



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, November 28, 2022, 6:00 PM

5:00PM Public Works Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 14, 2022

3. **22-305** Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to the Revere High School girls Volleyball team and their coaches for finishing their season undefeated with a record of 20-0.

4. **22-306** Motion presented by Councillor Cogliandro: That the City Council award a Certificate of Commendation to Coach Lianne O'Hara Mimmo for being the recipient of the GBL Volleyball Coach of the year after her Spring 2022 season coaching the RHS Boys Volleyball Team.

Public Hearings

5. **22-300** Hearing called as ordered on An Ordinance Amending the Composition of the Public Art Commission Section 1. Section 2.89.020(A) Commission composition, terms, appointments, and vacancies of the Revised Ordinances of the City of Revere is hereby amended by deleting the words, "five and no more than seven" and inserting in place thereof the words, "seven and no more than nine".

6. **22-303** Hearing called as ordered for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2023.

7. **22-313** Hearing called as ordered on the application of 529 Broadway, LLC, 52 Fairview Street, Winthrop, MA 02152 to alter and extend a nonconforming use (nonconforming commercial building, acting as a private garage) for the purpose of operating a special garage at 535 Broadway, Revere, MA 02151.

8. **22-314** Hearing called as ordered on a petition submitted by Mass Electric/ National Grid to construct a line of underground conduits, including the necessary sustaining and protecting fixtures, with the plan filed under #30635609-Marshall St.- Revere- MA.

Public Works Sub-Committee Report

9. 22-272 Petition submitted by National Grid to relocate pole #1576 further back on the sidewalk on Campbell Avenue near the intersection of Revere Beach Parkway, Revere, MA.
10. 22-273 Petition submitted by National Grid to install an underground electrical conduit to pole #1577 on Campbell Ave. near the intersection of Revere Beach Parkway, Revere, MA.

Zoning Sub-Committee Report

11. 22-293 Mario Zepaj, 78 Mill Street, Middleton, MA 01949 requesting a special permit in accordance with Section 17.16.040 of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing single-family structure and construct two townhouse dwellings on Lot 6, Pt. Lot 17, & Lot 14B at 355 Mountain Avenue, Revere, MA 02151.

Communications

12. 22-315 Communication from Parks and Recreation Director Michael Hinojosa relative to the Name Dedication for Harry Della Russo Basketball Courts in Honor of Robert "Ace" McCarrick
13. 22-316 Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserve Fund for the purpose of paying RevereTV's quarterly invoice.
14. 22-317 Communication from the City Auditor relative to the Establishment of Opioid Recovery and Remediation Trust Fund
15. 22-318 Communication from the City Auditor Relative to the Appropriation Reduction to set Tax Rate - Revere Public Schools
16. 22-319 Communication from the City Auditor relative to the Establishment of Revere High School Construction Trust Fund
17. 22-320 Communication from the Mayor relative to an update regarding the Revere High School Construction Project
18. 22-321 Communication from the Mayor relative to the December 2022 Holiday Free Parking Period
19. 22-322 Communication from the Mayor relative to the Toys for Tickets amnesty program for the 2022 holiday season
20. 22-323 Communication from the City Auditor relative to the Police Superior Memorandum of Agreement

Motions

21. 22-309 Motion presented by Councillor Morabito, Councillor Silvestri: That the City Council award Certificates of Commendation to the Revere Pop Warner 12U Patriots for winning the Eastern Massachusetts D2 Championships.

22. **22-324** Motion presented by Councillor Rizzo: That the City Council approve the following special legislation - An Act Repealing Chapter 402 of the Acts of 1965. Section 1. Chapter 402 of the Acts of 1965 is hereby repealed. Section 2. This act take effect upon its passage.
23. **22-325** Motion presented by Councillor Keefe, Councillor Novoselsky, Councillor Powers: That the Mayor request an MBTA representative to provide the City Council with an update on proposed bus route and bus stop changes in the City of Revere, specifically proposed changes that will adversely impact our senior population.
24. **22-326** Motion presented by Councillor Serino: That the Mayor request a representative from National Grid to appear before the Council to discuss the following outstanding requests for items in Ward Six - (1) Council Order 20-412, dated December 7, 2020 - Motion of Councillor Serino that National Grid add street lights to Pole Numbers 3960-50 and 3961-50 on Salem Street, opposite Overlook Ridge Drive; (2) Council Order 21-281, dated August 23, 2021 - Motion of Councillor Serino that National Grid install 96 watt street lamps on Poles 3960, 3960 1/2, and 3961 on Salem Street in North Revere, opposite the entrance to Overlook Ridge; and (3) Council Order 22-041, dated February 7, 2022 - Motion of Councillor Serino that National Grid install a street lamp on Pole 2793 in front of 58 Carlson Avenue.
25. **22-327** Motion presented by Councillor Rizzo: That the Mayor request the Election Commissioner to appear before the Revere City Council to discuss future election initiatives as well as the absentee ballot process. Voters have inquired as to the possibility of a receipt in the event of submitting an absentee ballot advising them of it being received.
26. **22-328** Motion presented by Councillor Rizzo: That the City Clerk invite Northeast Regional Vocational School Committeeman, Anthony Caggiano, to appear before the Revere City Council to discuss the work currently being done at the Revere Society for Cultural and Historical Preservation as well as other proposed projects utilizing resources stemming from the Vocational School in Wakefield.
27. **22-329** Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to establish two 15 minute parking spaces (8:00AM - 6:00PM, Monday through Saturday) at 75 Shirley Avenue for CJ Juice Bar.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 14, 2022

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

Salute to the Flag

1 Roll Call of Members

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

Councillor Serino took a point of personal privilege to read the following statement into the record:

Thank you, Mr. President, and through you, to the Council, the residents of Ward Six and my family, friends, and neighbors:

Earlier this month, the people of the City of Revere went to the polls in a statewide Election Day. That election having passed, though still nearly a year away, we are now officially on our municipal election cycle for the 2023 city elections. As we begin to contemplate candidacies, I wanted to announce tonight to my constituents in West Revere and in North Revere that I will not be seeking re-election to the Revere City Council in 2023.

It may seem unconventional that a Councillor would announce so far in advance his intention, but I am doing so because I have made up my mind and, like my predecessor Councillor Patch, I wanted to give enough lead time for decent, good candidates in Ward Six to consider a run and to emerge to fill the people's seat that I will be leaving in January, 2024. As we approach the holidays, I thought it an appropriate time for potential candidates to discuss with their families the prospect of a 2023 run.

This decision to not seek re-election to a third term on the Council was not made in haste, but

after careful consideration and much discussion with my family and closest friends. Having turned 30 this year, I have spent some time contemplating and reassessing my goals for myself in both my personal and professional life and where I see myself when my current term expires in 2024 and beyond. Having had the honor of being elected by the people of Ward Six in 2019, I came onto the Council in January, 2020 with a set of goals, including promoting economic development in the ward and in the city, helping to alleviate flooding in West Revere, and working toward solutions to traffic flow in the ward.

On the economic development front, I made a commitment during my initial campaign that I would work to promote commercial development in the ward. In 2020, our neighborhood was dealt a blow when the Showcase Cinema abruptly closed in the height of the COVID pandemic. I was disappointed, and ideally, would have preferred to see a development built in its place that was entertainment-driven and would draw families to the site. However, in the end, I was glad that the redevelopment of the movie theater did not bring more residential units, but rather will bring job opportunities for Revere residents, revenue from increased property taxes, and new excise taxes paid to the City.

Similarly, I made a commitment that I would fight for commercial development and oppose any residential development on Squire Road, which I have viewed as Ward Six's main business corridor. Though some decisions with regard to development on Squire Road might have been contentious, I am proud to say that during my tenure, the City has not approved large-scale residential or mixed-use buildings along Squire Road in Ward Six.

With regard to alleviating the flooding in the neighborhood, I want to give kudos to Don Ciaramella, the Water and Sewer Department and Mayor Arrigo for the Administration's investment in the Tuscano/Asti/Geneva neighborhood to fix the incredible pooling of water that Tuscano and Asti used to see after heavy rainstorms. Along these lines, the City, again under the direction of Don Ciaramella, is currently working with Malden, Everett and the state on a plan to clean Town Line Brook, which is going to have a major positive impact on flooding that the neighborhood experiences when the brook fills up for years to come.

When it comes to traffic patterns in the ward, I think I have been bold, to say the least. Though it was controversial, I listened to the residents of Sigourney Street and Derby Road who, for years, have been plagued with speeding vehicles going to and coming from Squire Road, and as Ward Councillor, I advocated to the Traffic Commission to change the One-Ways on those streets. The change was met with a lot of criticism, and understandably so for streets that became impacted as a result, but you know what? We tried something that had not been tried before by my predecessors, albeit for sixty days, and because we took that initial step, we have the attention of the Traffic Commission and the Administration to take a look at the traffic flow that the streets off of Squire Road see every day. This resulted in the City agreeing to bring on an outside Traffic Engineer to determine ways to help traffic flow in the area. I intend to see this through over the next several months, and I am hopeful that the end result is going to be something that will be beneficial to the residents who live off of Squire Road in West Revere. This will be the first time in a number of years that concrete action steps are being taken to alleviate traffic woes in Ward Six, and although there have been some growing pains, I believe ultimately a solution will be found that will be amicable to everyone in the West Revere neighborhood.

