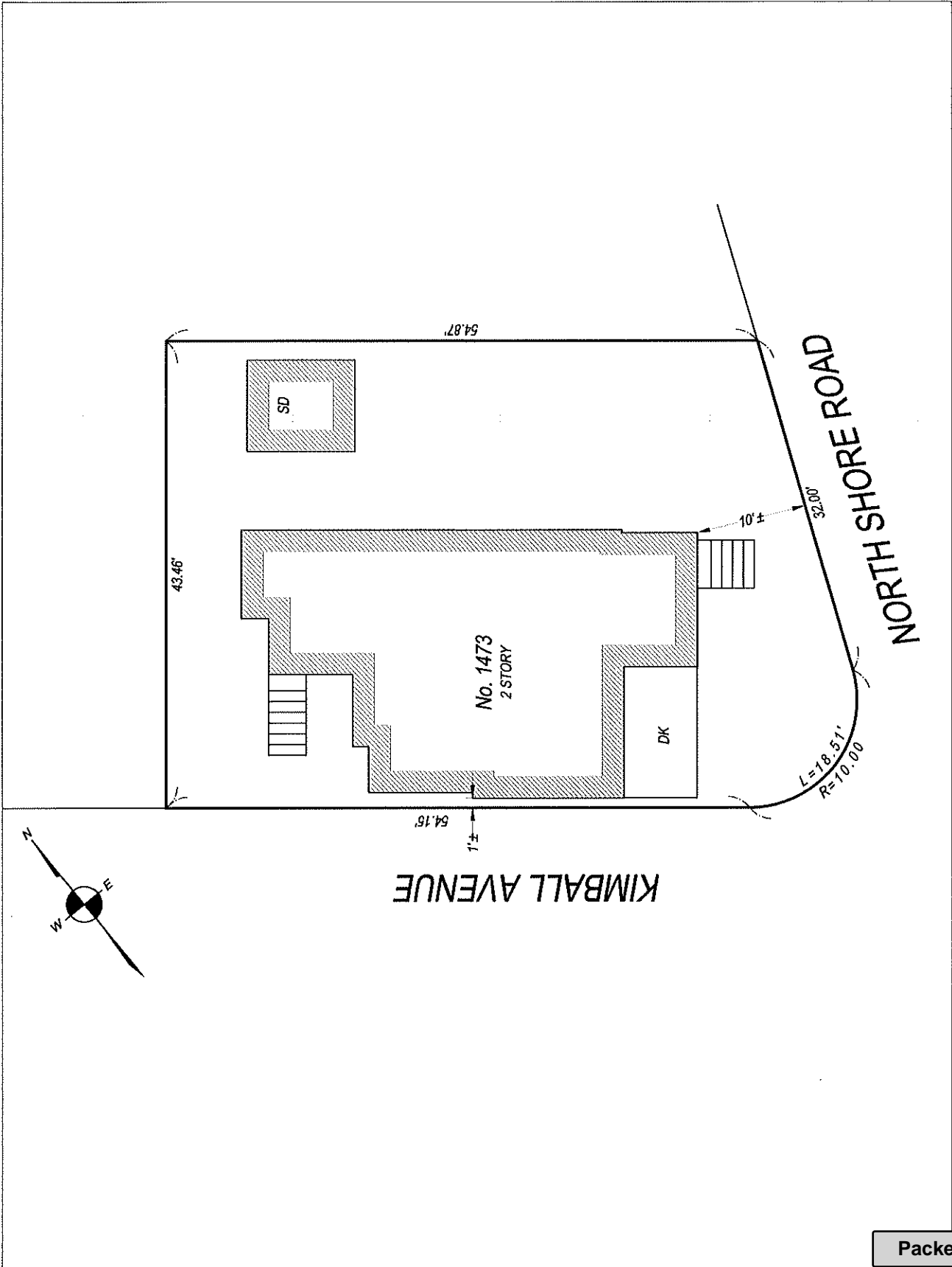
### PROJECT LOCATION

1473 North Shore Road,  
Revere, MA 02151, USA

### DRAWING TITLE

GENERAL NOTES

SCALE	N/A
DATE	September 2023
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	A.001



D4	10.13.2023	ISSUED FOR REVIEW
D3	10.5.2023	ISSUED FOR REVIEW
D2	9.29.2023	ISSUED FOR REVIEW
D1	9.28.2023	ISSUED FOR INFORMATION

ARCHITECT'S SEAL:



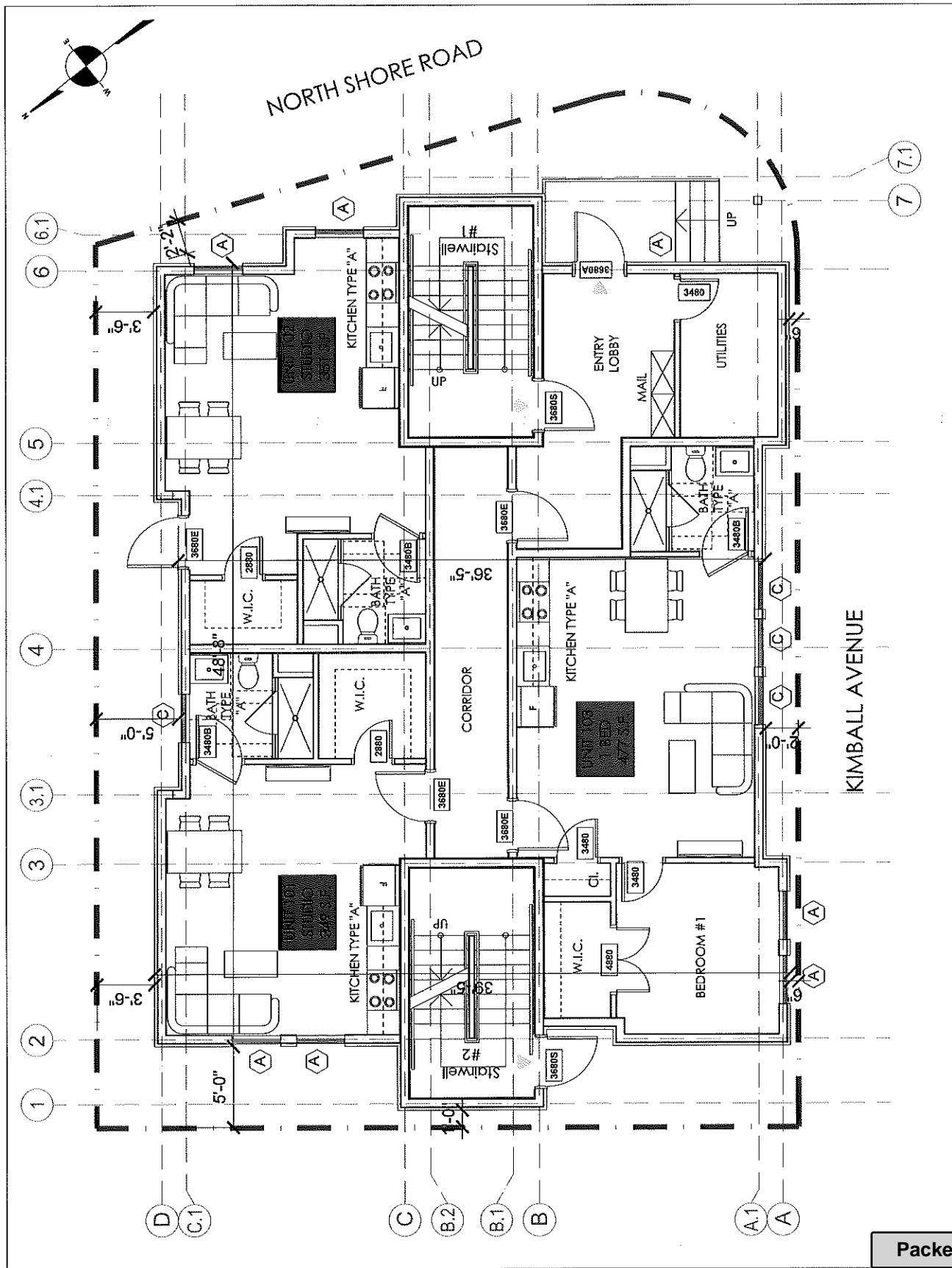
**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 320 NEWAMA STREET,  
 REVERE, MA 02151  
 P. 617.448.5872

**CLIENT INFORMATION**  
 Eastern Equity Partners, LLC  
 P.O. Box 365  
 Revere, MA 02151

**PROJECT LOCATION**  
 1473 North Shore Road,  
 Revere, MA 02151, USA

**DRAWING TITLE**  
 EXISTING SITE PLAN

SCALE	DATE
	September 2023
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	CV.1



04	10.13.2023	ISSUED FOR REVIEW
05	10.5.2023	ISSUED FOR REVIEW
06	9.29.2023	ISSUED FOR REVIEW
01	9.28.2023	ISSUED FOR INFORMATION

ARCHITECT'S SEAL:



**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 320 NEWVA STREET  
 SUITE 301  
 REVERE, MA 02151  
 781.744.5872


CLIENT INFORMATION  
 Eastern Equity Partners, LLC  
 P.O. Box 365  
 Revere, MA 02151

PROJECT LOCATION  
 1473 North Shore Road,  
 Revere, MA 02151, USA

DRAWING TITLE  
**GROUND LEVEL FLOOR PLAN**

SCALE	3/8" = 1'-0"	DATE	September 2023
PROJECT NO.		REVISION NO.	A
DRAWN BY		DRAWING NO.	A-101
VERIFIED BY			

04	10.10.2023	ISSUED FOR REVIEW	
03	10.5.2023	ISSUED FOR REVIEW	
02	9.29.2023	ISSUED FOR REVIEW	
01	9.28.2023	ISSUED FOR INFORMATION	A
ARCHITECT'S SEAL:			



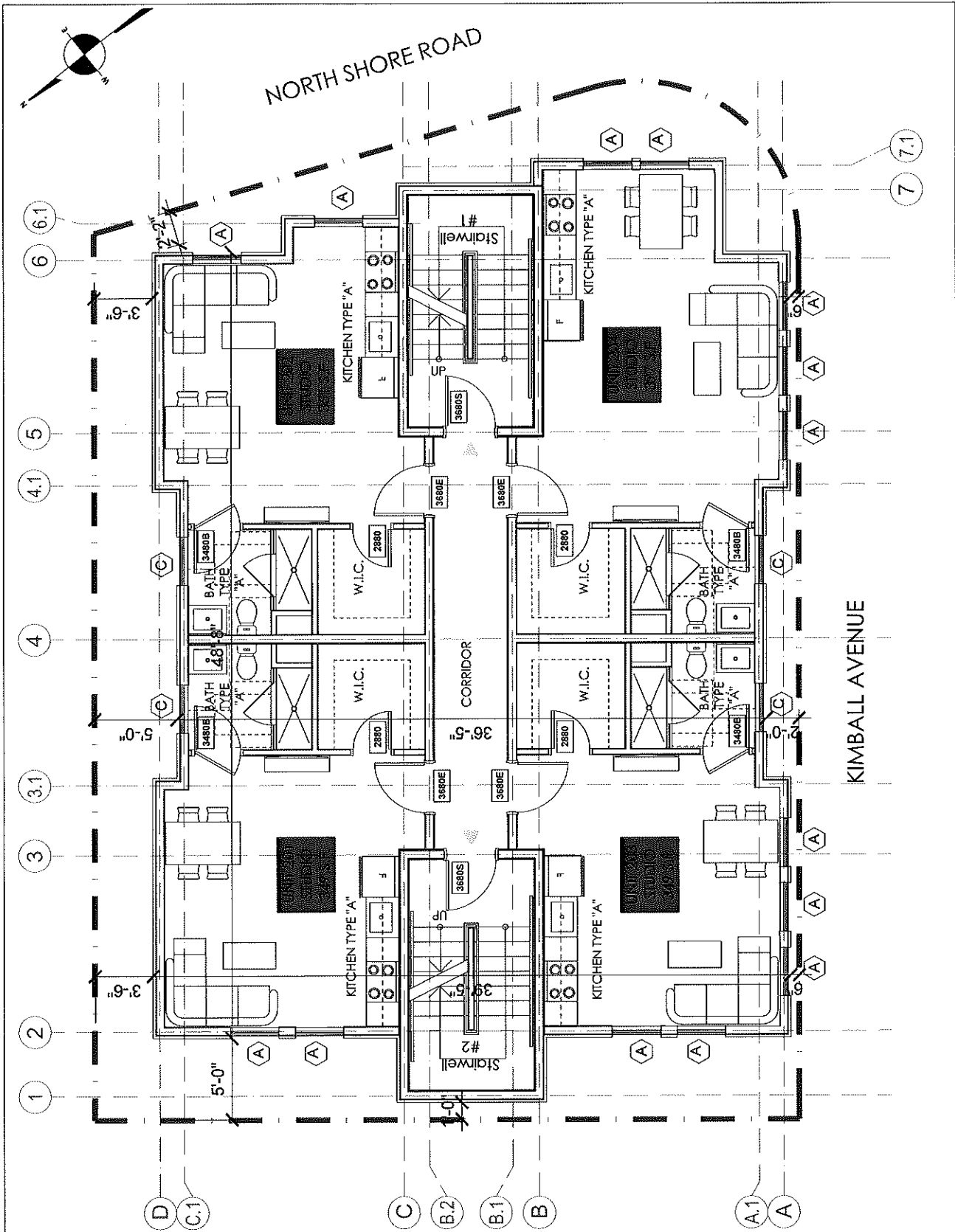
**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 230 NORTON STREET,  
 BOSTON, MA 02450  
 TEL: 617.462.3872  
State Board of Registration of Architects and Engineers

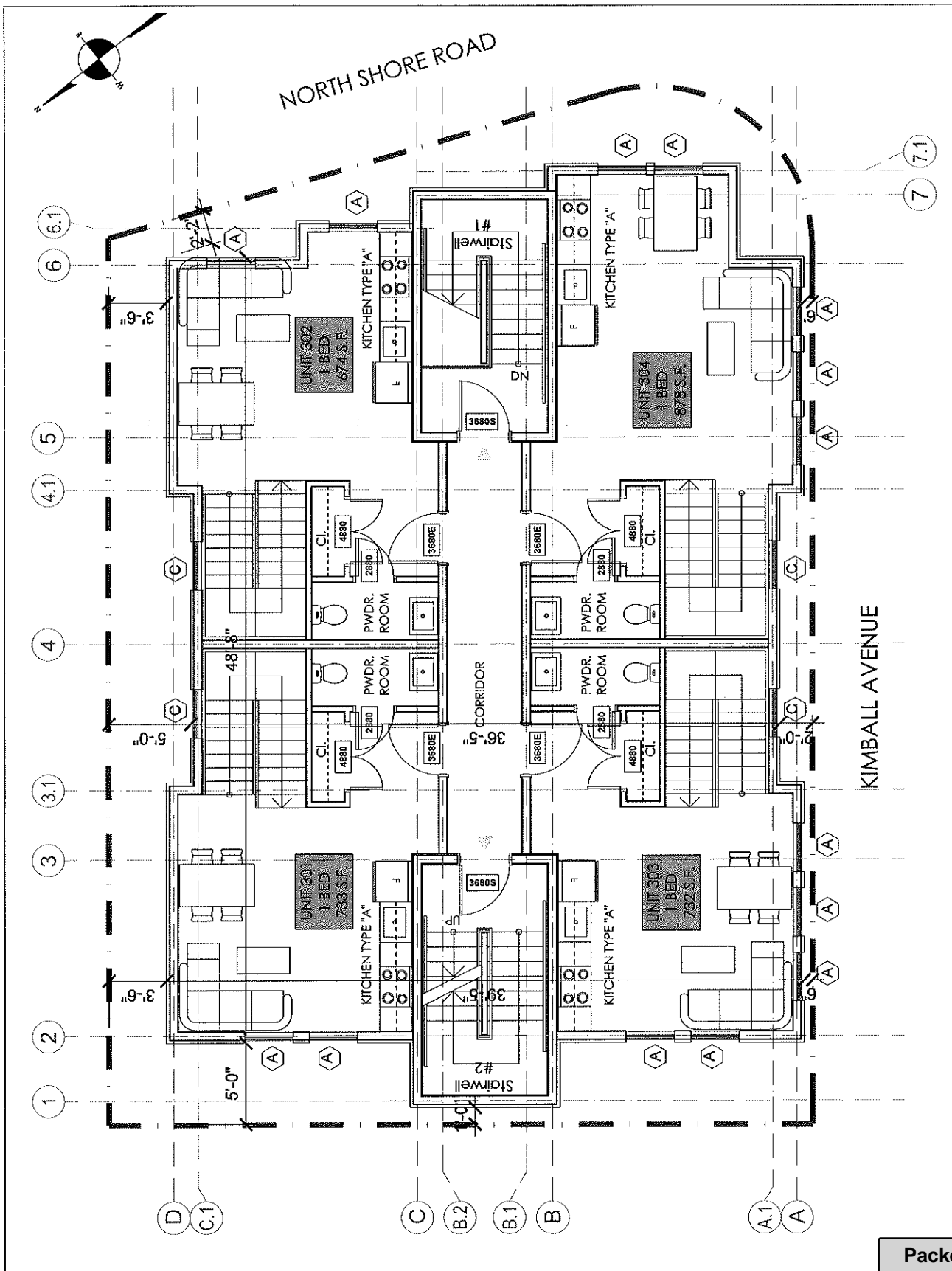
**CLIENT INFORMATION:**  
 Eastern Equity Partners, LLC  
 P.O. Box 365  
 Revere, MA 02151