Additionally, two matters in particular that I am most proud of shepherding through the Council

during my time up here have been the creation of the City of Revere Veterans’ Fund, which is helping veterans in our city in various ways, and the ordinance that requires meetings of most public bodies of the City to begin at 5:00 PM to allow taxpayers the opportunity to attend. Oftentimes, people forget that at one time not very long ago, City Council Sub Committee meetings sometimes began as early as 3:30 PM and meetings of bodies like the Traffic Commission and ZBA were at 4:00 PM. Though I would have liked to have seen that time be 6:00 PM to allow even more people the opportunity to attend these public meetings, compromise was key in getting that ordinance changed at all to 5:00 PM.

All of this is to say that my reason for not standing for re-election, simply put, is that I have determined that two full terms - or four years - will have been an adequate amount of time for me to complete the work that I set out to achieve as Ward Six Councillor, and that, after this term, it is not only appropriate, but right for me to step aside to clear the way for someone else in West Revere or North Revere with new ideas and a fresh perspective. This is how our politics should work in order that our City Hall not become stagnant. I ran for this City Council seat because I wanted to help people and do some good for our little corner of the city; I never intended to stay many terms, and I think two terms will have been sufficient time to make a positive difference.

My Point of Personal Privilege tonight is not a farewell speech and I won’t be going into goodbyes and expressions of appreciation, as there is still over a year left to my term, and I intend to continue working hard for the people of Ward Six for the remainder of that term. My remarks tonight should also not be taken as a farewell to Revere politics, as I would certainly consider and entertain the possibility of a run for Councillor-at-Large or higher office beyond 2023 in a few years down the line if the time is right and I feel my experience and voice can contribute to a future conversation for our city.

In closing, serving as the Ward Six Council has been the greatest honor of my life up to this point, and I will always be humbled that the ward twice sent me to City Hall to be their voice. For now, I look forward to continuing to advocate for the people of West Revere and North Revere, and working with my colleagues on the Council for the next 13 months. Thank you.

Councillor McKenna took a point of personal privilege to give an update on the City's acquiring of McMackin Ball Field. The City will transform the dilapidated property into usable park and recreation space for the City's youth.

2 Approval of the Journal of the Regular Meeting of October 24, 2022

RESULT: ACCEPTED

Economic Development Sub-Committee Report

The Economic Development Sub-Committee met on Monday evening, November 14, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Cogliandro, McKenna, Serino, Zambuto, Visconti (ex-officio), and Chairman Silvestri. The following items were pending in committee:

Minutes Acceptance: Minutes of Nov 14, 2022 6:00 PM (Salute to the Flag)

22-084 Communication from Attorney Evan James Pilavis, 9 York Terrace, Lynn, MA on behalf of his client, Paul Ferragamo, requesting that the City Council accept a land donation MBP 4-90-002 Revere Beach Parkway.

Attorney Evan Pilavis on behalf of Paul Ferragamo addressed the Committee members on his request. The committee indicated that the land in question has been cleaned up and is now in satisfactory condition to be accepted by the City of Revere. The committee offered a unanimous favorable recommendation to the City Council to accept the parcel.

22-233 Motion presented by Councillor Keefe: That the Mayor request the Housing Liaison and the Affordable Housing Trustees to collaborate with the Revere Housing Authority, in planning use of vacant and underutilized land and properties to add more affordable space for Revere's residents. This collaboration could involve a public and private partnership to increase affordability for the City's senior population.

Councillor Keefe discussed that the Affordable Housing Trust Fund (AHTF) just held its first meeting this month. It was requested that this motion remain in committee until the AHTF gets organized and can effectively dive into its mission and purpose.

22-264 Motion presented by Councillor Silvestri: That the City Council conduct a financial impact study relative to medical and recreational marijuana within the City Revere. Further, that this discussion be referred to the Economic Development Sub-Committee.

Jordan Avery, 20 Heath Court, Lynn, MA of Massachusetts Green Retail gave a brief presentation to the committee on potential revenues the City of Revere could collect if the voters were to decide if recreational marijuana is something they want to see if Revere.

Chairman Silvestri requested that his motion remain in committee for further discussion on the topic.

3 **22-084** Communication from Attorney Evan James Pilavis, 9 York Terrace, Lynn, MA on behalf of his client, Paul Ferragamo, requesting that the City Council accept a land donation MBP 4-90-002 Revere Beach Parkway.

“SHALL THE CITY COUNCIL ACCEPT A DONATION OF A CERTAIN PARCEL OF LAND DESCRIBED AS MBP 4-90-002 REVERE BEACH PARKWAY FROM PAUL FERRAGAMO FOR CONSERVATION PURPOSES?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Zambuto, Visconti

4 **22-233** Motion presented by Councillor Keefe: That the Mayor request the Housing Liaison and the Affordable Housing Trustees to collaborate with the Revere Housing Authority, in planning use of vacant and underutilized land and properties to add more affordable space for Revere's residents.

Minutes Acceptance: Minutes of Nov 14, 2022 6:00 PM (Salute to the Flag)

This collaboration could involve a public and private partnership to increase affordability for the City's senior population.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

- 5 22-264 Motion presented by Councillor Silvestri: That the City Council conduct a financial impact study relative to medical and recreational marijuana within the City Revere. Further, that this discussion be referred to the Economic Development Sub-Committee.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

Communications

- 6 22-303 Communication from the Board of Assessors requesting that the City Council hold a public hearing for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2023.

RESULT: ORDERED TO PUBLIC HEARING - CC **Next: 11/28/2022 6:00 PM**

- 7 22-304 Communication from Joseph Festa Construction Company, 385 Broadway, Revere, MA requesting acceptance by donation certain parcels of land on Naples Road for conservation purposes.

“SHALL THE CITY COUNCIL ACCEPT A DONATION OF CERTAIN PARCELS OF LAND DESCRIBED AS LOTS 195 - 200 NAPLES ROAD FROM JOSEPH FESTA CONSTRUCTION COMPANY, INC. FOR CONSERVATION PURPOSES?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Zambuto, Visconti

Motions

- 8 22-305 Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to the Revere High School girls Volleyball team and their coaches for finishing their season undefeated with a record of 20-0.

RESULT: ORDERED - VOICE VOTE

- 9 22-306 Motion presented by Councillor Cogliandro: That the City Council award a Certificate of Commendation to Coach Lianne O'Hara Mimmo for being the recipient of the GBL Volleyball Coach of the year after her Spring 2022 season coaching the RHS Boys Volleyball Team.

Minutes Acceptance: Minutes of Nov 14, 2022 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

10 22-307 Motion presented by Council President Visconti: That the Mayor request Representative Turco to direct the Department of Conservation & Recreation to install a crosswalk at The Atlantica, 360 Revere Beach Boulevard in the interest of public safety.

RESULT: ORDERED - VOICE VOTE

Late Motion

11 22-308 Motion presented by Councillor McKenna: That the Mayor be requested to contact our State Delegation to direct MassDOT to halt the reconfiguration of Bennington Street. The reconfiguration project will decrease four lanes of traffic to two lanes of traffic for the purpose of establishing a bike lane on both sides of Bennington Street. This reconfiguration would be catastrophic to Revere residents, especially Beachmont, where Bennington Street is the access road for evacuation in the event of an emergency. Bennington Street is also a major roadway for regional commuters to and from Boston. This reconfiguration will bring traffic to a standstill.

Councillor Zambuto is recorded as "RECUSED" from participating in discussion and voting on this motion.

RESULT: ORDERED - VOICE VOTE

12 22-310 Motion presented by Council President Visconti: That the Mayor request the City’s state delegation to file a bill authorizing the installation of a plaque, bench, or other suitable marker in honor of Joseph DeSantis at the Staff Sergeant Paul W. Cronin Memorial Arena in the City of Revere for his many years of dedicated service to Revere youth sports.

RESULT: ORDERED - VOICE VOTE

Late Communication

13 22-311 Communication from the Mayor relative to the appointment of Ellie Pagan-Vargas to Commission on Disabilities.

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ELLIE PAGAN-VARGAS TO THE COMMISSION ON DISABILITIES?”

Minutes Acceptance: Minutes of Nov 14, 2022 6:00 PM (Salute to the Flag)

RESULT:	ADOPTED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Zambuto, Visconti

14 22-312 Communication from the City Solicitor relative to an update on Councillor Rizzo's motions 22-299 and 22-246.

City Solicitor Paul Capizzi addressed the City Council on Councillor Rizzo's request. Solicitor Capizzi expects that he will be ready to discuss the motion at the December 12th meeting or the first available meeting in January 2023. There are a number of items listed in the motion that may or may not be able to be discussed in Executive Session and any officer who is the subject of the discussion will be required to be notified of the meeting.

RESULT:	PLACED ON FILE
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Ordered adjourned at 6:35 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 14, 2022 6:00 PM (Salute to the Flag)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

6.a

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

Revere City Council
c/o Ashley Melnick, City Clerk
281 Broadway
Revere, MA 02151

November 1, 2022

Dear Honorable Revere City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Revere Board of Assessors request that the Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor. Adopting a Residential Factor will allow the Board of Assessors to proceed with the establishment of the tax rate for Fiscal Year 2023.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Brian Arrigo, Mayor

Richard Viscay, Chief Financial Officer

Attachment: MinResFactorPublicHearingRequest11142022 (22-303 : Minimum Residential Factor FY2023 Public Hearing)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS

Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

November 22, 2022

Honorable City Council
C/o Ms. Ashley Melnik
281 Broadway
Revere Ma, 02151

Dear Honorable City Council,

The Board of Assessors has determined final values, classified all properties and reported this information to the Department of Revenue. During the public hearing for the purpose of establishing the Minimum residential factor, the Board of Assessors is going to recommend that the City Council Adopt a Residential factor of 0.876644. Historically the Council has always adopted the 175% shift and adopting this Residential Factor will allow us to create a split tax rate and shift the burden to the commercial tax rate thereby providing the greatest tax benefit to the residential tax payer. This Vote will allow the Board to proceed with the establishment of the Tax Rate for Fiscal year 2023. Attached you find information that will be presented at the public hearing and allows you to see what has happened to the levy, assessed values, growth, and their effects on taxes for Fiscal Year 2023. The Board of Assessors will be on hand to discuss any questions as it pertains to valuation and the Residential Factor.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

Attachment: doc01252020221122085838 (22-303 : Minimum Residential Factor FY2023 Public Hearing)

FY2023 MRF and Assessment Overview



LEVY LIMIT

The maximum amount to be raised by real estate and personal property taxes

FY2022 Levy Limit

\$102,073,296

FY2023 Levy Limit

\$102,073,296

Add 2.5%

\$2,551,832

= \$104,625,128

Add New Growth

\$3,031,242

= \$107,656,370

GROWTH

Subject to taxation for the first time

- New articles of personal property
- Previously exempt
- Split or merged parcel taxed separately for the first time
- Condo conversion
- Increase in assessed value compared to prior year due to construction activity

FY2023 Growth	Valuation	Tax Dollars
• Residential	\$96,830,406	\$1,007,036
• Comm/Ind/PP	<u>\$98,453,587</u>	<u>\$2,024,206</u>
• Totals	\$195,283,993	\$3,031,242

Where did all this growth come from?

Residential

- 656 Ocean Ave
- 22 Whiting Ave- Old G&J towing site
- 257 Washington Ave
- Suffolk Downs Subdivision
- New construction homes
- Additions, rehabs, renos, etc.

Commercial/Industrial/Personal Property

- Amazon – Squire Rd
- Suffolk Downs Subdivision
- 400 Ocean Ave - Hotel
- National Grid- Gas and Electric
- Comcast, RCN
- Sprint, Verizon, T-Mobile

How were values determined

- Massachusetts law requires that all municipalities establish the full and fair cash value of all real estate as of January 1st of each year. FY23 values are determined as of January 1, 2022. To determine FY 2023 values, the Assessing Department reviewed all sales that occurred between January 1, 2021, and December 31, 2021. A “Mass Appraisal” computer software model was used to calculate property values based on this market activity as well as certain property-specific attributes such as location, size, construction quality, style, and condition.
- Calendar Year 2021 had 1319 transactions of those transactions 491 were determined to be arms length sales . We typically see between 3-5% of our housing stock transfer each year by arms length sales.
- The Massachusetts Department of Revenue (DOR) performs a statistical analysis of the City’s proposed assessments every year. The DOR conducts a comprehensive analysis of the City's appraisal process and reviews property values in detail to ensure that the assessments represent full and fair market values. Every 5 years the City performs a revaluation in which DOR takes a much greater in-depth analysis of our valuations. FY2023 was a revaluation year.



Minimum Residential Factor

- The Minimum residential factor is used to make sure the shift of the tax burden complies with M.G.L. c58 Section 1A. Chapter 200 of the Acts of 1988 amended the law to allow a larger shift of the tax burden from the residential taxpayers to the commercial , industrial and personal property taxpayers up to 175% shift. This provides the greatest available tax relief to the residential taxpayer.
- Adopting a tax shift of 175% results in a MRF of 87.6644%
- Proposed tax rates using 175% shift

Residential \$9.51

Commercial \$18.98

Average Change In Values and Taxes

	Single Family	Condominium	Two Family	Three Family	Commercial/Industrial
FY2022					
Values	2,135,839,700	948,035,000	2,391,819,400	460,751,100	957,183,726
Parcels	4515	2801	3784	625	606
Avg Value	\$473,054.20	\$338,463.05	\$632,087.58	\$737,201.76	\$1,579,511.10
Avg Tax Bill	\$4,919.76	\$3,520.02	\$6,573.71	\$7,666.90	\$32,474.75
FY2023					
Values	2,351,546,600	1,039,971,000	2,614,552,400	505,752,000	1,167,869,769
Parcels	4515	2843	3794	620	597
Avg Value	\$520,829.81	\$365,800.56	\$689,128.20	\$815,729.03	\$1,956,230.77
Avg Tax Bill	\$4,953.09	\$3,478.76	\$6,553.61	\$7,757.58	\$37,129.26
FY2023 Difference in Avg Tax Bill	\$33.33 0.68%	-\$41.25 -1.17%	-\$20.10 -0.31%	\$90.68 1.18%	\$4,654.51 14.33%
FY2023 Difference in Assessment	10.10%	9.70%	9.31%	9.77%	22.01%
	FY2022	FY2023			
Tax Rate	\$10.40	\$9.51	-\$0.89	-8.56%	
	\$20.56	\$18.98	-\$1.58	-7.68%	

C-22-09

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17. of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 28, 2022 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 529 Broadway, LLC, 52 Fairview Street, Winthrop, MA 02152 to alter and extend a nonconforming use (nonconforming commercial building, acting as a private garage) for the purpose of operating a special garage at 535 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-09) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #28094
10/26/2022
11/02/2022

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

FORM B

APPLICATION NO. C-22-09
DATE: 10/12/22

**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 17.16, Section _____.
- C.** Application for **Special Permit for Alteration and Extension of Nonconforming Uses** (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting the application is:

Name: 529 Broadway LLC
Address: 52 Fairview Street, Winthrop, MA 02152
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

FILED
OCT 12 PM 3:22
OFFICE CITY CLERK
REVERE, MASS.

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

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

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

Title: Attorney 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: 529 Broadway LLC

Address: 52 Fairview Street, Winthrop, MA 02152

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 at Suffolk Registry of Deeds, Book 67118, Page 136, 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: School Street/535 Broadway, Revere, Massachusetts and adjoining parcels.

Parcel Identification number: 16-262-263-30.

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. 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

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; 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 land in Revere, described as follows:

Lots numbered 10, 11 and 12 Broadway, and

Lot numbered 13 School Street

As shown on Plan No. 1183-B filed in the Suffolk County Land Registration Office, a copy of a portion which is filed with Certificate of Title No. 8602.

In addition, a (1) concrete block building, approximately 5145 square feet, and (2) a wood frame building, approximately 5499 square feet, are included on Broadway lots 10, 11, and 12. Moreover, an outbuilding is included on School Street lot 13.

Also, please see the Plan attached hereto as **Exhibit B** and the site photographs attached as **Exhibit F**.

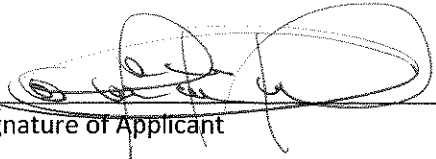
11. What is the nature of the exception or special permit requested in this application?

The Applicant seeks to use the property for the operation of a special garage, an alteration of the current nonconforming use of the property as a private garage in the RB district. See Site Plan Review Committee's Denial Letter attached hereto as **Exhibit E**. The Special Permit will allow the Applicant to open its special garage, to include an auto body shop, along a main thoroughfare and increase the available automotive service options in Revere. The current outbuilding located at the back of the 535 Broadway property and on the School Street lot will be converted into a new special garage to better and more efficiently serve the Revere community.

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 existing nonconforming use. The property is currently being used as a nonconforming commercial building, acting as a private garage. The Applicant plans to direct traffic towards Broadway and remove access to School Street in order to eliminate any traffic through School Street and the surrounding neighborhood. The Applicant's use of the property is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

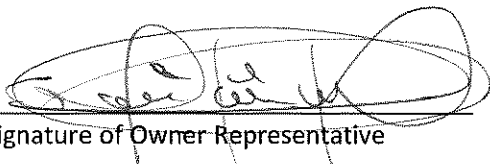
Date of denial by Site Plan Review Committee: September 20, 2022. Please see Exhibit E, Site Plan Review Committee's Denial Letter.

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



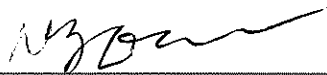
Signature of Applicant

10/07/22
Date



Signature of Owner Representative

10/07/22
Date



Signature of Designated Representative

10/7/22
Date

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

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

**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: 529 Broadway 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: 529 Broadway LLC
Address: 52 Fairview Street,
Winthrop, MA 02152

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: 529 Broadway LLC
Address: 52 Fairview Street,
Winthrop, MA 02152

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

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

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

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

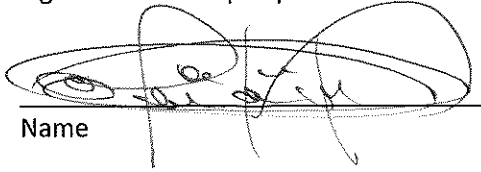
Address: N/A

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 require 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

10/07/22
Date

Name

Date

Name

Date

Name

Date

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant 529 Broadway LLC who has applied to this Honorable City Council for a special permit for property located at 535 Broadway.

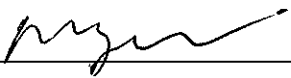
1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City as well as an additional automotive service option for the City's residents. *See* Revere Zoning Ordinances, § 17.04.010
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is a centralized Revere location near similar automotive garages and commercial buildings with reasonable ingress and egress accessibility.
 - (b) The site is appropriate as it is a current nonconforming commercial use that does not have a detrimental impact on the neighborhood.
 - (c) The site is appropriate as the Applicant's proposed use will not be substantially more detrimental than the existing nonconforming use to the neighborhood.
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 amenities 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, and all aspects of the property will be brought up to code. Additionally, traffic from the special garage will be directed away from the surrounding neighborhood, towards a main thoroughfare, Broadway.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway or School Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant's current plans indicate that the traffic flow of the garage will exit towards Broadway, rather than the entrance and exit on School Street, which travels one way towards Broadway. No vehicles will enter from or exit onto School Street, limiting traffic from this location to enter the surrounding residential neighborhood.