**PROJECT LOCATION:**  
 1473 North Shore Road,  
 Revere, MA 02151, USA

**DRAWING TITLE:**  
 2nd. LEVEL  
 FLOOR PLAN

SCALE	DATE
3/8" = 1'-0"	September 2023
PROJECT NO.	REVISION NO.
DRAWN BY	DRAWING NO.
VERIFIED BY	A-102





04	10.13.2022	ISSUED FOR REVIEW	
03	10.5.2022	ISSUED FOR REVIEW	
02	9.28.2022	ISSUED FOR REVIEW	
01	9.22.2022	ISSUED FOR INFORMATION	
DATE: 10/13/2022 10:58:00 AM			
ARCHITECT'S SEAL:			



**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 320 NEWDA STREET,  
 NEWTON, MA 02459  
 TEL: 617.552.3200  
 WWW.COMHOSPITALITY.COM

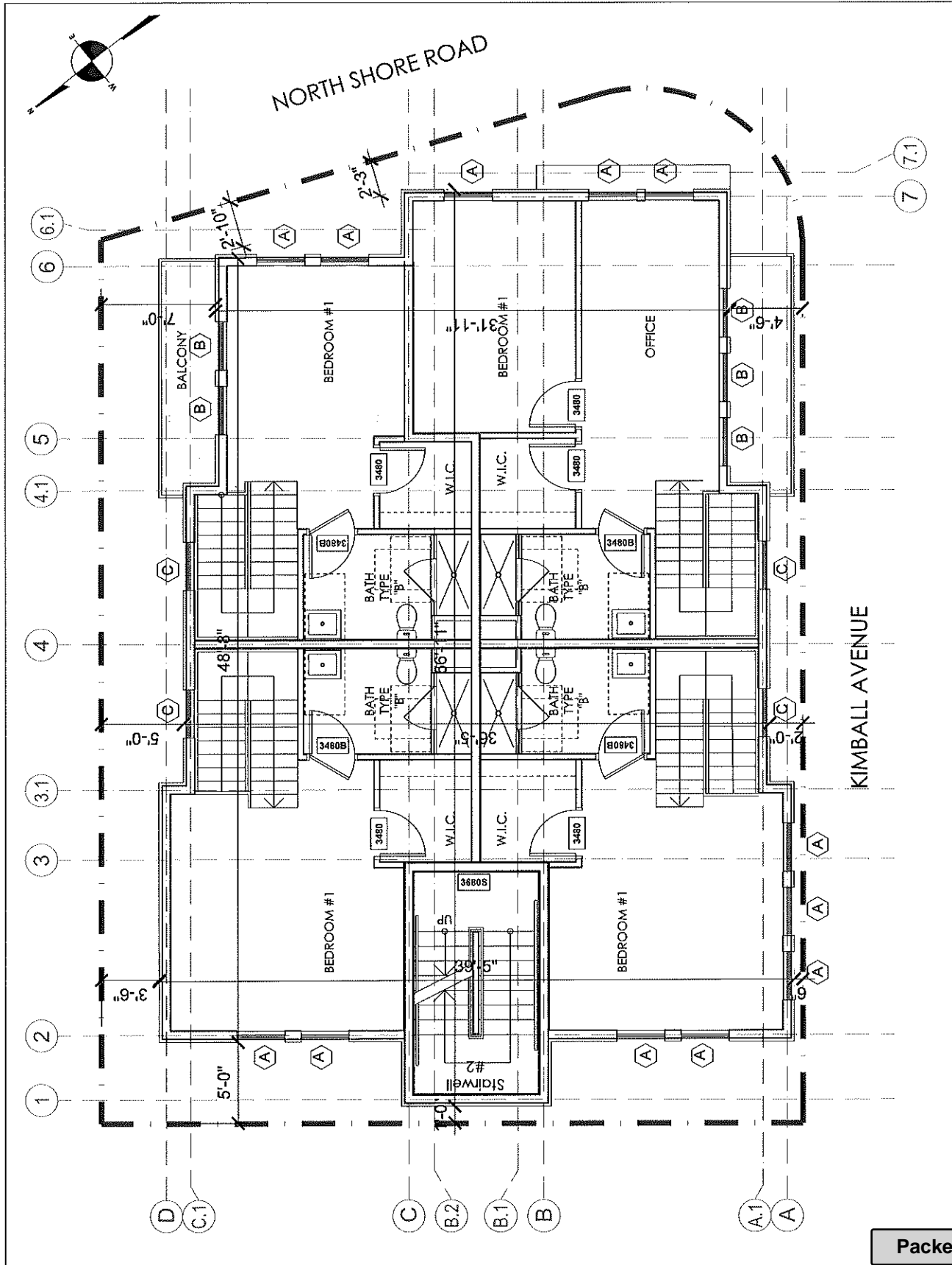
**CLIENT INFORMATION**  
 Eastern Equity Partners, LLC  
 P.O. Box 366  
 Revere, MA 02151

**PROJECT LOCATION**  
 1473 North Shore Road,  
 Revere, MA 02151, USA

**DRAWING TITLE**  
 3rd. LEVEL  
 FLOOR PLAN

SCALE	3/8" = 1'-0"	DATE	September 2022
PROJECT NO.	23-265	REVISION NO.	A
DRAWN BY		DRAWING NO.	A-103
VERIFIED BY			





04	10.13.2023	ISSUED FOR REVIEW
03	10.5.2023	ISSUED FOR REVIEW
02	9.29.2023	ISSUED FOR REVIEW
01	9.28.2023	ISSUED FOR INFORMATION

DATE: 10/13/2023  
 TIME: 10:00 AM  
 ARCHITECT'S SEAL:



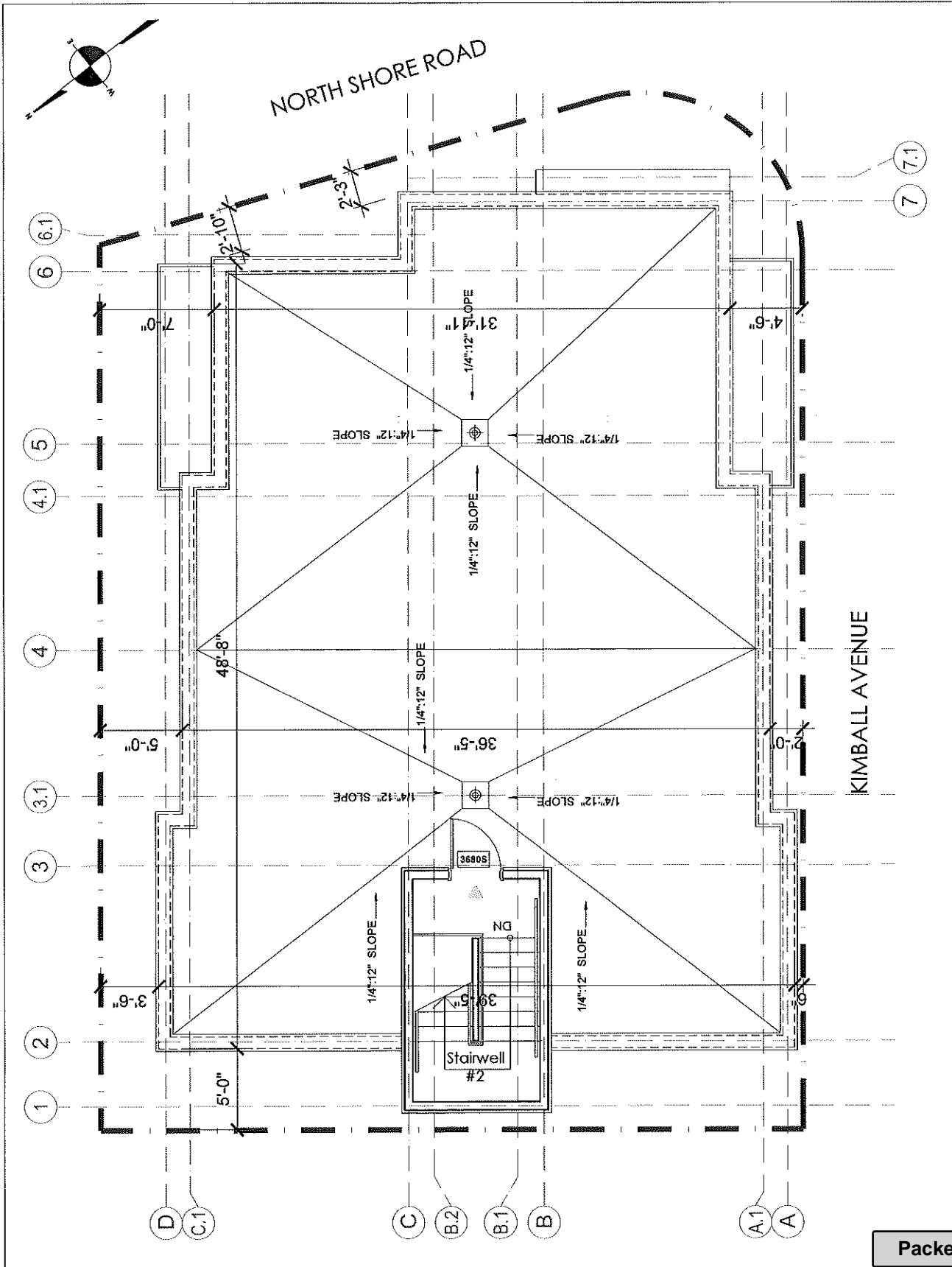
**COMMERCIAL RESIDENTIAL HOSPITALITY**  
 220 NEVADA STREET  
 SUITE 200  
 BOSTON, MA 02148  
 TEL: 617-446-5872

CLIENT INFORMATION  
 Eastern Equity Partners, LLC  
 P.O. Box 365  
 Revere, MA 02151

PROJECT LOCATION  
 1473 North Shore Road,  
 Revere, MA 02151, USA

DRAWING TITLE  
**4th. LEVEL FLOOR PLAN**

SCALE	3/8" = 1'-0"
DATE	September 2023
PROJECT NO.	
REVISION NO.	A
DRAWN BY	
VERIFIED BY	A-104



04	10.13.2023	ISSUED FOR REVIEW
03	10.5.2023	ISSUED FOR REVIEW
02	9.29.2023	ISSUED FOR REVIEW
01	9.28.2023	ISSUED FOR INFORMATION



COMMERCIAL  
RESIDENTIAL  
HOSPITALITY

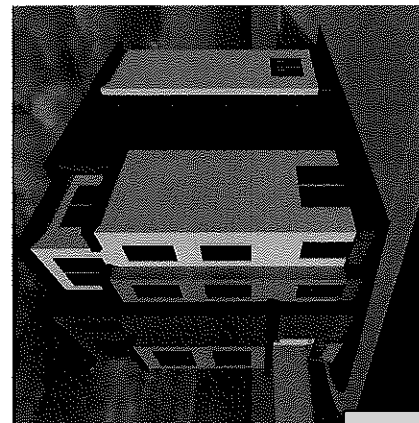
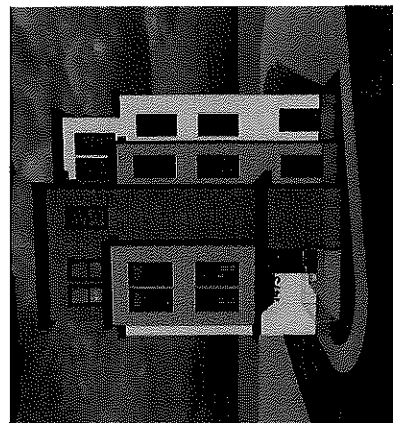
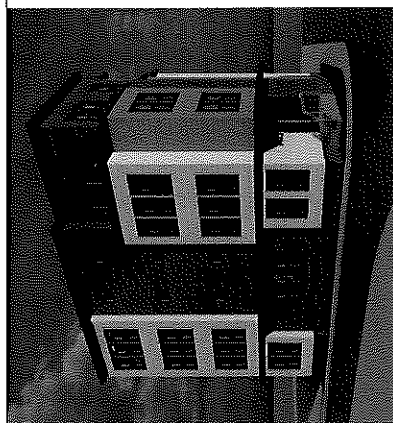
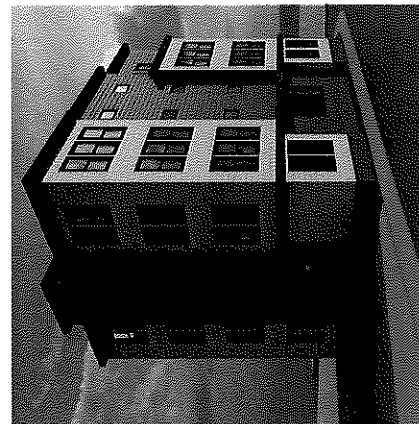
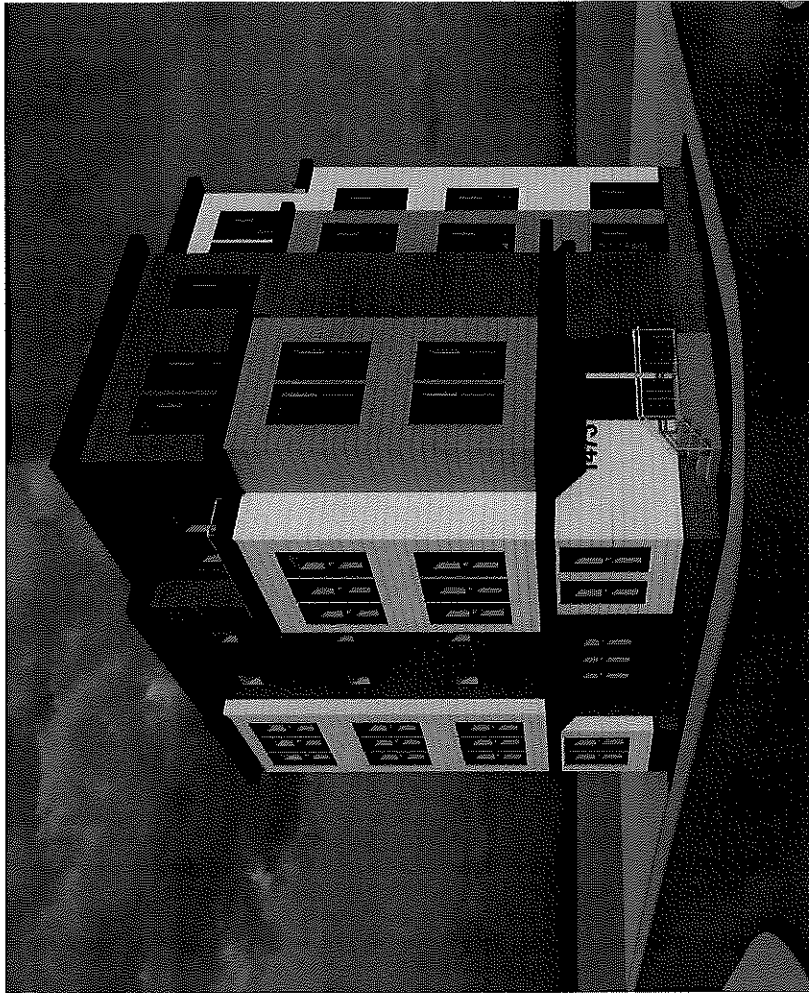
Eastern Equity Partners, LLC  
P.O. Box 365  
Revere, MA 02151