Page 2
Finding of Fact Form

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

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

Date: 10/7/22

Respectfully submitted by: 

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

EXHIBIT A

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)



2022 00009805

Bk: 67118 Pg: 136 Page: 1 of 4

Recorded: 02/02/2022 10:16 AM

ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

JEFFREY CASTALDO, TRUSTEE OF CASTALDO REALTY TRUST established u/d/t dated October 3, 2014, for which a Trustee's Certificate Pursuant to M.G.L. c. 185 § 35 was filed with the Suffolk County Registry District of the Land Court (the "**Land Court**") as Document No. 839477 (the "**Grantor**") for consideration paid of Three Million Nine-Hundred Thousand (\$3,900,000.00) Dollars

hereby grants to **529 BROADWAY LLC**, a Massachusetts limited liability company, having a mailing address of 52 Fairview Street, Winthrop, Massachusetts 02152 (the "**Grantee**")

with **QUITCLAIM COVENANTS**

The parcels of land in Revere, Massachusetts, County of Suffolk, being known as and numbered 529 Broadway and 531-535 Broadway and Lot 13 School Street together with all buildings and other improvements thereon, being bounded and described on the **Exhibit A** attached hereto and made a part hereof.

For Grantor's title see: (i) Quitclaim Deed from John A. Castaldo, Trustee of the J.C. Broadway Realty Trust dated October 3, 2014 and recorded with the Suffolk County Registry of Deeds (the "**Registry**") on January 7, 2015 in Book 53928, Page 34; and (ii) Quitclaim Deed from Jeffrey Castaldo and John A. Castaldo dated October 3, 2014 and filed with the Land Court on January 20, 2015 as Document No. 839476 creating Certificate of Title No. 131636, in Book 654, Page 36.

[Page Ends Here – Signature Page Follows]



2022 00930729

Cert#: 138402 Bk: 688 Pg: 2

Doc: DED 02/02/2022 09:44 AM SF

ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 02/02/2022 09:44 AM
Ctrl# 218662 10639 Doc# 00930729
Fee: \$17,784.00 Cons: \$3,900,000.00

REGISTERED LAND

Property: 529 Broadway, Revere, Massachusetts and
531 – 535 Broadway and Lot 13 School Street, Revere, Massachusetts

Witness my hand and seal this 31st day of January, 2022

Castaldo Realty Trust
u/d/t dated October 3, 2014

By: Jeffrey Castaldo
Jeffrey Castaldo,
Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

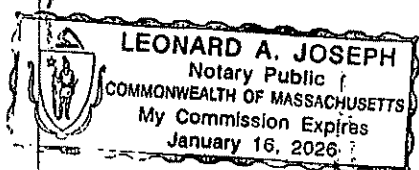
On this 31st day of January, 2022, before me, the undersigned notary public, personally appeared Jeffrey Castaldo, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Castaldo Realty Trust, a Massachusetts nominee trust.

Leonard A. Joseph

NOTARY PUBLIC

Printed Name: Leonard A. Joseph
My Commission Expires: 1-16-2026

[Affix Notarial Seal]



Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

EXHIBIT A**LEGAL DESCRIPTION****529 BROADWAY, REVERE, MA:**

PARCEL 1: The land with the buildings in said Revere, bounded and described as follows: Beginning at a point on said Southeasterly side of Broadway three hundred and twenty-five (325) feet Northeasterly from Mountain Avenue at land now or formerly of the McClure estate; thence running Southwesterly on said Broadway, fifty (50) feet to land now or formerly of Rose Kiernan; thence running Southeasterly by land now or formerly of Rose Kiernan, one hundred (100) feet; thence turning and running Northeasterly, fifty (50) feet; thence turning and running Northwesterly one hundred (100) feet to the point of beginning on Broadway, and containing 5,000 square feet of land.

PARCEL 2: A parcel of land in said Revere, the extension of which depends upon the determination of the proper boundary, the line between the land of McClure estate and land formerly of Peter Kiernan of which Parcel 1 is a part, bounded and described as follows: Beginning at a point on Broadway where the Northeasterly line of the first above described parcel, intersects Broadway, and at land of the McClure estate, thence running Southeasterly along said Northeasterly line of said first above described parcel, one hundred (100) feet; thence turning and running Northeasterly in a line extended from the Southeasterly bound of said first above described parcel of land of the McClure estate, wherever the same may be found to be; thence turning and running in a Northeasterly line along land of the said McClure estate to the point of beginning.

PARCEL 3: A parcel of land in said Revere, beginning on the Southeasterly side of Broadway fifty (50) feet Southwesterly from the Northwesterly corner of land conveyed to Peter Kiernan by David D. Taylor by deed dated May 7, 1887, recorded with Suffolk Deeds, Book 1771, Page 174; thence running Southeasterly by land late of Mary Jane Kiernan, and now of this grantor, one hundred (100) feet; thence running Southwesterly by land now or late of Pete Kiernan, fifty (50) feet; thence running Northwesterly by land now or late of Annie Lane, one hundred (100) feet to Broadway; thence running Northeasterly on Broadway fifty (50) feet to the point of beginning. Containing 5,000 square feet, said point of beginning is distant 275 feet northeasterly from Mountain Avenue.

PARCEL 4: The land in Revere, Suffolk County, Massachusetts, being the Northerly portion of the parcel shown as containing 47,000 square feet of land on a plan by Whitman and Howard dated May 22, 1907, recorded with the Suffolk Deeds, Book 3212, Page 380, bounded and described as follows:

Easterly: by School Street, eighty-one (81) feet;
 Northerly: by land now or late of Bowers, one hundred fifteen and 50/100 (115.50) feet;
 Westerly: by Lot 1, together with a triangular shaped part, eighty and 60/100 (80.60) feet; and
 Southerly: by other land of said Serino, one hundred forty-two (142) feet.

Containing 10,403 square feet of land more or less, and all according to the said measurements.

PARCEL 5: A certain parcel of land situated in said Revere and being shown a Lot C, on a plan of land entitled Subdivision of Land in Revere, Mass. dated August 2, 1960, Thomas W. Dakin, Surveyor, and recorded in Suffolk Registry of Deeds, Book 7497, Page 267, and bounded and described as follows:

Northerly: along Lot 2, as shown on said plan, fifty (50) feet;
 Easterly: along land now or formerly of said grantee, as shown on said plan, thirty-two (32) feet, more or less;
 Southerly: along Lot E, as shown on said plan, fifty-nine (59) feet, more or less; and
 Westerly: along Lot B, as shown on said plan, thirty (30) feet.

Containing approximately 1,635 feet, more or less, as shown on said plan.

531-535 BROADWAY AND LOT 13 SCHOOL STREET, REVERE, MA:

PARCEL ONE:

That certain parcel of land situated in Revere, in the County of Suffolk and Commonwealth of Massachusetts, situated on Broadway. Said land is shown as Lots 10, 11 and 12 on a subdivision plan drawn by J. Lewis Carr, Civil Engineer, dated April 1912, as approved by the Court, filed in the Suffolk County Land Registration Office as Plan No. 1183-B, a copy of a portion of which is filed with Certificate of Title No. 8602.

PARCEL TWO:

That certain parcel of land situated in Revere, in the County of Suffolk and Commonwealth of Massachusetts, situated on School Street. Said land is shown as Lot 13 on a subdivision plan drawn by J. Lewis Carr, Civil Engineer, dated April 1912, as approved by the Court, filed in the Suffolk County Land Registration Office as Plan No. 1183-B, a copy of a portion of which is filed with Certificate of Title No. 8602.

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

EXHIBIT B

WILLIAMS & SPARGES
 52 Broadway LLC
 52 Broadway LLC
 Winochka, MA 02152
 (617) 997-8570

Owner:
 52 Broadway LLC
 52 Broadway LLC
 Winochka, MA 02152
 (617) 997-8570

Designed By: PMB
 Reviewed By: PMB
 Project Manager: PMB
 Job File Number: REVE-0093
 Drawing File Folder: REVE93

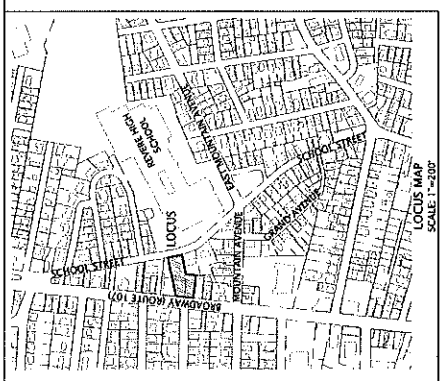
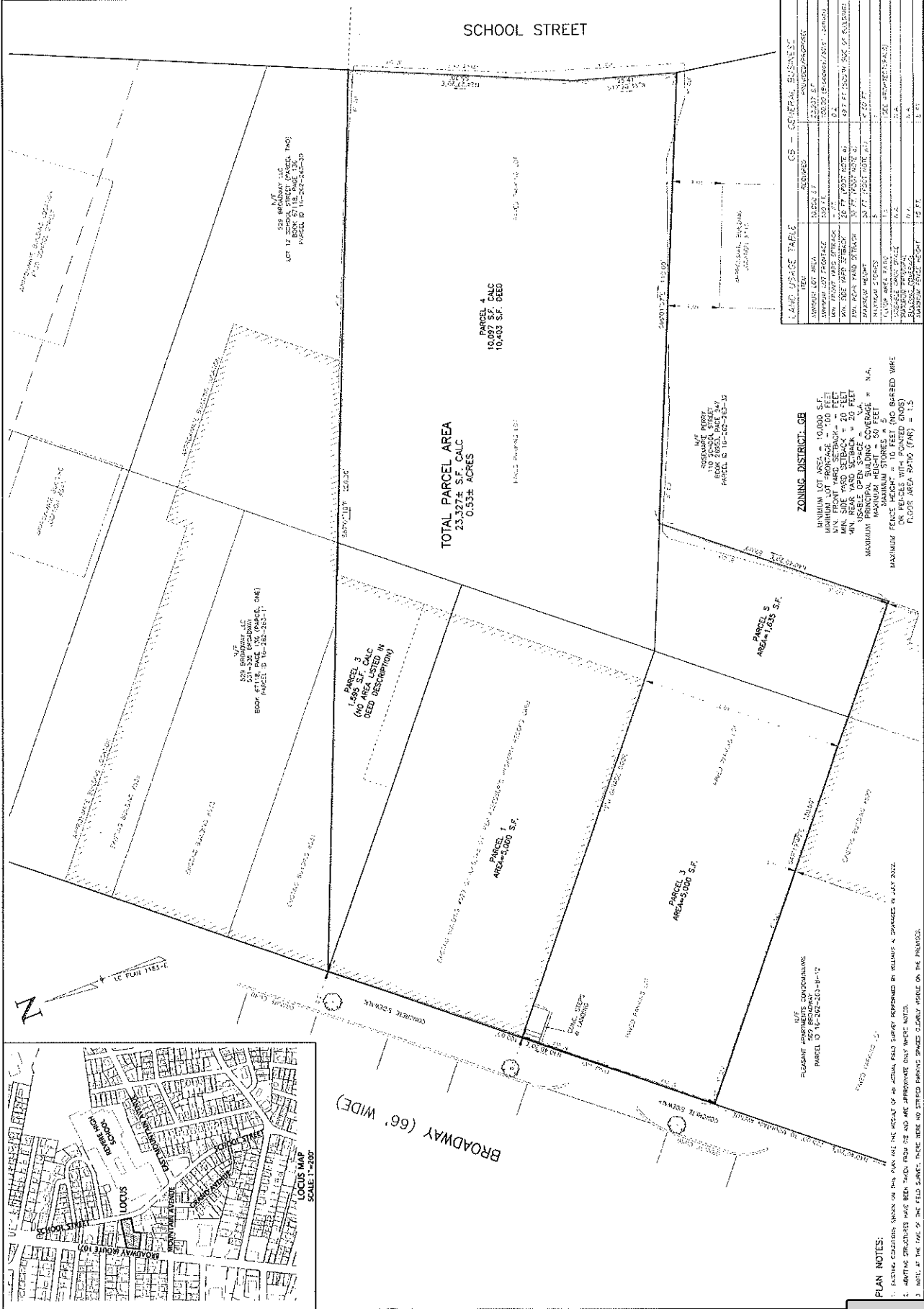
Drawing Issued for Construction
 Drawing Issued for Review

DATE: JULY 22, 2022
 SCALE: 1"=10'

DRAWING: ZBA
 SHEET 1 OF 1

#529 BROADWAY, REVERE, MA
 ZONING BOARD OF APPEALS CASE NO.

SITE PLAN



LAND USAGE TABLE

ITEM	ALLOWED	REQUIREMENTS
MINIMUM LOT AREA	10,000 S.F.	
MINIMUM LOT FOOTPRINT	100 S.F.	
MIN. FRONT YARD SETBACK	20 FEET	
MIN. SIDE YARD SETBACK	20 FEET	
MIN. REAR YARD SETBACK	20 FEET	
MAXIMUM PRINCIPAL BUILDING COVERAGE	N/A	
MAXIMUM PRINCIPAL BUILDING HEIGHT	5 FEET	
MAXIMUM STORY	5	
MAXIMUM FENCE HEIGHT	10 FEET (NO SHARED WIRE OR FENCES WITH POINTED ENDS)	
FLOOR AREA RATIO (FAR)	1.5	

ZONING DISTRICT: GB

MINIMUM LOT AREA = 10,000 S.F.
 MINIMUM LOT FOOTPRINT = 100 S.F.
 MIN. FRONT YARD SETBACK = 20 FEET
 MIN. SIDE YARD SETBACK = 20 FEET
 MIN. REAR YARD SETBACK = 20 FEET
 MAXIMUM PRINCIPAL BUILDING COVERAGE = N/A
 MAXIMUM PRINCIPAL BUILDING HEIGHT = 5 FEET
 MAXIMUM STORY = 5
 MAXIMUM FENCE HEIGHT = 10 FEET (NO SHARED WIRE OR FENCES WITH POINTED ENDS)
 FLOOR AREA RATIO (FAR) = 1.5

EXHIBIT C



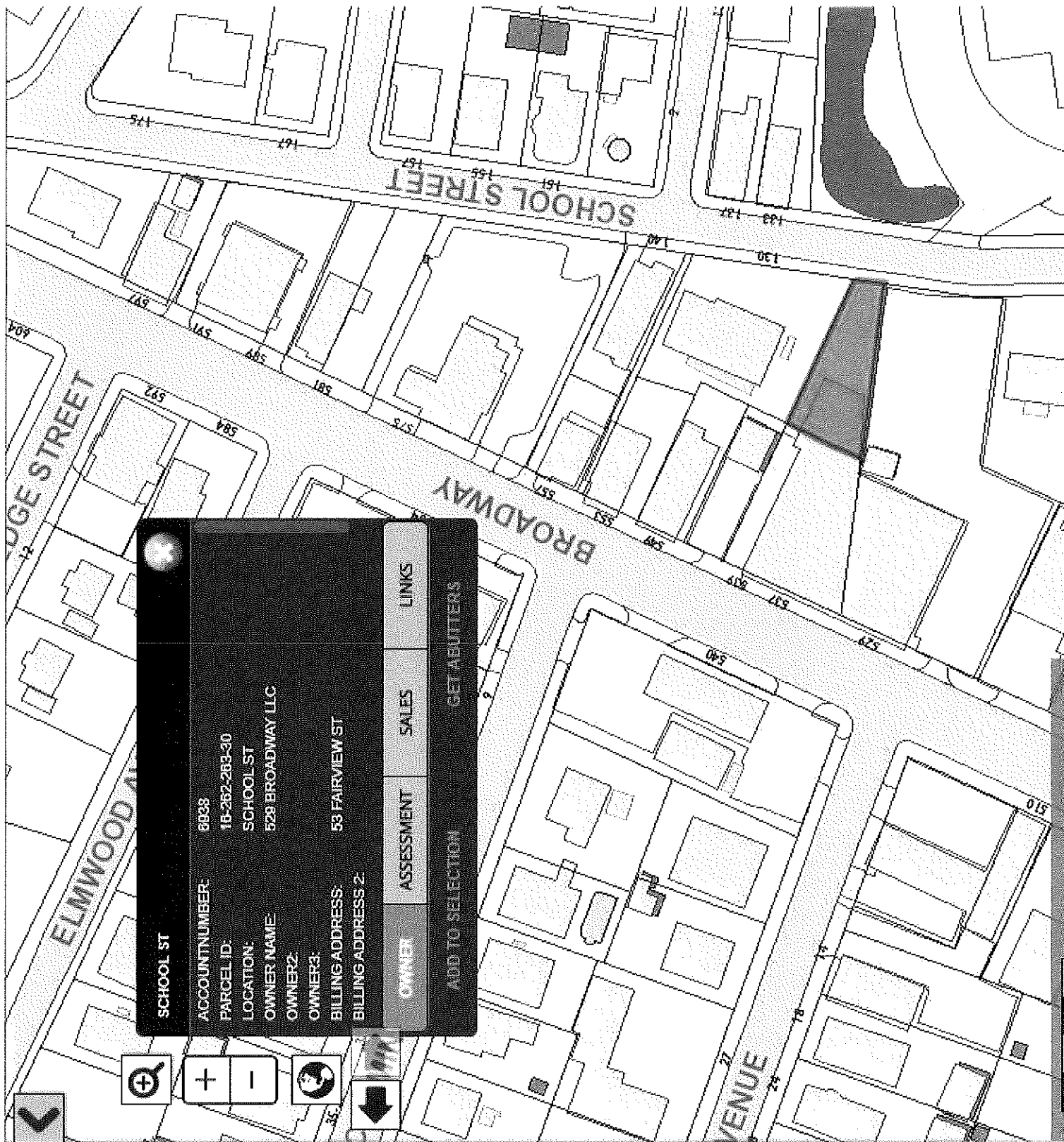
SCHOOL ST

ACCOUNTNUMBER: 6856
 PARCEL ID: 18-262-263-30
 LOCATION: SCHOOL ST
 OWNER NAME: 529 BROADWAY LLC
 OWNER2:
 OWNER3:
 BILLING ADDRESS: 53 FAIRVIEW ST
 BILLING ADDRESS2:

OWNER **ASSESSMENT** **SALES** **LINKS**

ADD TO SELECTION GET ABUTTERS

EXHIBIT D

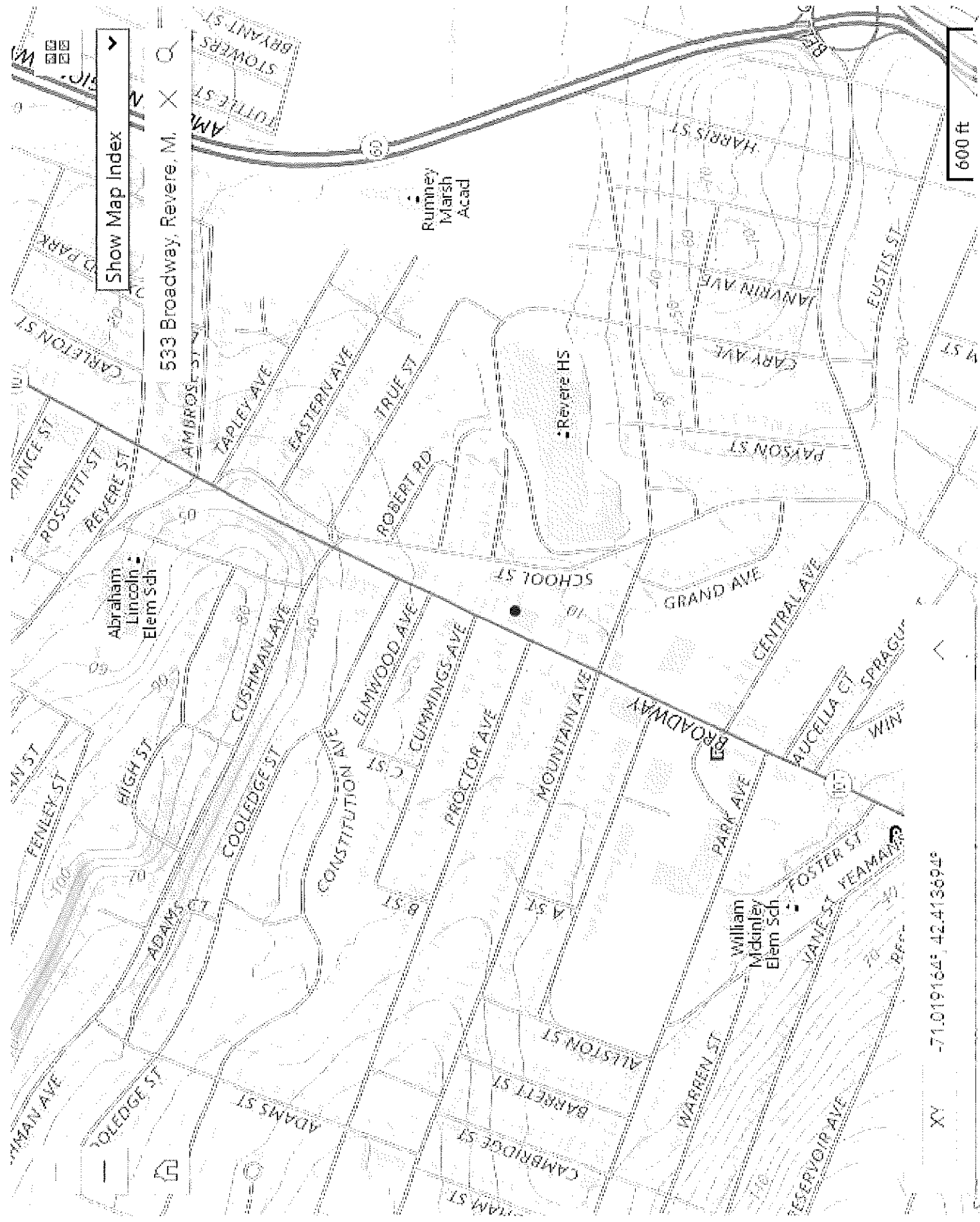


Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

Show Map Index

533 Broadway, Revere, M.

600 ft



Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

EXHIBIT E

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

Nancy O'Neil

From: fstringi@revere.org
Sent: Tuesday, September 20, 2022 2:10 PM
To: Nancy O'Neil; amelnik@revere.org; jdemauro@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: September 20, 2022
Application #: SPR22-000111
Address: SCHOOL ST
Description: Alteration of nonconforming use from private garage to special garage
Review Status: Denied

Thank you for your recent permit application for Alteration of nonconforming use from private garage to special garage. 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 expansion of a nonconforming use and change of one nonconforming use to another nonconforming use may only be allowed by special permit of the City Council.

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

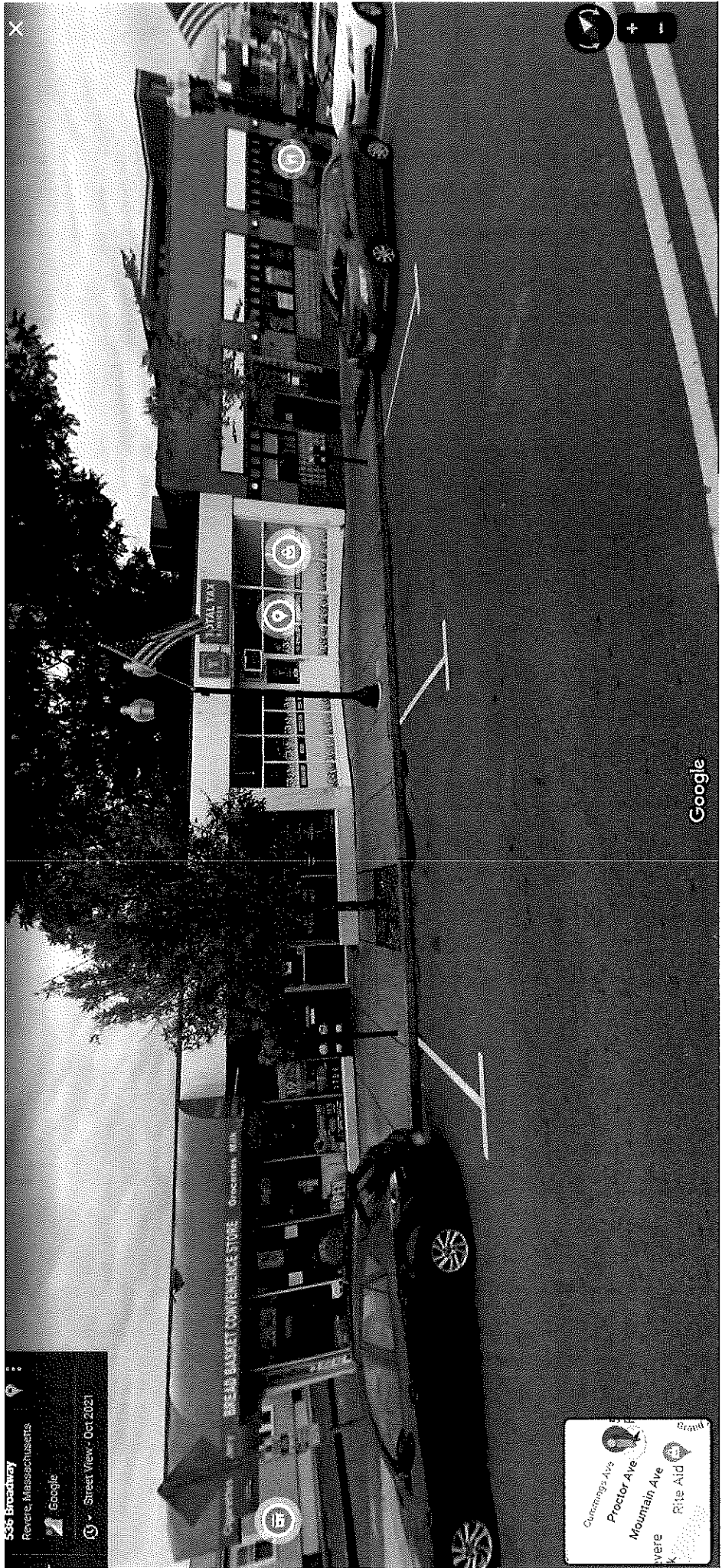
Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