PROJECT LOCATION  
1473 North Shore Road,  
Revere, MA 02151, USA

DRAWING TITLE  
ROOF PLAN

SCALE	3/8" = 1'-0"	DATE	September 2023
PROJECT NO.		REVISION NO.	A
DRAWN BY		DRAWING NO.	A-105
VERIFIED BY			

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)



04 10.13.2023	ISSUED FOR REVIEW	
03 10.3.2023	ISSUED FOR REVIEW	
02 9.29.2023	ISSUED FOR REVIEW	
01 9.28.2023	ISSUED FOR INFORMATION	
ARCHITECT'S SEAL:		
<b>COMMERCIAL RESIDENTIAL HOSPITALITY</b> 330 NICHOLS STREET SUITE 500 REVERE, MA 02151 T: 617-448-5872 www.commercialresidentialhospitality.com		
<b>CLIENT INFORMATION</b> Eastern Equity Partners, LLC P.O. Box 365 Revere, MA 02151		
<b>PROJECT LOCATION</b> 1473 North Shore Road, Revere, MA 02151, USA		
DRAWING TITLE		AV
SCALE	DATE	September 2023
PROJECT NO.	REVISION NO.	
DRAWN BY	DRAWING NO.	AV
VERIFIED BY		

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

**WILLIAMS & SPARGES**  
 1000 W. NORTH SHORE ROAD  
 SUITE 100  
 REVERE, MA 02151  
 PHONE: 781-718-2222  
 EMAIL: juss@williams.com

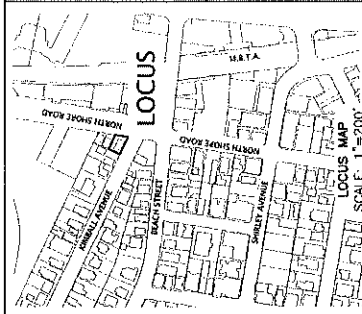
Owner/Applicant:  
 C/O KIMBLE BUSIO  
 PO BOX 565  
 REVERE, MA 02151

Designed By: PMB  
 Project Manager: PMB  
 Reviewed By: PMB  
 Drawn By: PMB

Drawing Issued for Review  
 Drawing Issued for Permit

**SITE PLAN - PROPOSED MULTIFAMILY RESIDENTIAL BUILDING**  
 1473 NORTH SHORE ROAD, REVERE MA  
 PROPERTY ID: 8-152-5

OCTOBER 29, 2023  
 SCALE: 1"=10'  
 SHEET 1 OF 1  
 DRAWING: ZBA



PARKING CALCULATIONS TABLE	
CATEGORY	REQUIRED
STUDIO UNIT	0
ONE OR MORE CAR GARAGE	6
ONE OR MORE CAR GARAGE WITH ATTACHED GARAGE	0
ONE OR MORE CAR GARAGE WITH SEPARATE GARAGE	0
TOTAL	6



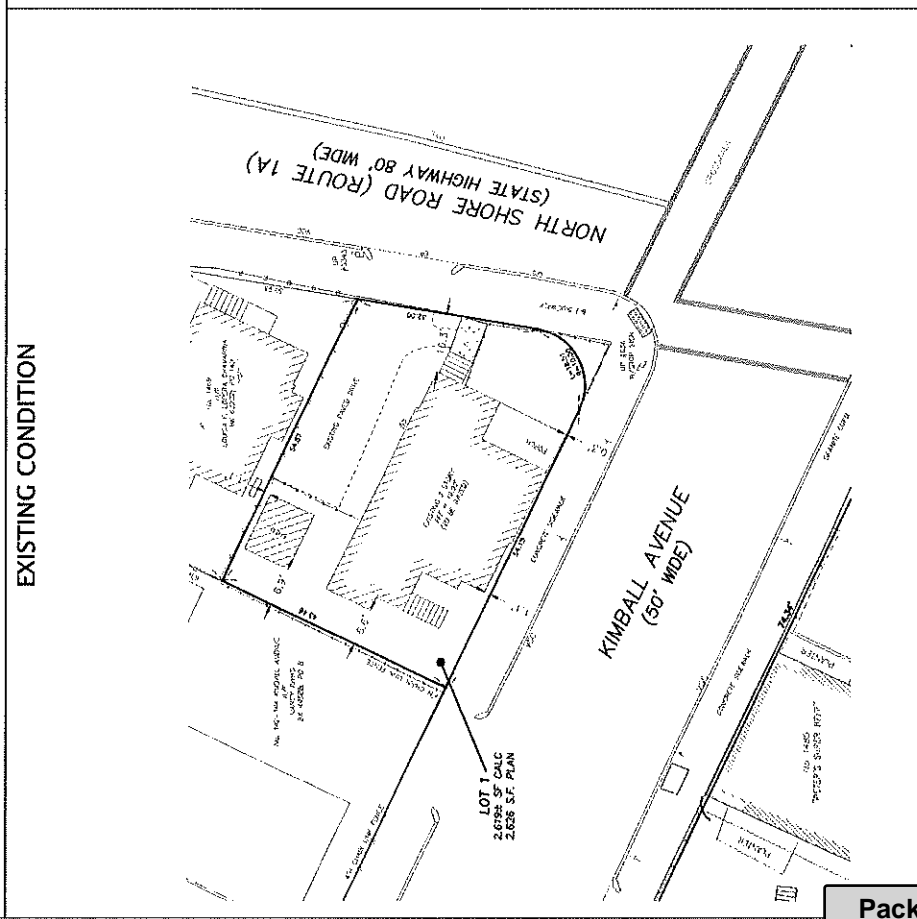
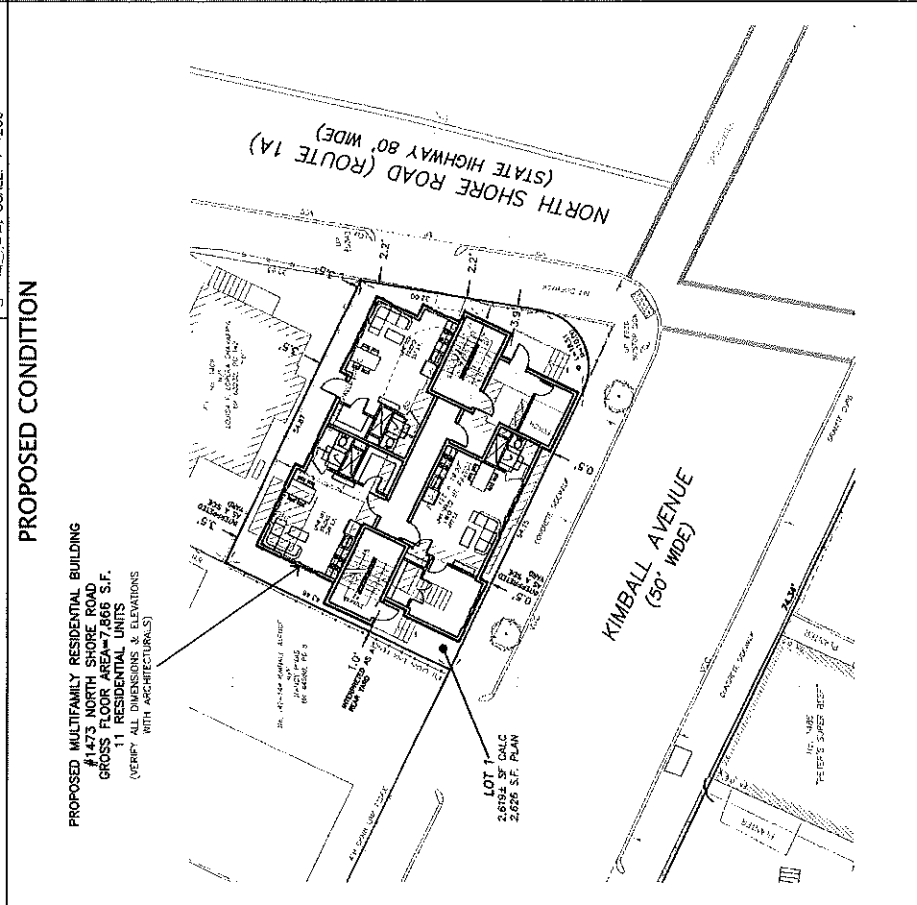
**PROPOSED CONDITION**

PROPOSED MULTIFAMILY RESIDENTIAL BUILDING  
 #1473 NORTH SHORE ROAD  
 GROSS FLOOR AREA=7,866 S.F.  
 11 RESIDENTIAL UNITS  
 (VERIFY ALL DIMENSIONS & ELEVATIONS WITH ARCHITECTURALS)

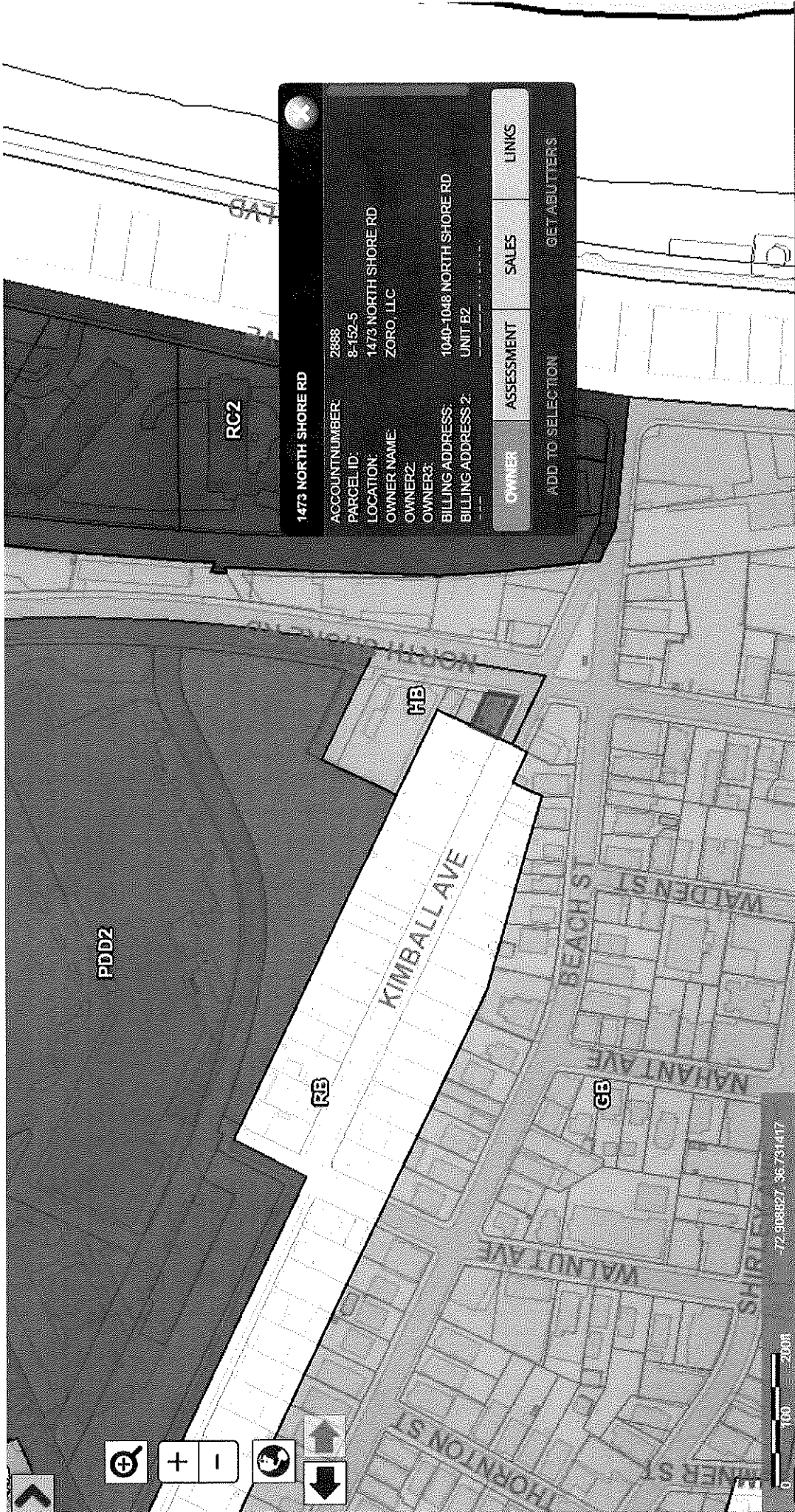
**ZONING DISTRICT: HB - HIGHWAY BUSINESS**

CATEGORY	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	11,000 S.F.	2,697 S.F.
MINIMUM LOT FRONTAGE	100 FT.	104.8 FT.
MINIMUM FRONT SETBACK	50 FT.	0 FT. (DOWNSIDE YARD)
MINIMUM REAR SETBACK	50 FT.	0 FT. (KIMBALL AVENUE)
MINIMUM HEIGHT	35 FT.	14.5 FT. (MAX ARCHITECTURALS)
MAXIMUM STORIES	5	4 (SEE ARCHITECTURALS)
FLOOR AREA RATIO	1.0	1.0 (SEE ARCHITECTURALS)
USABLE OPEN SPACE	NA	NA
MAXIMUM PERCENT BUILDING COVERAGE	NA	NA
MAXIMUM PERCENT HEIGHT RED	15	0

NOTE:  
 R 7-6: THE DISTRICT THE MINIMUM AREA FOR APARTMENT USE IS 10 ACRES



# EXHIBIT C

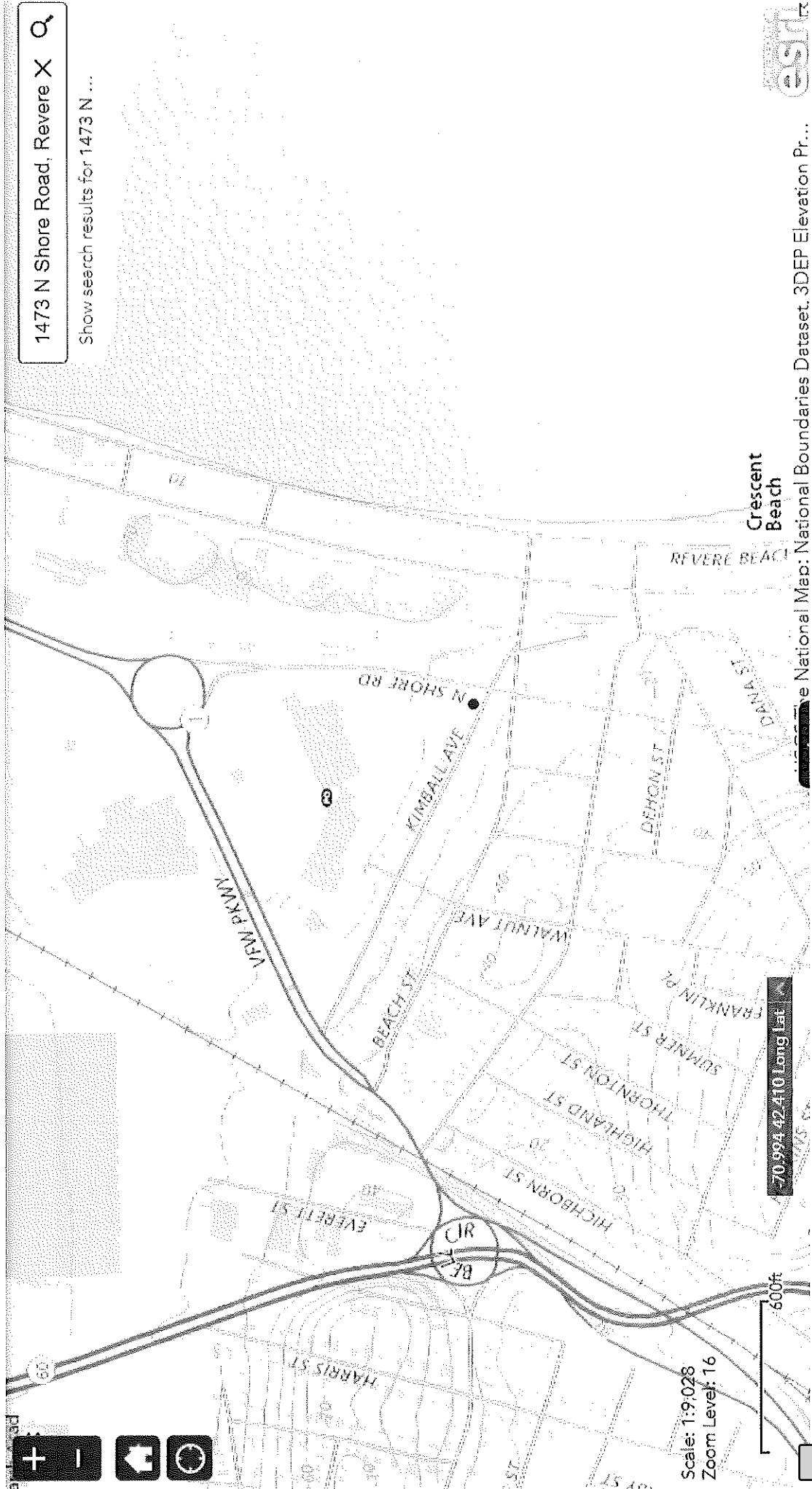


Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

# EXHIBIT D

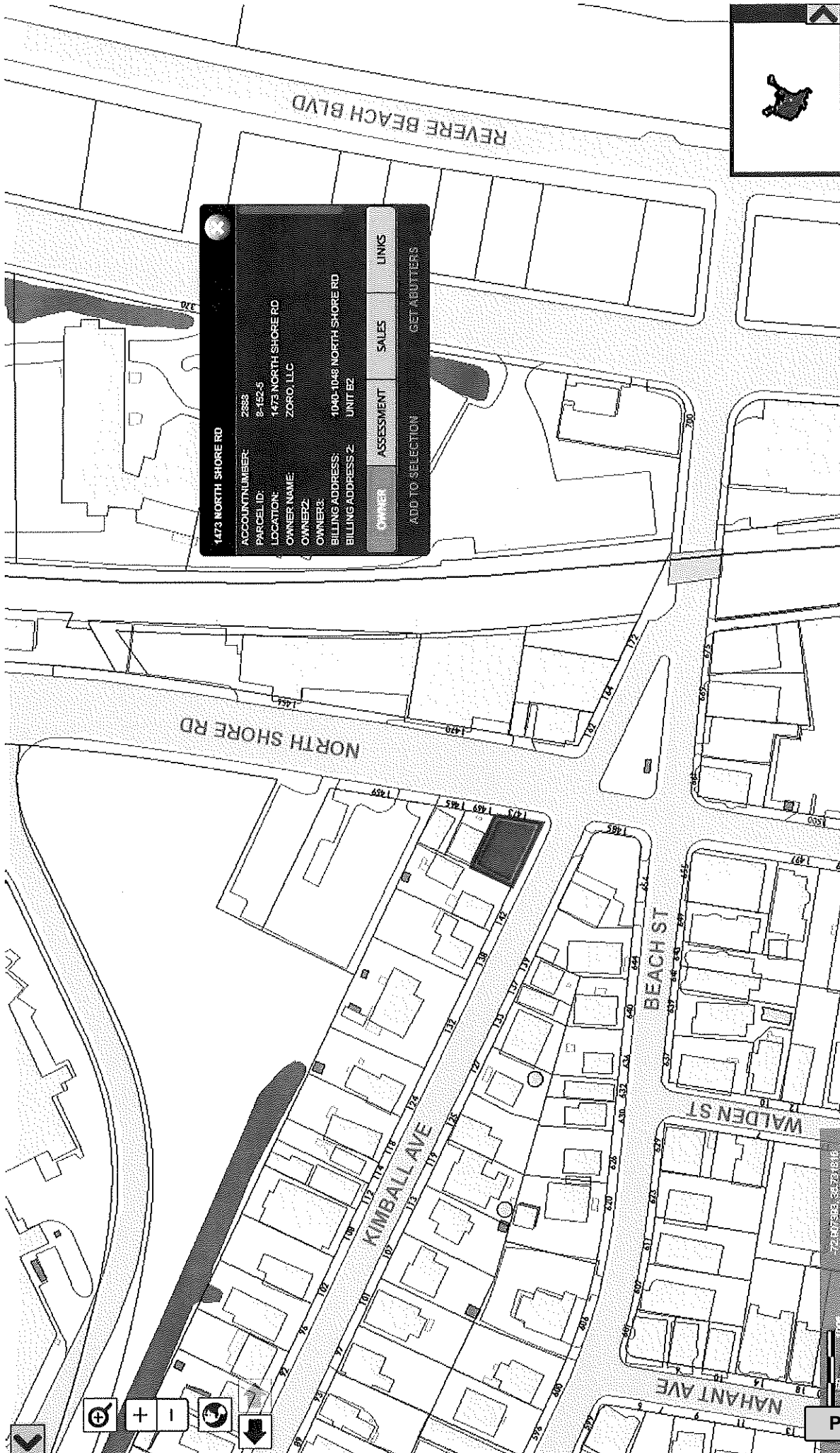
1473 N Shore Road, Revere X

Show search results for 1473 N ...



© 2012 Esri. All rights reserved. National Map: National Boundaries Dataset, 3DEP Elevation Pr...





1473 NORTH SHORE RD

ACCOUNT NUMBER: 2888  
 PARCEL ID: 2-152-5  
 LOCATION: 1473 NORTH SHORE RD  
 OWNER NAME: ZORO, LLC  
 OWNER: ZORO, LLC  
 BILLING ADDRESS: 1040-1048 NORTH SHORE RD  
 BILLING ADDRESS 2: UNIT#2

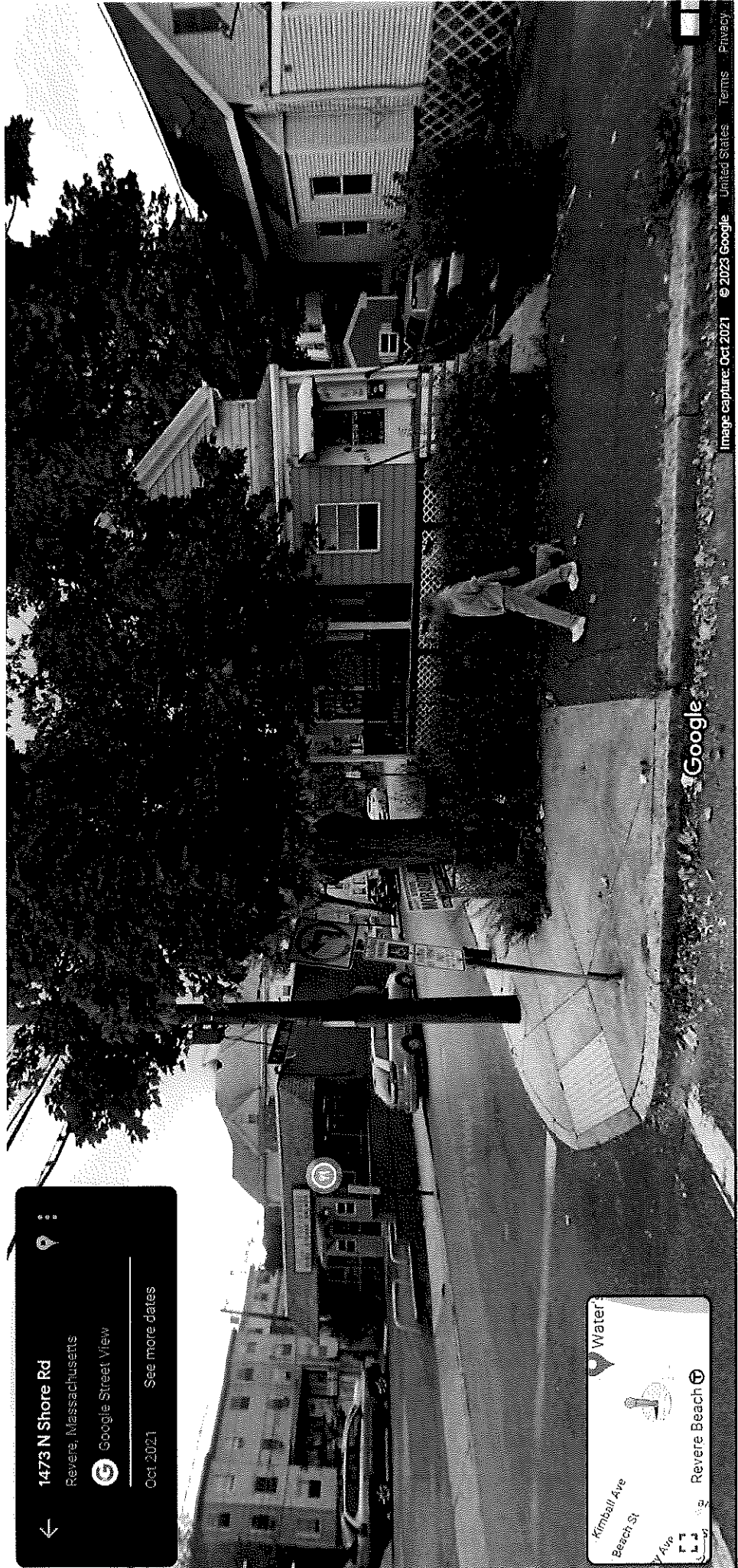
OWNER    ASSESSMENT    SALES    LINGS    GET ABUTTERS

ADD TO SELECTION



# EXHIBIT E






  
**1473 N Shore Rd**
  
 Revere, Massachusetts
   
 Google Street View
   
 Oct 2021 [See more dates](#)

 Water
   

  
 Kimball Ave
   
 Beach St
   
 Revere Beach
   


Image capture: Oct 2021 © 2023 Google United States Terms Privacy

6.b

Packet Pg. 100

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)



Google

Image capture: Nov 2021 © 2023 Google United States Terms Privacy Report

6.b

Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)

Packet Pg. 101

# EXHIBIT F

11/1/23, 5:02 PM

Application Review Comments (42).htm

**From:** fstringi@revere.org  
**Sent:** 10/31/2023 - 02:28 PM  
**To:** noneil@dambrosiollp.com,david.barsky@davidbarskyarchitect.com,amelnik@revere.org,lcavagnaro@revere.org  
**CC:**  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** October 31, 2023  
**Application #:** SPR23-000137  
**Address:** 1473 NORTH SHORE RD  
**Description:** Construction of 7,866 sf residential apartment building, to include 11 units.  
**Review Status:** Denied

Thank you for your recent permit application for Construction of 7,866 sf residential apartment building, to include 11 units.. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

**Reviewer:** Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: 1) In accordance with Section 17.40.020 and 17.40.030, the substantial extension of a nonconforming use (residential within the HB District) and nonconforming structure may only be allowed by special permit of the City Council; 2) Noncompliance with Section 17.24.010 with respect to minimum side yard setback requirement of 20 feet within the HB District; 3) Noncompliance with Section 17.24.010 with respect to minimum rear yard setback requirement of 30 feet within the HB District; 4) Noncompliance with Section 17.24.010 with respect to minimum front yard setback requirement of 20 feet within the HB District; 5) Noncompliance with Section 17.24.010 with respect to maximum FAR of 1.0 within the HB District; 6) Noncompliance with Section 17.24.010 with respect to minimum lot area requirement of 15,000 s.f. within the HB District; 7) Nonconformance with Section 17.28.020 with respect to minimum parking requirements for apartment use.

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

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



Attachment: PH.C2310.1473NorthShoreRoad (23-265 : Special Permit C-23-10, 1473 North Shore Road)



TO: Honorable City Council  
 FR: Tom Skwierawski, Chief of Planning and Community Development  
 RE: Zoning Amendments: Smart Growth Overlay Districts in the Green Street and Shirley Avenue Neighborhoods  
 DATE: November 8, 2023

Attached please find amendments to Title 17 of the Revised Ordinances of the City of Revere regarding establishing two Smart Growth Overlay Districts in the Green Street area (including the former Lee Trailer Park site) and the Shirley Ave neighborhood. These amendments are in alignment with [M.G.L Chapter 40R](#), a state program aimed at promoting compact residential or mixed-use districts with an affordability component in neighborhoods that are well served by public transit. Smart Growth districts are an overlay, which means the underlying zoning remains unchanged, but that program will provide density “bonus” for any developments that choose to comply with the requirements of this section.

The proposed Overlay Districts will allow us to fulfill the requirements of the 40A Section 3A (i.e., MBTA Communities), which we are required by law to do by December 31, 2023. As of now, we are not in compliance. If we remain non-compliant by the start of the new year, we will [lose eligibility for a variety of grant programs](#), including MassWorks, Municipal Vulnerability Preparedness (“MVP”), and the Underutilized Properties Program. In this past year alone, those programs provided over \$5.5m in funding to support Revere projects, such as the Riverfront Boathouse, the future Fitzhenry Dog Park, and traffic improvements along Route 60. In addition, according to a [recent advisory](#) by the Attorney General’s office, noncompliance could make the City liable for civil enforcement action or liability under federal and state fair housing laws.

By reducing the existing restrictions on dimensional and parking requirements, these zoning changes will help us meet the necessary minimum unit capacity threshold (i.e., 6,135 units allowable by-right) to come into compliance with this law. In addition, by creating a 40R zoning district, we will be eligible for two municipal incentives: (1) a Zoning Incentive Payment, of up to \$600,000, for getting a state-approved 40R district; and (2) a Density Bonus Payment, of up to \$3,000, for each additional unit of housing created through this overlay district.