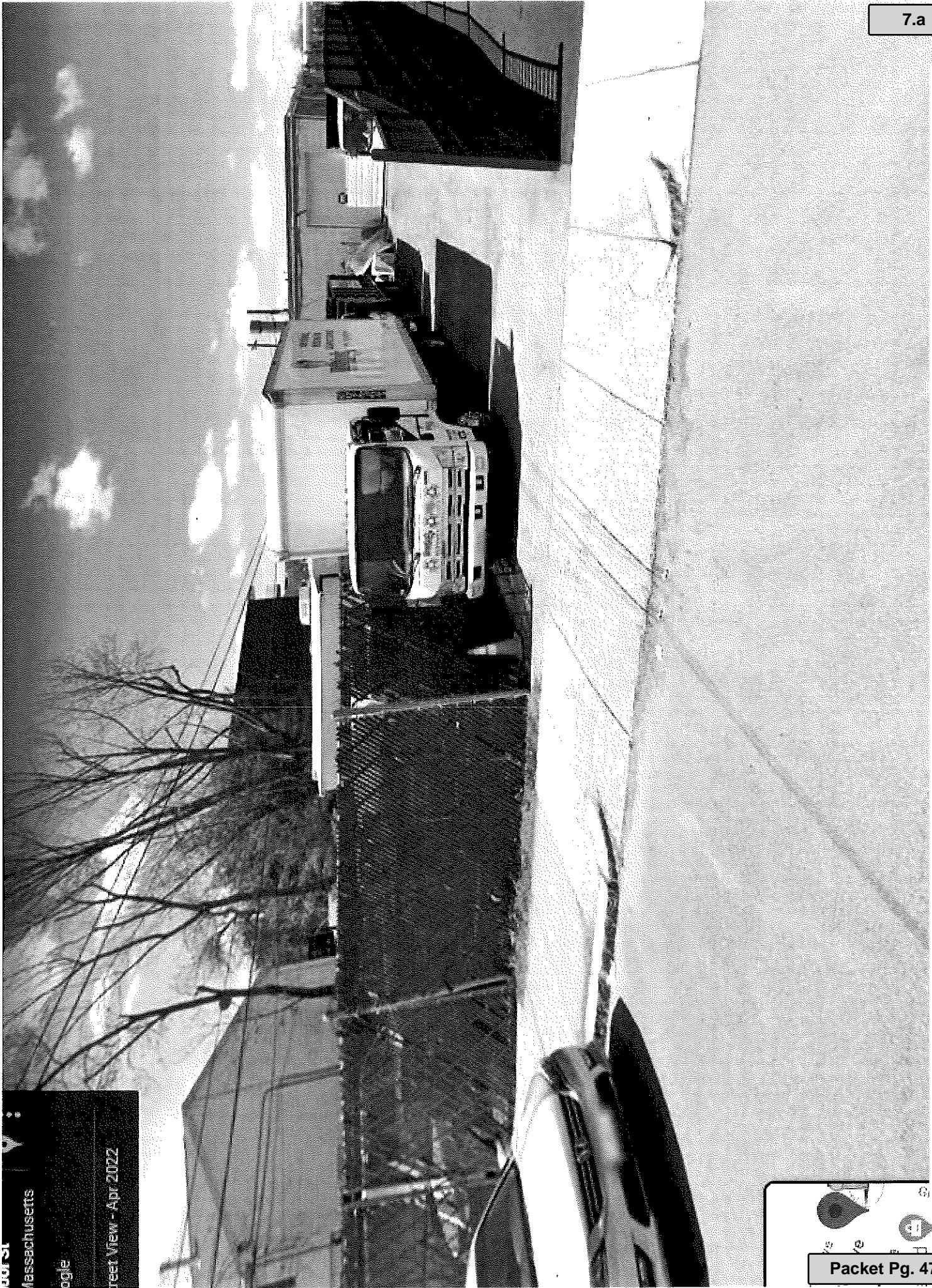
Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)



Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

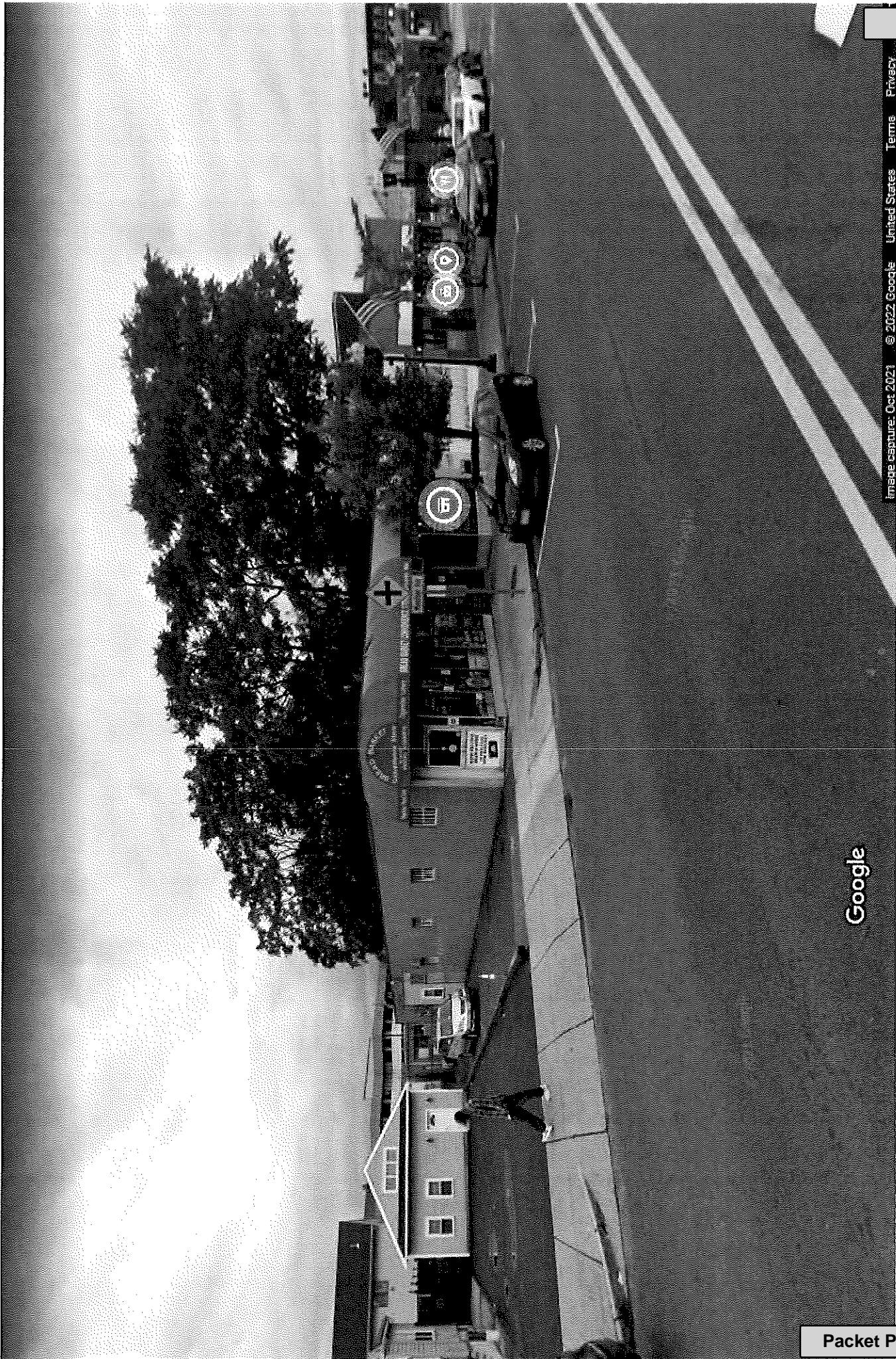
EXHIBIT F





Massachusetts
Google
Street View - Apr 2022

Packet Pg. 47



Google



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Request for Abutters List

Date: August 8, 2022

Property Location: 535 Broadway

Map: 16 Block: 262-263 Parcel: 11

Property Owner: 529 Broadway LLC

Is request for special permit or variance? YES NO

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

Requested Distance:

300 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Nancy S. O'Neil, D'Ambrosio LLP

Address: 14 Proctor Avenue

Revere, MA 02151

Telephone: (617) 720-5657

281 BROADWAY • REVERE, MA 02151 • 781-286-8170 • FAX 781-286-8388

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

9 MOUNTAIN AVE LDRE CORP 29 GERALD RD MARBLEHEAD, MA 01945	16-262-263-1 LUC: 104	SCHOOL ST 529 BROADWAY LLC 53 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-30 LUC: 106	509 BROADWAY 9 RODRIGUEZ NELSON RODRIGUEZ TATJANA LUCANOVA 303 BEACH ST Revere, MA 02151	16-262-263-8-12 LUC: 102
533 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-11 LUC: 325	110 SCHOOL ST PERRY ROSEMARIE 110 SCHOOL ST REVERE, MA 02151	16-262-263-32 LUC: 101	509 BROADWAY 10 CORCORAN ROBERT 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8 LUC: 102
543 BROADWAY ALTAVILLE JOANNE BIANCHI MARIE 130 SCHOOL ST REVERE, MA 02151	16-262-263-12 LUC: 106	100 SCHOOL ST FANALE 2016 TRUST FANALE JR ANTHONY W TRUSTEE 100 SCHOOL ST REVERE, MA 02151	16-262-263-33 LUC: 101	509 BROADWAY 11 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8 LUC: 102
549 BROADWAY PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-13 LUC: 013	SCHOOL REAR ST R & R TRIPOLI FAMILY TRUST TRIPOLI BARTHOLOMEW 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-33A LUC: 132	509 BROADWAY 12 BETTERMAN STEVEN 7 PIEVIEW AVE REVERE, MA 02151	16-262-263-8 LUC: 102
551 BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-14 LUC: 013	SCHOOL REAR ST R & R TRIPOLI FAMILY TRUST TRIPOLI BARTHOLOMEW 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-34 LUC: 132	509 BROADWAY B GIANNONE JOSEPH GIANNONE DEBORAH 49 WALNUT PARK LYNN, MA 01905	16-262-263-8 LUC: 327
BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-15 LUC: 132	507 BROADWAY TRIPOLI BARTHOLOMEW TRIPOLI ROSALYN 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-7 LUC: 013	509 BROADWAY C AAEC HOLDINGS LLC ALBA ANTHONY C/O 18 PINETREE DR SAUGUS, MA 01906	16-262-263-8 LUC: 327
557 BROADWAY BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN L TRUSTEE 262 PROSPECT AVE REVERE, MA 02151	16-262-263-16 LUC: 031	509 BROADWAY PLEASANT APARTMENT CONDO ASSOC C/O JOSEPH GIANNONE 509 BROADWAY UNIT B REVERE, MA 02151	16-262-263-8-0000 LUC: N/A	509 BROADWAY 1 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8 LUC: 102
140 SCHOOL ST BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN J TRUSTEE 262 PROSPECT AVE Revere, MA 02151	16-262-263-17 LUC: 342	509 BROADWAY A ZAVALA GLENDA 509 BROADWAY UNIT A Revere, MA 02151	16-262-263-8-1 LUC: 102	509 BROADWAY 2 BORDEN DENNIS R BORDEN VIRGINIA M 83 GARFIELD AVE CHELSEA, MA 02150	16-262-263-8 LUC: 102
130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27A LUC: 104	509 BROADWAY 7 CORCORAN ROBERT S 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-10 LUC: 102	509 BROADWAY 3 ALBA ANTHONY 18 PINETREE DR SAUGUS, MA 01906	16-262-263-8 LUC: 102
25 R MOUNTAIN AVE DEMERS JOSEPH A DEMERS MAUREEN B 25 MOUNTAIN AVE REVERE, MA 02151	16-262-263-3 LUC: 101	509 BROADWAY 8 VERA CESAR ARANGO VIVIANA 18 TAFT ST Revere, MA 02151	16-262-263-8-11 LUC: 102	509 BROADWAY 4 CORCORAN JOHN CORCORAN ROBERT S 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8 LUC: 102