I plan to reach out to you all in the coming days to discuss these changes and as always, I will be available to answer any questions regarding these proposed zoning amendments, that are designed to bring us into compliance with state law and ensure that these neighborhoods continue to thrive as affordable and transit-oriented communities.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Skwierawski', with a stylized flourish at the end.

Tom Skwierawski  
Chief of Planning and Community Development

Cc: Acting Mayor Patrick M. Keefe Jr.; City Planner Frank Stringi

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE  
CITY OF REVERE REGARDING SMART GROWTH

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter:

**CHAPTER [17.29]: SMART GROWTH OVERLAY DISTRICTS (SGODs)**

**A. General Regulations that apply to all Smart Growth Overlay Districts**

**Section 17.29.010 - PURPOSE**

The purpose of this Section [17.29] is to establish Green Street and Shirley Avenue Smart Growth Overlay Districts, to encourage smart growth in accordance with the purposes of G. L. Chapter 40R and to the extent the following other purposes are not in conflict with the Governing Laws;

[add other objectives as applicable]

**Section 17.29.020 - DEFINITIONS**

For purposes of this Section [17.29], the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under the Governing Laws or Section 2.0, or as set forth in the PAA Regulations. With respect to their application to this Section [17.29], to the extent that there is any conflict between the definitions or terms set forth in, or otherwise regulated by, the Governing Laws and those defined or used in this Section [17.29], inclusive of any applicable Design Standards, PAA Regulations, or any other applicable associated local zoning requirement (e.g., zoning requirement contained in another section of the Zoning Ordinance that is nonetheless incorporated by reference), the terms of the Governing Laws shall govern.

- 1. *Affordable Homeownership Unit*** means an Affordable Housing unit required to be sold to an Eligible Household.
- 2. *Affordable Housing*** means housing that is affordable to and occupied by Eligible Households and aligns with Revere Title 17 definitions
- 3. *Apartment House*** means a dwelling for more than two families under one roof, or for one or more families above a first floor used for nonresidential purposes, including structures or buildings owned in condominium ownership under General Laws, Chapter 183A
- 4. *Affordable Housing Restriction*** means a deed restriction of Affordable Housing meeting the statutory requirements in G.L. Chapter 184, Section 31 and the requirements of Chapter 17.29 of this Ordinance.

11/9/2023

**5. Affordable Rental Unit** means an Affordable Housing unit required to be rented to an Eligible Household.

**6. Applicant** means the individual or entity that submits a Project application for Plan Approval.

**7. As-of-right** means a use allowed under Section 5.0 without recourse to a special permit, variance, zoning amendment, or other form of zoning relief other than waivers issued hereunder Section 11.3. A Project that requires Plan Approval by the PAA pursuant to Sections 9.0 through 13.0 shall be considered an as-of-right Project, subject to review and approval by EOHLC of any Municipal 40R regulations, guidelines, application forms, or other requirements applicable to review of Projects by the Plan Approval Authority under the 40R Zoning and 760 CMR 59.00.

**8. Bank or Financial Institution** means an establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This use type also includes record storage and data processing and shall also include free standing automated teller machines (ATM).

**9. EOHLC or Secretariat** means the Massachusetts Executive Office of Housing and Livable Communities, or any successor agency.

**10. Design Standards** means provisions of Section 13 made applicable to Projects within the SGOD that are subject to the Plan Approval process.

**11. Eligible Household** means an individual or household whose annual income is less than or equal to 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

**12. Governing Laws** means G.L. Chapter 40R and 760 CMR 59.00.

**13. Health Club** means a commercial business establishment that provides facilities for individual physical health activities, including, but not limited to the use of exercise equipment, including free weights, exercise machines, treadmills, stationary bicycles, and other aerobic equipment, personal trainers, yoga classes, aerobic exercise classes, running and jogging, saunas, steam rooms, showers and lockers. Such establishments are considered commercial establishments operating as a business whether open to members and their guests on a membership basis only or open to the public at large paying a daily admission fee.

**14. Mixed-Use Development Project** means a Project containing a mix of one or more residential uses and one or more non-residential uses, as allowed in Section 5.2, and subject to all applicable provisions of this Chapter [17.29].

**15. Monitoring Agent or Administering Agent** means the local housing authority or other qualified housing entity designated by the municipality, chief executive, pursuant to Section 17.29.050, to review and implement the Affordability requirements affecting Projects under Section 50.

**16. PAA Regulations** means the rules and regulations of the PAA adopted pursuant to Section 17.29.080.

11/9/2023

**17. Plan Approval** means standards and procedures which certain categories of Projects in the SGOD must meet pursuant to Chapter 17 and the Governing Laws.

**18. Plan Approval Authority (PAA)** means The local approval authority authorized under Section 17.030 to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the SGOD.

**19. Project** means a Residential Project or Mixed-use Development Project undertaken within the SGOD in accordance with the requirements of this Chapter [17.29].

**20. Recreation, Gainful Business** means commercial recreational activities such as amusement centers, game arcades or similar activities. For the purposes of this title, this definition does not pertain to such activities as health clubs, physical fitness, racetracks, arenas and similar athletic facilities.

**21. Residential Project** means a Project that consists solely of residential use and any parking and accessory uses as may be permitted/required and further defined in Section 5.1.

**22. Restaurant** means an establishment where the primary business is the service, by a waiter or waitress of food and beverages to be consumed exclusively at tables or at a counter on the premises.

**23. SGOD** means the Smart Growth Overlay District established in accordance with this Chapter [17.29].

**24. Single-Family Dwelling** means a detached building used for, or occupied exclusively by, one dwelling unit.

**25. Two-Family Dwelling** means a building used for, or occupied by, two dwelling units.

**26. Zoning Ordinance** means Title 17, the Zoning Ordinance of the City of Revere

[add other definitions as required, either here or in the PAA Regulations]

### **Section 17.29.030 - APPLICABILITY OF SGODs – SCOPE AND AUTHORITY**

**3.1 Applicability of SGODs.** An Applicant may seek development of a Project located within the SGOD in accordance with the provisions of the Governing Laws and this Chapter [17.29], including a request for Plan Approval by the PAA, if necessary. In such case, notwithstanding anything to the contrary in Title 17, the Zoning Ordinance, such application shall not be subject to any other provisions of the Zoning Ordinance, including limitations upon the issuance of building permits for residential uses related to a rate of development

11/9/2023

or phased growth limitation or to a local moratorium on the issuance of such permits, or to other building permit or dwelling unit limitations. To the extent that there is any conflict between the Governing Laws and this Chapter [17.29], inclusive of the Design Standards, the PAA Regulations, and any applicable associated local zoning requirement (e.g., zoning requirement contained in another section of the Zoning Ordinance that is nonetheless incorporated by reference), the Governing Laws shall govern.

**3.2 Underlying Zoning.** The SGOD is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Ordinance governing the underlying zoning district(s) shall remain in full force, except for those Projects undergoing development pursuant to this Section [17.29]. Within the boundaries of the SGOD, a developer may elect either to develop a Project in accordance with the requirements of the Smart Growth Zoning, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Ordinance governing the underlying zoning district(s).

**3.3 Administration, Enforcement, and Appeals.** The provisions of this Section [17.29] shall be administered by the Building Commissioner, except as otherwise provided herein. Any legal appeal arising out of a Plan Approval decision by the PAA under Sections 9 through 13 shall be governed by the applicable provisions of G. L. Chapter 40R. Any other request for enforcement or appeal arising under this Section [17.29] shall be governed by the applicable provisions of G. L. Chapter 40A..

#### **Section 17.29.040 - PERMITTED USES - GENERAL**

The following uses are permitted As-of-right for Projects within SGODs unless otherwise specified under the corresponding section of the district-specific requirements.

**1. Residential Projects.** A Residential Project within the SGOD may include:

- a) Single-family, two- and three-family, and/or Multi-family Residential Use(s).
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

#### **Section 17.29.050 - HOUSING AND HOUSING AFFORDABILITY**

**1. Number of Affordable Housing Units.** For all Projects containing at least 8 residential units, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing.

11/9/2023

For the purpose of calculating the number of units of Affordable Housing required within a Project, any fractional unit shall be deemed to constitute a whole unit. A Project shall not be segmented to evade the Affordability threshold set forth above – this provision is only necessary if certain Projects (those with 8 or fewer units as may be specified in the SGZ) are exempt from the Affordability requirement.. Furthermore, the total number of affordable units within the entire SGZD equals not less than 20%.

**2. Monitoring Agent.** A Monitoring Agent which may be the local housing authority or other qualified housing entity shall be designated by the chief executive (the “designating official”). In a case where the Monitoring Agent cannot adequately carry out its administrative duties, upon certification of this fact by the designating official or by EOHLC such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the designating official. In any event, such Monitoring Agent shall ensure the following, both prior to issuance of a Building Permit for a Project within the SGOD, and on a continuing basis thereafter, as the case may be:

- a. prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
- b. income eligibility of households applying for Affordable Housing is properly and reliably determined;
- c. the housing marketing and resident selection plan conform to all requirements, have been approved by EOHLC specifically with regard to conformance with M.G.L. c.40R and 760 CMR 59.00, and are properly administered;
- d. sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan (a.k.a., Affirmative Fair Housing Marketing Plan (AFHMP)) with appropriate unit size for each household being properly determined and proper preference being given; and
- e. an Affordable Housing Restriction (AHR) meeting the requirements of this Chapter is approved by EOHLC specifically regarding conformance with M.G.L. c.40R and 760 CMR. 59.00, recorded with the proper registry of deeds.

**3. Submission Requirements.** As part of any application for Plan Approval for a Project within the SGOD submitted under Sections 9.0 through 13.0 (or, for Projects not requiring Plan Approval, prior to submission of any application for a Building Permit), the Applicant must submit the following documents to the PAA and the Monitoring Agent:

- 1) evidence that the Project complies with the cost and eligibility requirements of Section 6.4:
- 2) Project plans that demonstrate compliance with the requirements of Section 6.5; and

11/9/2023

- 3) a form of Affordable Housing Restriction that satisfies the requirements of Section 6.6.

These documents in combination, to be submitted with an application for Plan Approval (or, for Projects not requiring Plan Approval, prior to submission of any application for a Building Permit), shall include details about construction related to the provision, within the development, of units that are accessible to the individuals with disabilities and appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly.

**4. Cost and Eligibility Requirements.** Affordable Housing shall comply with the following requirements:

1. Affordable Housing required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.
2. For an Affordable Rental Unit, the monthly rent payment, including applicable utility allowances, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless another affordable housing program methodology for calculating rent limits, as approved by EOHLC, applies.
3. For an Affordable Homeownership Unit the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, and insurance, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless another affordable housing program methodology for calculating mortgage payments, as approved by EOHLC, applies.

Prior to the granting of any building permit for a Project, the Applicant must demonstrate, to the satisfaction of the Monitoring Agent, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for Affordability applicable to Revere.

**5. Design and Construction.** Units of Affordable Housing shall be finished housing units. With respect to the minimum number of units in a given Project that are required to be Affordable Housing under Chapter 17.29 and the Governing Laws, such units shall be equitably integrated and proportionately dispersed throughout the residential portion of the Project of which they are part, across all residential buildings, floors, distinct unit types, and with respect to the gross floor area devoted to residential units, in accordance with the Affordable Housing Restriction and the Affirmative Fair Housing Marketing and Resident Selection Plan, as approved by EOHLC. The Affordable Housing units shall be comparable in initial construction quality, size, amenities, and exterior design to the other housing units in the Project. Unless expressly required otherwise under one or more applicable state or federal housing subsidy programs, the bedroom-

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per-unit average for the Affordable Housing must be equal to or greater than the bedroom-per-unit average for the unrestricted/market-rate units.

**6. Affordable Housing Restriction.** Each Project shall be subject to an Affordable Housing Restriction which is recorded with the applicable registry of deeds or district registry of the Land Court, and which contains the following:

1. specification of the term of the Affordable Housing Restriction which shall be stipulated in the Plan Approval decision but in no case be less than a thirty-year period.
2. the name and address of the Monitoring Agent with a designation of its power to monitor and enforce the Affordable Housing Restriction.
3. a description of the Affordable Homeownership Unit(s), if any, by address and number of bedrooms; and a description of the overall quantity, initial unit designations and number of bedrooms and number of bedroom types of Affordable Rental Units in a Project or portion of a Project which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Project or the rental portion of a Project with the initially designated Affordable Rental Units identified in, and able to float subject to specific approval by EOHLC in accordance with, the corresponding Affirmative Fair Housing Marketing Plan (AFHMP) and EOHLC's AFHMP guidelines.
4. reference to an Affirmative Fair Housing Marketing and Resident Selection Plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. Such plan shall be consistent with EOHLC guidance and approved by EOHLC. Consistent with EOHLC guidance, such plan shall include a preference based on need for the number of bedrooms in a unit and a preference based on need for the accessibility features of a unit where applicable and may only provide for additional preferences in resident selection to the extent such preferences are also consistent with applicable law and approved by EOHLC.
5. a requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;
6. reference to the formula pursuant to which the maximum rent of an Affordable Rental Unit or the maximum resale price of an Affordable Homeownership Unit will be set;
7. a requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease of any Affordable Rental Unit shall be given to the Monitoring Agent;
8. provision for effective monitoring and enforcement of the terms and provisions of the Affordable Housing Restriction by the Monitoring Agent;

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9. provision that the AHR on an Affordable Homeownership Unit shall run in favor of the Monitoring Agent and/or the municipality, in a form approved by municipal counsel, and shall limit initial sale and re-sale to and occupancy by an Eligible Household;
10. provision that the AHR on Affordable Rental Units in a rental Project or rental portion of a Project shall run with the rental Project or rental portion of a Project and shall run in favor of the Monitoring Agent and/or the municipality, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;
11. provision that the owner(s) or manager(s) of Affordable Rental Unit(s) shall file an annual compliance report with the Monitoring Agent, in a form specified by that agent certifying compliance with the Affordability provisions of this Ordinance and containing such other information as may be reasonably requested in order to ensure Affordability; and
12. a requirement that residents in Affordable Housing provide such information as the Monitoring Agent may reasonably request in order to ensure Affordability.

**7. Costs of Affirmative Fair Housing Marketing and Resident Selection**

**Plan.** The Affirmative Fair Housing Marketing and Resident Selection Plan and/or any associated Monitoring Services Agreement may make provision for payment by the Project Applicant of reasonable costs to the Monitoring Agent to monitor and enforce compliance with Affordability requirements consistent with the Affordable Housing Restriction and otherwise fulfill the responsibilities contained in Section 6.2.

**8. Age Restrictions.** Nothing in this Section [17.29] shall permit the imposition of restrictions on age upon Projects unless proposed or agreed to voluntarily by the Applicant. However, in its review of a submission under Section 6.3 for a given SGOD, the PAA may allow a specific Project, designated exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable federal, state and local fair housing laws and regulations and not less than twenty-five percent (25%) of the housing units in such a restricted Project shall be restricted as Affordable Housing units.

**9. Phasing.** For any Project that is approved and developed in phases in accordance with Section 9.4, the percentage of Affordable units in each phase shall be at least equal to the minimum percentage of Affordable Housing required under Section 6.1 or 6.8, as applicable. Where the percentage of Affordable Housing is not uniform across all phases, the unit dispersal and bedroom proportionality requirements under Section 6.5 shall be applied proportionately to the Affordable Housing provided for in each respective phase.

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**10. No Waiver.** Notwithstanding anything to the contrary herein, the Affordability provisions in this Section 6.0 shall not be waived unless expressly approved in writing by EOHLC under the 40R Smart Growth Zoning Program pursuant to the Governing Laws, in order to eliminate conflict with an associated state or federal housing financing program and/or at the request of the Plan Approval Authority.

**Section 17.29.060 - DIMENSIONAL AND DENSITY REQUIREMENTS - GENERAL**

1. **Table of Requirements.** Notwithstanding anything to the contrary in this Zoning Ordinance, the dimensional requirements applicable in any SGOD are as follows:

<b>Dimensional Requirement</b>	
Maximum Building Height	60 feet
Max. Stories	6
Lot Area Frontage (ft)	100 feet
Side Yard Setbacks (ft)	15 feet
Rear Yard Setbacks (ft)	20 feet

2. **Dimensional Waivers in Substantially Developed Sub-district.** The PAA may, in order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, grant a waiver to the dimensional standards of Section 7.1, in accordance with Section 11.3.

**Section 17.29.070 - PARKING REQUIREMENTS - GENERAL**

The parking requirements applicable for Projects within SGODs are as follows.

1. Off-street parking and loading shall be provided in accordance with the schedule set out in this article in Section 17.28.010 and as otherwise required elsewhere in this title::

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
Residential Units:			
Single Family	2	0	0
Two Family	4	0	0

1. **Visitor Parking Spaces .** The PAA may allow for additional visitor parking spaces, no

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greater than .25 spaces maximum spaces per unit. if deemed appropriate given the design, layout and density of the proposed residential or other development. The PAA may allow for a decrease in any required parking as provided in Sections 2 and 3 below.

**2.. Shared Parking.** Notwithstanding anything to the contrary herein, the use of shared parking to fulfill parking demands noted above that occur at different times of day is strongly encouraged. Any minimum parking requirements above may be reduced by the PAA through the Plan Approval process (or, for Projects not requiring Plan Approval, prior to submission of any application for a Building Permit), if the Applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies (e.g. the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved studies).

**3. Reduction in parking requirements.** Notwithstanding anything to the contrary herein, any minimum required amount of parking may be reduced by the PAA through the Plan Approval process (or, for Projects not requiring Plan Approval, prior to submission of any application for a Building Permit), if the Applicant can demonstrate that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:

- a) the availability of surplus off-street parking in the vicinity of the use being served and/or the proximity of a bus stop or transit station;
- b) the availability of public or commercial parking facilities in the vicinity of the use being served;
- c) shared use of off-street parking spaces serving other uses having peak user demands at different times;
- d) To the extent consistent with 760 CMR 59.04(1)(g) and 760 CMR 59.04(1)(i)1., age or other occupancy restrictions which are likely to result in a lower level of auto usage;
- e) impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
- f) Any applicable transportation demand management strategies that will be integrated into the Project or such other factors as may be considered by the PAA.

**4. Location of Parking.** Any surface parking lot shall, to the maximum extent feasible, be located at the rear or, where not feasible or otherwise preferred by the PAA, side of a building, relative to any principal street, public open space, or pedestrian way.

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## Section 17.29.080 - PLAN APPROVAL OF PROJECTS: GENERAL PROVISIONS

**1. Plan Approval.** An application for Plan Approval shall be reviewed by the PAA for consistency with the purpose and intent of Chapter 17.17 of Revere Revised Ordinance. Such Plan Approval process shall be construed as an As-of-right review and approval process as required by and in accordance with the Governing Laws. The following categories of Projects shall be subject to the Plan Approval process:

- a) Any Residential Project containing at least 8 residential units;
- b) Any Mixed-use Development Project;
- d) Any Project seeking a waiver.

**2. Plan Approval Authority (PAA).** The Revere Site Plan Review Committee, consistent with G.L. Chapter 40R and 760 CMR 59.00, shall be the Plan Approval Authority (the “PAA”), and it is authorized to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within any SGOD as may be established in Section 17.129.100

**3. PAA Regulations.** The Plan Approval Authority may adopt administrative rules and regulations relative to Plan Approval. Such rules and regulations and any amendments thereof must be approved by the Executive Office of Housing and Livable Communities.

**4. Project Phasing.** An Applicant may propose, in a Plan Approval submission, that a Project be developed in phases, provided that the submission shows the full buildout of the Project and all associated impacts as of the completion of the final phase, and subject to the approval of the PAA. Any phased Project shall comply with the provisions of Section 6.9.

## Section 17.29.090 - PLAN APPROVAL PROCEDURES

**1. Preapplication.** Prior to the submittal of a Plan Approval submission, a “Concept Plan” may be submitted to help guide the development of the definitive submission for Project buildout and individual elements thereof. If submitted, such Concept Plan should reflect the following:

- A. Overall building envelope areas;
- B. Open space and natural resource areas; and
- C. General site improvements, groupings of buildings, and proposed land uses.

The Concept Plan is intended to be used as a tool for both the Applicant and the PAA to ensure that the proposed Project design will be consistent with the

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Design Standards and other requirements of the corresponding SGOD.

**2. Required Submittals.** An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA and approved by EOHLIC, [along with application fee(s)] which shall be as set forth in the PAA Regulations. The application shall be accompanied by such plans and documents as may be required and set forth in the PAA Regulations. For any Project that is subject to the Affordability requirements of Section 50, the application shall be accompanied by all materials required under Section 50.3. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one-inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the PAA.

**3. Filing.** An Applicant for Plan Approval shall file the required number of copies of the application form and the other required submittals as set forth in the PAA Regulations with the City Clerk and a copy of the application including the date of filing certified by the City Clerk shall be filed forthwith with the PAA.

**4. Circulation to Other Boards.** Upon receipt of the application, the PAA shall immediately provide a copy of the application materials to the Planning Board, City Council, Board of Appeals, Board of Health, Conservation Commission, Fire Department, Police Department, Building Commissioner, Department of Public Works, Commissioner of Handicapped Affairs, the Monitoring Agent (if already identified, for any Project subject to the Affordability requirements of Section 50), and other municipal officers, agencies or boards for comment, and any such board, agency or officer shall provide any written comments within 30 days of its receipt of a copy of the plan and application for approval.

**5. Hearing.** The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the City Clerk, within 120 days of the receipt of the application by the City Clerk. The required time limits for such action may be extended by written agreement between the Applicant and the PAA, with a copy of such agreement being filed in the office of the City Clerk. Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the Plan Approval application.

**6. Peer Review.** The Applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application, pursuant to G.L. Chapter 40R, Section 11(a). Such fees shall be held by the City in a separate account and used only for expenses associated with the review of the

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application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, housing consultants, planners, and others. Any surplus remaining after the completion of such review, including any interest accrued, shall be returned to the Applicant forthwith.

## **SECTION 17.29.100 PLAN APPROVAL DECISIONS**

**1. Plan Approval.** Plan Approval shall be granted by simple majority vote where the PAA finds that:

- A. the Applicant has submitted the required fees and information as set forth in the PAA Regulations; and
- B. the Project as described in the application meets the requirements and standards set forth in this Chapter 17.29 and the PAA Regulations, or a waiver has been granted therefrom; and
- C. any extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated.

For a Project subject to the Affordability requirements of Section 50, compliance with condition (2) above shall include written confirmation by the Monitoring Agent that all requirements of that Section have been satisfied. Any Plan Approval decision for a Project subject to the affordability restrictions of Section 50 shall specify the term of such affordability, which shall be no less than a thirty-year period. The PAA may attach conditions to the Plan Approval decision that are necessary to ensure substantial compliance with this Section 17.29, or to mitigate any extraordinary adverse potential impacts of the Project on nearby properties.

**2. Plan Disapproval.** A Plan Approval application may be disapproved only by simple majority vote where the PAA finds that:

1. the Applicant has not submitted the required fees and information as set forth in the Regulations; or
2. the Project as described in the application does not meet the requirements and standards set forth in this Chapter 17.29 and the PAA Regulations, or that a requested waiver therefrom has not been granted; or
3. it is not possible to adequately mitigate extraordinary adverse Project impacts on nearby properties by means of suitable conditions.

**3. Waivers.** Upon the request of the Applicant and subject to compliance with M.G.L. c. 40R, 760 CMR 59.00 and Section 6.10, the Plan Approval Authority may waive dimensional and other requirements of Section 17.29, including the Design Standards, in the interests of design flexibility and overall Project quality, and upon a finding of consistency of such variation with the overall purpose and

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objectives of the Smart Growth Zoning and corresponding SGOD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Section 17.29.

**4. Project Phasing.** The PAA, as a condition of any Plan Approval, may allow a Project to be phased at the request of the Applicant, or it may require a Project to be phased for the purpose of coordinating its development with the construction of Planned Infrastructure Improvements (as that term is defined under 760 CMR 59.00), or to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, unless otherwise explicitly approved in writing by EOHLC in relation to the specific Project, the proportion of Affordable units in each phase shall be at least equal to the minimum percentage of Affordable Housing required under Section 6.1 or 6.8, as applicable.

**5. Form of Decision.** The PAA shall issue to the Applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Revere City Clerk and that all plans referred to in the decision are on file with the PAA. If twenty (20) days have elapsed after the decision has been filed in the office of the Revere City Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the City Clerk shall so certify on a copy of the decision. If a plan is approved by reason of the failure of the PAA to timely act, the City Clerk shall make such certification on a copy of the application. A copy of the decision or application bearing such certification shall be recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the Applicant.

**6. Validity of Decision.** A Plan Approval shall remain valid and shall run with the land indefinitely, provided that construction has commenced within two years after the decision is issued, which time shall be extended by the time required to adjudicate any appeal from such approval and which time shall also be extended if the Project proponent is actively pursuing other required permits for the Project or there is other good cause for the failure to commence construction, or as may be provided in a Plan Approval for a multi-phase Project.

#### **Section 17.29.110 -CHANGE IN PLANS AFTER APPROVAL BY PAA**

**1. Minor Change.** After Plan Approval, an Applicant may apply to make minor changes to a Project involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes

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must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision and provide a copy to the Applicant for filing with the City Clerk.

**2. Major Change.** Those changes deemed by the PAA to constitute a major change to a Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to Chapter 17.17..

### **Section 17.29.120 - DESIGN STANDARDS - GENERAL**

**1. Adoption of Design Standards.** Any Project undergoing the Plan Approval process shall be subject to Design Standards as set forth below in this Section 120 (“Design Standards”)

**2. Purpose.** The Design Standards are adopted to ensure that the physical character of Projects within SGODs:

- a) will be complementary to nearby buildings and structures;
- b) will be consistent with the Comprehensive Housing Plan, an applicable master plan, an area specific plan, or any other plan document adopted by the City the specific version of which has been expressly approved by EOHLC as consistent with the Smart Growth Zoning and Governing Laws; and
- c) will provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in densely settled areas of the City or in the region of the City

**3. Design Standards.** The Plan Approval Authority may adopt, by simple majority vote, Design Standards which shall be applicable to Development Projects subject to Plan Approval by the Plan Approval Authority. Such Design Standards must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. At its discretion, EOHLC may require Design Standards to contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.

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**4. EOHLC Approval.** After adopting Design Standards, the PAA shall submit Design Standards to EOHLC for approval. Design Standards shall not take effect until approved by EOHLC and filed with the City Clerk. In submitting proposed Design Standard for EOHLC approval, the PAA shall also submit sufficient documentation clearly showing that the proposed Design Standards will not add unreasonable costs to Development Projects or unreasonably impair the economic feasibility of a Development Project. A letter from a developer, property owner or other qualified party indicating that the Design Standards will not add unreasonable costs or unreasonably impair the economic feasibility of a Development Project shall not necessarily constitute sufficient documentation. At its discretion, EOHLC may disapprove Design Standards if it finds that the PAA has not adopted objective Design Standards or has not submitted such documentation.

**5. Plan Approval.** An application for Plan Approval that has been submitted to the Revere City Clerk pursuant to this Chapter 17.29 shall not be subject to Design Standards that have not been approved by EOHLC and filed with the Revere City Clerk.

**17.29.130. - SEVERABILITY.**

If any provision of this Chapter 17.29 is found to be invalid by a court of competent jurisdiction, the remainder of Chapter 17.29 shall not be affected but shall remain in full force. The invalidity of any provision of this Chapter 17.29 shall not affect the validity of the remainder of the City's Zoning Ordinance Title 17.

**17.29.140 - Establishment and Delineation of the Smart Growth Overlay Districts**

**1. GREEN STREET SMART GROWTH OVERLAY DISTRICT**

**1.1 Establishment.** The Green Street Smart Growth Overlay District hereinafter referred to as the "GSSGOD", is an overlay district having a land area of approximately 6.37 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled "Green Street ] Smart Growth Overlay District ""Exhibit A" dated , prepared by City of Revere." This map is hereby made a part of the Zoning By-law/Ordinance and is on file in the Office of the City Clerk.

**2. PERMITTED USES – (DISTRICT-SPECIFIC)**

The following uses are permitted As-of-right for Projects within the Green Street Smart Growth Overlay District (GSSGOD)

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**2.1 Residential Projects.** A Residential Project within the Green Street Smart Growth Overlay District may include:

- a) Single-family, 2 and 3 family, and/or Multi-family Residential Use(s);
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

**2.2 Mixed-use Development Projects.** A Mixed-use Development Project within the Green Street Smart Growth Overlay District must include at least one residential use and one non-residential use from these respective use categories as permitted below and may further include parking and other accessory uses as additionally provided for:

- a) Single-family, Two- and Three-family, and/or Multi-family Residential Use(s), provided that the minimum allowable As-of-right density allowances for residential use specified in Section 60 shall apply to the residential portion of any Mixed-use Development Project;
- b) Any of the following Non-residential uses:
- c) Office or Laboratory Uses: General office Use or Building
- d) Business Uses and Consumer Services: Restaurant; General Retail Sales and Services; Neighborhood Retail and Sales and Service; Health Club
- e) **Industrial Uses (E)** Brew pub; Brewery/Distillery or Winery
- f) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- g) Accessory uses customarily incidental to any of the above permitted uses.

The total gross floor area devoted to residential uses within a Mixed-use Development Project shall be at least  $\geq$  51% of the total gross floor area of the Project.

### 3. DIMENSIONAL AND DENSITY REQUIREMENTS – (DISTRICT-SPECIFIC)

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**3.1 Table of Requirements.** Notwithstanding anything to the contrary in this Chapter 17.29 , the dimensional requirements applicable in the SGOD are as follows:

]

<b>Dimensional Requirement</b>	
Minimum Front Setback*	20 feet
Interior Setback (between Buildings on same Lot)	15 feet
Minimum Lot Area Square Feet	10,000 Square Feet
Floor Area Ratio (FAR)	1.5

**3.2 Dimensional Waivers in Substantially Developed Sub-district.** In order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 7.1 and herein, in accordance with Section 11.3.

#### 4. PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)

The parking requirements applicable for Projects within the GSSGOD are as follows.

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
General Retail sales and service	1/200 GSF	0	0
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1
Residential Units:			
Single Family	2	0	0
Two Family	4	0	0
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1.5, 1.75, 2	0	0
Office and Storage	1/250 GSF	(b)	1
Medical or Dental Office	1/200 GSF	0	1
Restaurant (non-fast-food)	1 Per 4 Seats	0	1
Health Club	1/150 GSF	NA	NA

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## 2. THE SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICT

**1.1 Establishment.** The Shirley Avenue Smart Growth Overlay District hereinafter referred to as the “SASGOD,” is an overlay district having a land area of approximately 66.78 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled Shirley Avenue Smart Growth Overlay District “Exhibit B” dated \_\_\_, prepared by \_\_\_.” This map is hereby made a part of the Zoning Ordinance and is on file in the Office of the City Clerk.

### 2. PERMITTED USES – (DISTRICT-SPECIFIC)

The following uses are permitted As-of-right for Projects within the Shirley Avenue Smart Growth Overlay District (SASGOD)

**2.1 Residential Projects.** A Residential Project within the Shirley Avenue Smart Growth Overlay District may include:

- a) Single-family, 2 and 3 family, and/or Multi-family Residential Use(s);
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

**2.2 Mixed-use Development Projects.** A Mixed-use Development Project within the Shirley Avenue Smart Growth Overlay District must include at least one residential use and one non-residential use from these respective use categories as permitted below and may further include parking and other accessory uses as additionally provided for:

- g) Single-family, Two- and Three-family, and/or Multi-family Residential Use(s), provided that the minimum allowable As-of-right density allowances for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-use Development Project;
- h) Any of the following Non-residential uses:

**Office or Laboratory Uses (C):**

General office Use or Building

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**Business Uses and Consumer Services (D):**

Bank and Financial Institution  
 Retail Greenhouse  
 Medical and Dental Office  
 Professional Office  
 Restaurant  
 General Retail Sales and Service  
 Neighborhood Retail and Sales and Service  
 Theatre Meeting Hall  
 Health Club  
 Recreation, gainful business  
 Urban Ground Level Yard Farm (Small, Medium, and Large)  
 Urban Roof Level Yard Farm (Small medium and Large)  
 Home/Yard Garden

**Industrial Uses (E):**

- Brew pub  
 Brewery/Distillery or Winery
- c) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- d) Accessory uses customarily incidental to any of the above permitted uses.

The total gross floor area devoted to residential uses within a Mixed-use Development Project shall be at least  $\geq 51\%$  of the total gross floor area of the Project.

**3. DIMENSIONAL AND DENSITY REQUIREMENTS – (DISTRICT-SPECIFIC)**

**3.1 Table of Requirements.** Notwithstanding anything to the contrary in this Zoning Ordinance, the dimensional requirements applicable in the SGOD are as follows:

<b>Dimensional Requirement</b>	
Minimum Front Setback	0 feet
Interior Setback (between Buildings on same Lot)	15 feet
Minimum Lot Area Square Feet	5,000 Square Feet
Floor Area Ratio (FAR)	2

**3.2 Dimensional Waivers in Substantially Developed Sub-district.** In order to encourage the development of infill housing units on undeveloped lots

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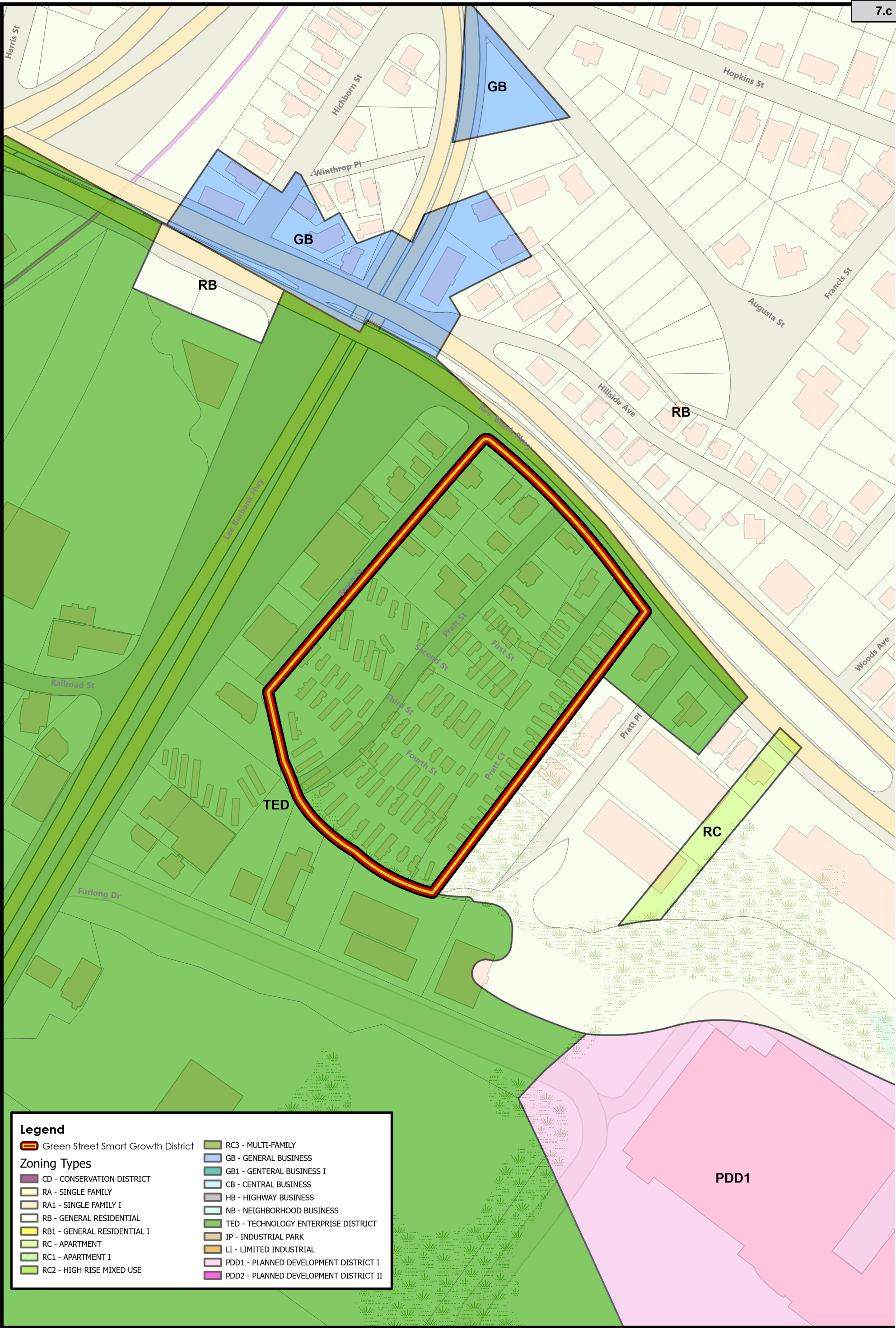
within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 17.29.140 and herein, in accordance with Section 11.3.

**4. PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)**

The parking requirements applicable for Projects within the SASGOD are as follows.

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
Residential Units:			
Single Family	2	0	0
Two Family	4	0	0
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1, 1.5, 2	0	0

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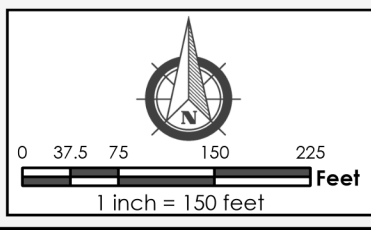
Attachment: Attachment 4-2\_40R\_Green\_St (23-251 : Smarth Growth Overlay Districts - Zoning Amendment)

**Legend**

Green Street Smart Growth District

**Zoning Types**

CD - CONSERVATION DISTRICT	RC3 - MULTI-FAMILY
RA - SINGLE FAMILY	GB - GENERAL BUSINESS
RA1 - SINGLE FAMILY I	GB1 - GENERAL BUSINESS I
RB - GENERAL RESIDENTIAL	CB - CENTRAL BUSINESS
RB1 - GENERAL RESIDENTIAL I	HB - HIGHWAY BUSINESS
RC - APARTMENT	NB - NEIGHBORHOOD BUSINESS
RC1 - APARTMENT I	TED - TECHNOLOGY ENTERPRISE DISTRICT
RC2 - HIGH RISE MIXED USE	IP - INDUSTRIAL PARK
	LI - LIMITED INDUSTRIAL
	PDD1 - PLANNED DEVELOPMENT DISTRICT I
	PDD2 - PLANNED DEVELOPMENT DISTRICT II

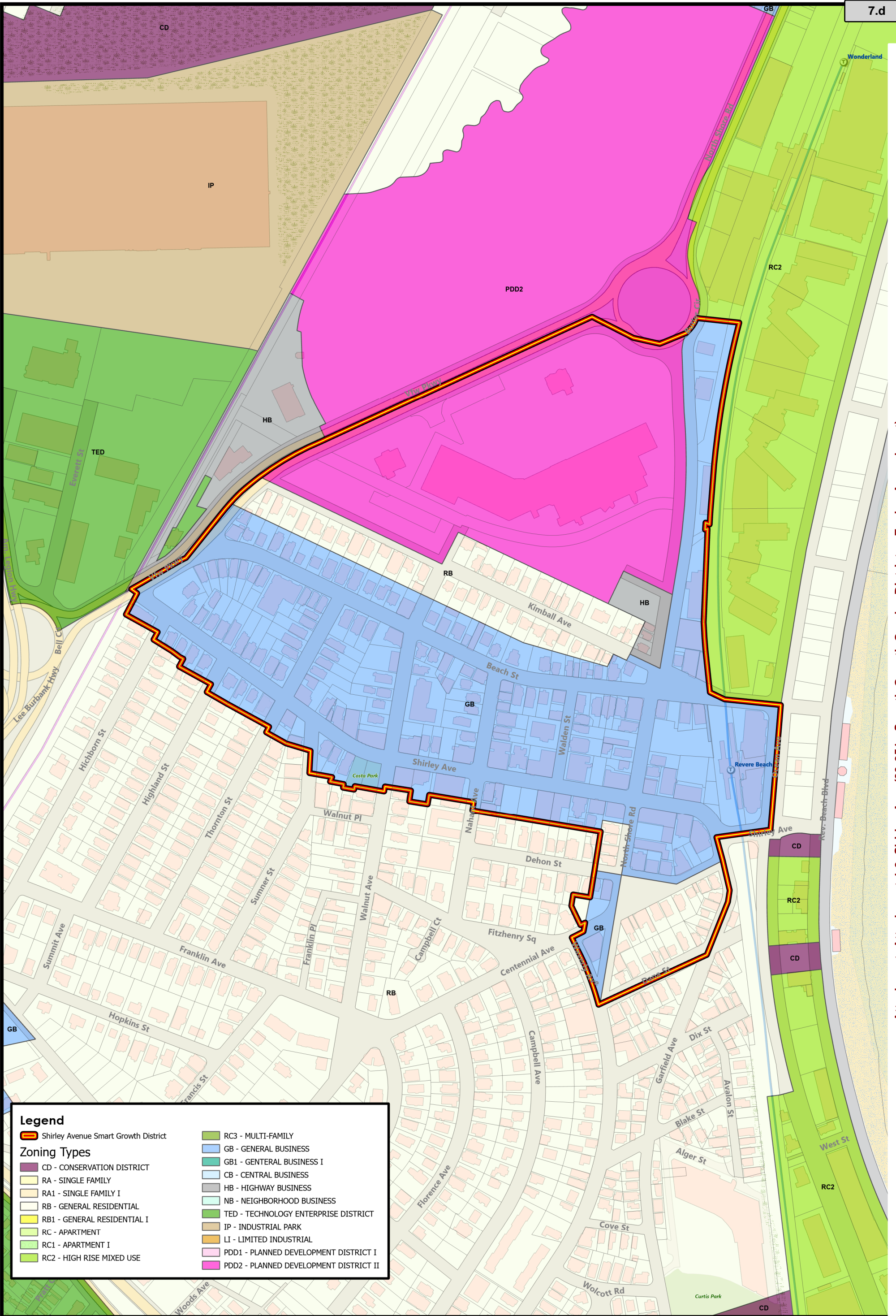


Green Street Smart Growth District (GSSGD)

City of Revere, MA  
September, 2023







**Legend**

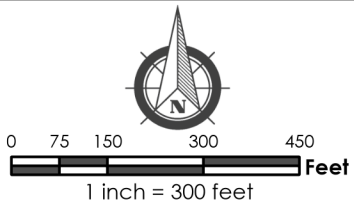
Shirley Avenue Smart Growth District

**Zoning Types**

CD - CONSERVATION DISTRICT	RC3 - MULTI-FAMILY
RA - SINGLE FAMILY	GB - GENERAL BUSINESS
RA1 - SINGLE FAMILY I	GB1 - GENERAL BUSINESS I
RB - GENERAL RESIDENTIAL	CB - CENTRAL BUSINESS
RB1 - GENERAL RESIDENTIAL I	HB - HIGHWAY BUSINESS
RC - APARTMENT	NB - NEIGHBORHOOD BUSINESS
RC1 - APARTMENT I	TED - TECHNOLOGY ENTERPRISE DISTRICT
RC2 - HIGH RISE MIXED USE	IP - INDUSTRIAL PARK
	LI - LIMITED INDUSTRIAL
	PDD1 - PLANNED DEVELOPMENT DISTRICT I
	PDD2 - PLANNED DEVELOPMENT DISTRICT II

Shirley Avenue Smart Growth District (SASGD)

City of Revere, MA  
September, 2023





**Green Street Smart Growth District**

**A. Uses**

Residential Uses Permitted by right (red= allowed by-right in underlying district today)

- a) [Single-family, 2 and 3 family, and/or Multi-family] Residential Use(s);
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

Commercial Uses Permitted by right (as long as not 51% or more of total mixed-use development)

- a) General office Use or Building
- b) Restaurant
- c) General Retail Sales and Services
- d) Neighborhood Retail and Sales and Service
- e) Health Club
- f) Brewery
- g) Brewery/Distillery or Winery

**B. Dimensional Requirements**

	40R	Underlying Zoning
Maximum Building Height	60 feet	200 feet*
Minimum Lot Frontage	100 feet	N/A
Minimum Front Setback	20 feet	N/A
Interior Setback (between Buildings on same Lot)	15 feet	N/A
Minimum Side Yard Setback	15 feet	20 feet**
Minimum Rear Yard Setback	20 feet	20 feet**

Attachment: 3A Compliance Primer\_11.08 (23-251 : Smarth Growth Overlay Districts - Zoning Amendment)

Minimum Lot Area Square Feet	10,000 Square Feet	25,000*
Floor Area Ratio (FAR)	1.5	N/A

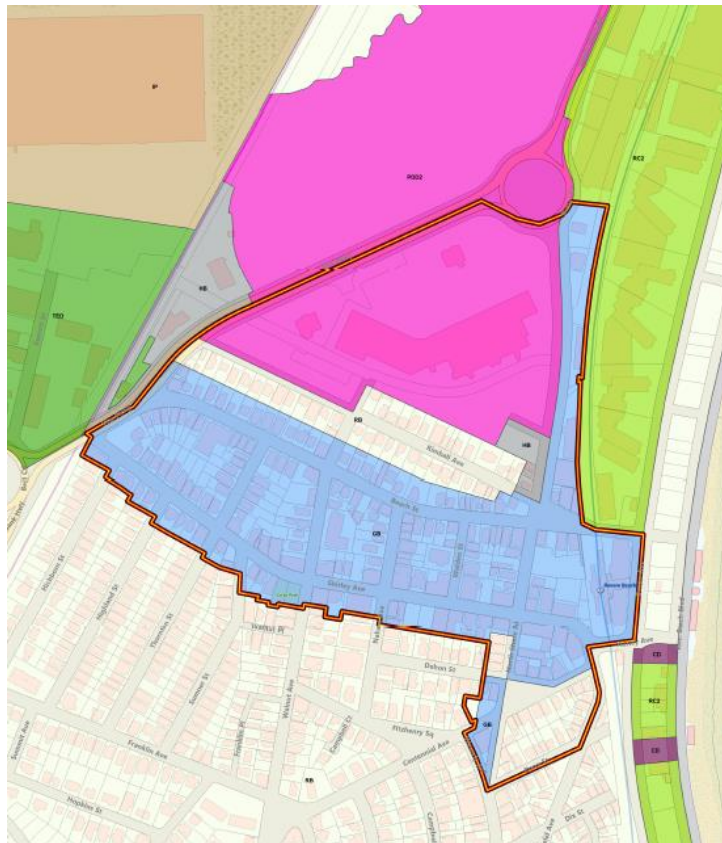
\*PUD as a Special Permit, not by-right

\*\*PUD if directly adjacent from a residential lot

### C. Parking Requirements

Parking Requirements	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space	Underlying Parking
General Retail sales and service	1/200 GSF	0	0	1/1200 GSF*
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1	1/1200 GSF*
Residential Units:				
Single Family	2	0	0	N/A
Two Family	4	0	0	N/A
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1.5, 1.75, 2	0	0	2*
Office and Storage	1/250 GSF	0	1	1/1200 GSF*
Medical or Dental Office	1/200 GSF	0	1	1/1200 GSF *
Restaurant (non-fast-food)	1 Per 4 Seats	0	1	1/122 GSF
Health Club	1/150 GSF	NA	NA	1/1200 GSF*

\* PUD (as a Special Permit)



### Shirley Avenue Smart Growth District

#### A. Uses

Residential Uses Permitted by right (red=allowed in underlying district today)

- a) [Single-family, 2 and 3 family, and/or Multi-family] Residential Use(s);
- b) Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- c) Accessory uses customarily incidental to any of the above permitted uses.

Commercial Uses Permitted by right (as long as not 51% or more of total mixed-use development)

- a) General office Use or Building
- b) Bank and Financial Institution
- c) Retail Greenhouse
- d) Professional Office
- e) Restaurant
- f) General Retail Sales and Service
- g) Neighborhood Retail and Sales and Service
- h) Theatre Meeting Hall
- i) Health Club
- j) Recreation, gainful business
- k) Urban Ground Level Yard Farm (Small, Medium, and Large)
- l) Urban Roof Level Yard Farm (Small medium and Large)
- m) Home/Yard Garden
- n) Brew pub
- o) Brewery/Distillery or Winery

Dimensional Requirements	Smart Growth	Underlying Zoning
Maximum Building Height	60 feet	50 feet
Minimum Lot Frontage	100 feet	100 feet
Minimum Front Setback*	0 feet	0 feet
Interior Setback (between Buildings on same Lot)	15 feet	20 feet
Minimum Side Yard Setback	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet
Minimum Lot Area Square Feet	5,000 Square Feet	10,000 Square Feet
Floor Area Ratio (FAR)	2	1.5

C. Parking

Parking Requirements	40R Parking Spaces	Underlying Zoning
Residential Units:		
Single Family	2	2
Two Family	4	4
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1, 1.5, 2	1.5, 1.75, 2

\*\*There are no commercial parking requirements in the Shirley Avenue GB District

## Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 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 RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.**

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

Section 1. Division 1 of Table III – Officers and Employees Generally, Section H. Schedule A-1 General Administration of the Revised Ordinances of the City of Revere is hereby amended by striking:

Effective	6/30/2007	7/1/2007	7/1/2008	7/1/2010	1/1/2011	6/30/2011
ASST CITY CLERK	40,284	41,090	42,322	43,169	44,032	44,473

And inserting in place thereof:

Effective	7/1/2024
Assistant City Clerk	75,000

Section 2. Division 1 of Table III – Officers and Employees Generally, Section I. Schedule A-2-C Boards and Commissions of the Revised Ordinances of the City of Revere is hereby amended by deleting “nonmember appeals board clerk, six thousand dollars.” and inserting in place thereof “nonmember Zoning Board of Appeals Clerk, twelve thousand dollars.”

Section 3. Division 1 of Table III – Officers and Employees Generally, Section I. Schedule A-2-C Boards and Commissions of the Revised Ordinances of the City of Revere is hereby amended by deleting “Annual Rate Effective 7/1/85” and inserting in place thereof “Annual Rate Effective 07/01/2024”.

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/Wednesday from 8:00AM-7:00PM, and Tuesday/Thursday from 8:00AM-5:00PM.

Attest:

Ashley E. Melnik, Clerk  
City of Revere

Revere Journal  
11/15/2023  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)



# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
 City Auditor/Budget Director

November 20, 2023

Joanne McKenna, City Council President – Pro Tempore  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

RE: Appropriation – Elections Department

Dear Councilor McKenna,

A recount of votes from the November 7<sup>th</sup> municipal election has been requested by one of the candidates. This recount was not anticipated as part of the FY2024 budget process. To ensure that funds are available to cover the costs of this recount, I have requested the Elections Commissioner to send me the estimated costs that the city will incur to administer a recount. It is estimated that the costs will be approximately \$25,000 to \$30,000 dollars depending on the length of time needed and legal services required to complete the recount.

As such, I respectfully request that the council approve an appropriation of \$30,000 to ensure that the city will not incur costs associated with the recount without an appropriation in place. Any money that remains after the recount will be returned to the general fund at the end of the fiscal year.

Unfortunately, I will not be in attendance for the November 27<sup>th</sup> meeting; however, Mr. Fahey will be present to explain the estimated costs and to answer any questions about this matter.

I respectfully ask for a favorable vote on this matter to have funds appropriated prior to any expenses incurred for the pending recount.

Best regards,

Richard Viscay  
 CFO/City Auditor/Budget Director

Cc: Patrick Keefe, Mayor Elect  
 Paul Fahey, Elections Commissioner  
 Assunta Newton, Assistant Budget Director

Attachment: Appropriation Election Department (23-266 : Appropriation Elections Department)



# CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor-Elect

November 21, 2023

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

FILED  
2023 NOV 21 AM 11:38  
OFFICE CITY CLERK  
REVERE, MASS

Dear Members of the Honorable City Council:

I write to request that parking meters throughout the City of Revere business districts not be enforced on Saturday, December 2; December 9; December 16 and December 23, 2023, to encourage shoppers to patronize local businesses this upcoming holiday season. After doing so in previous years, I am confident that this will be a great opportunity for residents and visitors to enjoy the variety of shops and restaurants available in our city, and at the same time benefit both the businesses and shoppers.

Regards,

Patrick M. Keefe Jr.

PMK:ld

Attachment: SmallBusinessSaturdayFreeParking2023 (23-267 : Small Business Saturdays 2023)





## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor-Elect

November 21, 2023

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

Honorable City Council:

I write to inform you of my appointment of Savannah Carlson to the Cultural Council. In accordance with MGL c. 10 § 58, this appointment is necessary for the Cultural Council to fulfill quorum requirements and therefore hold a meeting to extend certain funding requests.

Due to the temporary provisions of the Acting Mayor position, Ms. Carlson's term will expire on January 1, 2024.

Regards,

Patrick M. Keefe Jr.

PMK:ld

Attachment: Savannah Carlson Cultural Council Temp (23-268 : Savannah Carlson, Cultural Council)

# SAVANAH CARLSON

Director of Member Services

## Profile

Results-driven Director of Member Services at AADOM, orchestrating seamless member journeys with a touch of artistic finesse. Elevating operational efficiency while infusing a love for arts and culture to create vibrant and memorable connections within the community.

## Work Experience

2023  
-  
present

### American Association of Dental Management

Director of Member Services

- Oversee all processes related to membership acquisition, renewal, and cancellations.
- Attract, develop, coach, and retain high-performance team members.
- Work closely with the VP of Education to recommend educational offerings and establish best deployment strategies.
- Develop and implement successful annual marketing strategies for membership growth.

2013  
-  
2020

### Lund Dental Associates

Dental Office Manager

- Effectively and efficiently run and maintain a \$3million private dental practice.
- Hiring and onboarding of new team members / associates.
- Professional branding and portrayal of practice through marketing as seen throughout the office, on our website, and social media.
- Monitoring staff productivity and supporting/motivating the team.
- Communicate trends and issues, analyze financial data
- Production and collection reporting and comparison for office growth.
- Open and End of Day Closure procedures, including balancing collections and making bank deposits.

2010  
-  
2013

### MZL Dental, Peabody, MA

Adult Treatment / Ortho Coordinator

- Handled patient treatment plans, insurance breakdowns, and set-up all financial agreements.
- Calculated and collected payments, co-payments, and deductibles.
- Scheduled and confirmed patient appointments and maintained a full schedule for clinicians.

## Professional Affiliations

### Executive Board

World's A Stage Players - Concord, MA

Bring the timeless magic of Shakespeare to the community, while fostering cultural enrichment and community engagement.



REVERE, MA 02151

## Education

### Bachelor of English & Bachelor of Theatre

College of the Holy Cross

2005-2009

### Fellow, Master, Diplomate

American Association of Dental Managers

2020-2023

## Expertise

Marketing & Branding

Membership Growth

Culture Development

Project Management & Budgets

## Passions

Community Outreach & education

Arts & Culture



# CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor-Elect

November 21, 2023

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

Honorable City Council:

I write to inform you of my appointment of Joseph Heafitz to the Cultural Council. In accordance with MGL c. 10 § 58, this appointment is necessary for the Cultural Council to fulfill quorum requirements and therefore hold a meeting to extend certain funding requests.

Due to the temporary provisions of the Acting Mayor position, Mr. Heafitz's term will expire on January 1, 2024.

Regards,

Patrick M. Keefe Jr.

2023 NOV 21 AM 11:17  
OFFICE CITY CLERK  
REVERE, MASS  
FILED

Attachment: JosephHeafitzCulturalCouncilTemp (23-269 : Joseph Heafitz, Cultural Council)

## Joseph Heafitz

### Education

Masters of Elementary education from Salem State University  
 B.A. in Creative and Professional Writing with professional concentrations in Psychology and Fine Arts from Carnegie Mellon University  
 Media Studies Certificate from UCLA  
 Screenwriting Certificate from Emerson College

### Work Experience

Crossroads Security- July 2023- Present Work at MGM Fenway, Fenway Park Concerts, Orpheum Theatre, TD Garden  
 Guardian Security- Feb 2019-Aug 2023 Work at Wang Theatre, Shubert Theatre, Colonial Theatre  
 Aegis Security- June 2010-July 2023 Work at TD Garden, Gillette Stadium, House of Blues, MGM theatre, Orpheum Theatre, Boston Opera House  
 Shubert Theatre- Jan 2009- Feb 2019 Usher  
 Wang Theatre- Feb 2009-Feb 2019 Usher  
 Boston Opera House Feb 2010-Feb 2019 Usher  
 Colonial Theatre Feb 2010-Feb 2019 Usher

### Volunteer Experience

Huntington Theatre company 2009- Present usher  
 A.R.T 2009-2019 usher  
 Boston Center For the Arts 2009- present  
 Volunteer for Art Book night, Black box theatres  
 Speakeasy Stage 2010-present Usher  
 New Rep Theatre 2010-present Usher

### San Francisco Arts

Magic Theatre 1990-1995 usher, office help  
 Climate Theatre 1990-1995 usher  
 Marsh Theatre- Technical Director 1991-1994  
 SF international Film Festival volunteer  
 SF Blues and jazz Festival  
 SF Symphony 1990-1995 Usher  
 Bill Graham Presents- Security and Usher 1990-1995  
 Parade marshal for Carnival

### Administrative Work

Publicity Express 1990-1991  
 Carnegie Mellon Alumni Association Board of Directors : Communications Chair, ambassador for Drama School 1990-2019, pioneer of Bay area and Boston area alumni chapters  
 Website contributor: Carnegie Mellon Alumni, Boston Area Alumni happenings

### Movie Experience

Grip/ Electric and Art Department for Next Stop Wonderland  
 Extra in 10 Hollywood productions

Stage credits

Scotch and Soda( Carnegie Mellon) Technical Director 1989-1990  
Asst Director-Processions a site Installation piece in Marin Headlands  
Asst Producer-I am Hamlet at Boston Center for the Arts  
Dominican College-Actor  
Theatre in The Open -Actor  
Founder of The Cambridge Improv Incubator  
Founder of Emerson College Graduate Student Improv Group

Teaching Credits

Founder of the New England Screenwriters alliance  
Taught improv at Nature's classroom  
Teacher Browne Middle School , Chelsea  
Teacher Garfield Elementary School , Revere  
Substitute Teacher, Marblehead Public Schools  
Substitute Teacher, Swampscott Public Schools  
Substitute Teacher, Lynn Public Schools

Convention Staffing

VIP Staffing  
John Leonard Staffing  
Marathon Staffing  
AP Conventions  
Action Figures Staffing



# CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor-Elect

November 15, 2023

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

FILED  
2023 NOV 21 AM 10:02  
OFFICE CITY CLERK  
CITY OF REVERE, MASSACHUSETTS

*RE: Residency Waiver for Christine Beals, Assistant City Clerk*

Dear Honorable Members of the Revere City Council:

Pursuant to Section 2.06.060(B) Severability – Exceptions of the Revised Ordinances of the City of Revere (RRO) I submit for your approval a request for a Residency Waiver for Mrs. Christine Beals, 19 Cleveland Road, Peabody, MA. Attached is Christine’s resume, outlining her approximately thirteen years of service to the City of Revere. It should also be known that Christine was a long-time resident of Revere prior to moving to Peabody, she is a graduate of Revere High School, much of her immediate family resides in Revere, and her brother serves on the Revere Fire Department.

Pursuant to RRO Section 2.15.060, Ms. Beals was officially appointed to the position of Assistant City Clerk by Ashley E. Melnik, City Clerk on November 2, 2020 and has since effectively served the residents of Revere in this position with upmost professionalism.

Thank you in advance for your consideration in this matter.

Regards,

Patrick M. Keefe Jr.  
Mayor-Elect

attachment

Attachment: ResidencyWaiverChristineBeals (23-270) : Residency Waiver - Christine Beals, Assistant City Clerk

## Christine A. Beals

19 Cleveland Road  
Peabody, MA 01960

(617)-967-3949  
christine.beals@yahoo.com

**Employment:** **CITY OF REVERE, MASSACHUSETTS CLERK'S OFFICE** Revere, MA  
*Assistant City Clerk* 08/11-present

- Assists customers calls and walk-ins
- Processes and records all vital records including birth, death, and marriage
- Completes special monthly and annual vital record reports
- Responsible for daily cash deposits
- Handles weekly payroll for the office
- Organizes excel spreadsheets for all licensed dog registrations, business certificates and vital records
- Prepares and mails packets for City Council and Zoning Board of Appeals
- Performs additional duties as assigned by the City Clerk

**CITY OF REVERE, MASSACHUSETTS COLLECTOR'S OFFICE** Revere, MA  
*Principle Clerk* 6/06-8/10

- Collected taxes for real estate, excise, personal property and water bills
- Assisted customers calls and walk-ins
- Aided with special billing and monthly reconciliation
- Completed daily cash deposits

**VEDIOR PROFESSIONAL SERVICES** Boston, MA  
*External Payroll/Billing Coordinator* 9/04-6/06

- Reviewed and processed timesheets for national external contractors
- Prepared invoices for clients and created checks for contractors
- Responsible for special billing duties
- Communicated with recruiters and clients to handle payroll/billing issues

*Receptionist/Administrator* 6/04-9/04

- Answered customer calls
- Assisted customer walk-ins
- Processed weekly aging reports
- Created Excel spreadsheets for the executive staff

**Education:** **BRIDGEWATER STATE COLLEGE** Bridgewater, MA  
Bachelor of Arts degree in Communication Studies May 2004

- Dean's Honor List, two semesters
- Member, Gamma Sigma Alpha Honor Society
- Member, Order of Omega Honor Society

**Collegiate**  
**Activites:** **BRIDGEWATER STATE COLLEGE** Bridgewater, MA  
Phi Sigma Sigma Organization 2/01-5/04

- Chairperson, Sisterhood Development
- Chairperson, Public Relations Committee
- Member, Judicial Board

**Computer**  
**Skills:** Microsoft Word, Excel, Outlook, PowerPoint, Munis

Attachment: ResidencyWaiverChristineBeals (23-270 : Residency Waiver - Christine Beals, Assistant City Clerk)