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

509 BROADWAY 5 16-262-263-8-8
LUC: 102
TON AMY
509 BROADWAY
UNIT 5
Revere, MA 02151

509 BROADWAY 6 16-262-263-8-9
LUC: 102
BETTERMAN STEVEN
382 OCEAN AVE
UNIT C-103
REVERE, MA 02151

529 BROADWAY 16-262-263-9A
LUC: 332
529 BROADWAY LLC
52 FAIRVIEW ST
WINTHROP, MA 02152

101 SCHOOL ST 16-264-1A
LUC: 931
CITY OF REVERE / HIGH SCHOOL
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

133 SCHOOL ST 16-265A-1
LUC: 104
MENDOZA WALTER A PINEDA
PINEDA PASTORA
133 SCHOOL ST
REVERE, MA 02151

137 SCHOOL ST 16-265A-2
LUC: 104
NASCIMENTO SUELI
137 SCHOOL ST
REVERE, MA 02151

13 BELGRADE ST 16-265A-3
LUC: 104
HIBBARD HUGH F
HIBBARD LILLIAN F
13 BELGRADE ST
REVERE, MA 02151

BELGRADE ST 16-265A-4
LUC: 132
MONTIEL OSCAR
MONTIEL BERTHA
23 BELGRADE ST
Revere, MA 02151

23 BELGRADE ST 16-265A-5
LUC: 104
MONTIEL OSCAR
MONTIEL BERTHA
23 BELGRADE ST
Revere, MA 02151

516 BROADWAY 24-392-65
LUC: 332
512 BROADWAY REALTY TRUST
DEFEO NEVA TRUSTEE
512 BROADWAY
REVERE, MA 02151

510 BROADWAY 24-392-66
LUC: 031
Z.P. REALTY TRUST
PORCARO DIANE TRUSTEE
105 NE 19TH AVE
DEERFIELD BEACH, FL 33441

540 BROADWAY 24-405-1
LUC: 333
520 BROADWAY REALTY TRUST
ELKHAOULI ELIAS TRUSTEE
6 JEFFREY ST
SAUGUS, MA 01906

15 PROCTOR AVE 24-405-2
LUC: 111
15 PROCTOR AVENUE TRUST
STEWART ROBERTA TRUSTEE
17 PROCTOR AVE
Revere, MA 02151

12 CUMMINGS AVE 24-405-36
LUC: 101
SIMON BARRY LIFE ESTATE
BOARDMAN PHILIP T REMAINDERMAN
12 CUMMINGS AVE
REVERE, MA 02151

9 CUMMINGS AVE 24-406-1
LUC: 101
GUZMAN HECTOR O
PORTILLO DELMY D
9 CUMMINGS AVE
REVERE, MA 02151

570 BROADWAY 24-406-20
LUC: 326
570 BROADWAY REALTY TRUST
ABOURJAILI YOUSSEF TRUSTEE
POST OFFICE BOX 16
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
Susan Snapple
DATE: 8-9-22

Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

PROPERTY LOCATION	
Alt No	BROADWAY, REVERE
Direction/Street/City	

OWNERSHIP	
Owner 1:	529 BROADWAY LLC
Owner 2:	
Owner 3:	

Town/City:	WINTHROP
Street 1:	62 FAIRVIEW ST
Street 2:	
S/Prov:	MA
Postal:	02152

PREVIOUS OWNER	
Owner 1:	CASTALDO REALTY TRUST -
Owner 2:	CASTALDO - JEFFREY TRUSTEE
Street 1:	85 COLONIAL AVE
Town/City:	NORTH ANDOVER
S/Prov:	MA
Postal:	01845

NARRATIVE DESCRIPTION
 This parcel contains .156 Acres of land mainly classified as STORE with a STORE Building built about 1930, having primarily STUCCO Exterior and 5499 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS	
Code	Description
Amount	Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Value	Land Value	Total Value
325	0.156	200,350	2,500	311,800	514,650
Total Parcel		0.156	200,350	311,800	514,650
Source: Market Adj Cost		Total Value per SQ unit (Card): 93.59 / Parcel: 93.59			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	325	FV	200,350	2500	.156	311,800	514,650	
2021	325	NC	200,350	2500	.156	311,800	514,650	
2020	325	NC	228,600	4000	.156	285,100	513,700	
2019	325	NC	224,100	4000	.156	285,100	513,200	
2018	325	FV	224,100	4000	.156	285,100	513,200	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CASTALDO REALTY	67118-136		1/31/2022	MULTIPLE PAR	3,900,000	No	No	
CASTALDO JEFFRE	654-36		10/3/2014	MULTIPLE PAR	1	No	No	
REVERE-DERBY RE	643-153		11/1/2012	MULTIPLE PAR	540,000	No	No	
REVERE-DERBY RE	578/128		12/8/2000	CONVENIENCE	1	No	No	
PECINI			11/20/2000	FAMILY	215,000	No	No	
PECINI			1/1/1901			Yes	No	
UNKNOWN								

TAX DISTRICT

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
7/29/2020	B20000825	INTER RE	6,146 C					FRAMING PARTITION
9/29/2016	15595	Commerci	10,000 C					DEMO 10 FT WALL/RE
11/21/2014	13105	ROOF	15,000 C					FEE WAIVED STORMWR
6/26/2014	12251	Commerci	8,000 C					INT WORK/RENEW PANE
9/24/2013	11444	SIGN	800 C					ALUM SIGN
2/24/2003	9484	Commerci	1,920 C					Commercial AWNING
3/29/1999	5636							COMM 3X10' SIGN CO
10/4/1996	4054							COMM REMOVE WALLS
10/19/1993	2162							COMM REROOF HOT AS
5/26/1993	1895							COMM 2 X 8 SIGN

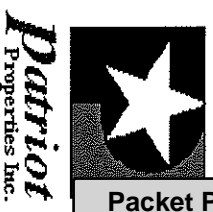
BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
7/29/2020	B20000825	INTER RE	6,146 C					FRAMING PARTITION
9/29/2016	15595	Commerci	10,000 C					DEMO 10 FT WALL/RE
11/21/2014	13105	ROOF	15,000 C					FEE WAIVED STORMWR
6/26/2014	12251	Commerci	8,000 C					INT WORK/RENEW PANE
9/24/2013	11444	SIGN	800 C					ALUM SIGN
2/24/2003	9484	Commerci	1,920 C					Commercial AWNING
3/29/1999	5636							COMM 3X10' SIGN CO
10/4/1996	4054							COMM REMOVE WALLS
10/19/1993	2162							COMM REROOF HOT AS
5/26/1993	1895							COMM 2 X 8 SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2021	PERMIT	336	MATT MCGRATH
3/2/2015	MEAS & INSP	372	Patrick W
5/4/2007	MEAS & INSP	336	MATT MCGRATH
5/18/2006	MEASURED	335	JONATHAN D
12/7/2001	Appointments	JF	

USE VALUE: 514,650/
 ASSESSED: 514,650/
 514,650/



USER DEFINED
 Prior Id # 1: 68
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map: 16
 Fact Dist:
 Rewal Dist:
 Year:
 Land Reason:
 Bid Reason:
 Cmidistrict:
 Ratio:

PRINT	Date	Time
	11/9/2021	
	12/15/2020	
	8/19/2020	
	12/18/2019	
	10/30/2019	
	12/19/2018	
	02/03/22	10:57:40
		cgtravall
		6907

PROPERTY FACTORS				
Item	Description	%	Item	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	LUCC No of Units	Depth / PricedUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh	Neigh Infl	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec %	Land Code	Fact Use Value	Notes
325	STORE	6787	SITE		1.0	0	17.5	2.83	CA					311,831		0		311,800	

Total ACHA: 10.15581	Total SF/SqM: 6787	Parcel LUC: 325	STORE	Prime NB Desc: COMM AVG	Total: 311,831	Spl Credit:	Total: 311,800	2023
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7a

THE BREAD BASKET, TLC SALON, TOTAL TAX SERVICES, IGLESIA PENTECOSTAL.

Type: 78	- STORE	Full Bath	Rating:
By Ht: 1	- 1 STORY	A Bath	Rating:
Juris: 4	Total: 4	3/4 Bath	Rating:
Foundation: 6	- SLAB	A 3QBth	Rating:
Frame: 1	- WOOD	1/2 Bath: 4	Rating: AVERAGE
Prime Wall: 6	- STUCCO	A HBth:	Rating:
Sec Wall: 3	- ALUMINUM	Chf/Fix:	Rating:
Roof Struct: 4	- FLAT	OTHER FEATURES	
Roof Cover: 4	- TAR+GRAVEL	Kits:	Rating:
Color: TAN		A Kits:	Rating:
View / Desir:		Fpnl:	Rating:
		Wsf/Flue:	Rating:

GENERAL INFORMATION		CONDO INFORMATION	
Grade: C	- AVERAGE	Location:	
Year Bilt: 1930	Eff Yr Bilt:	Total Units:	
Alt LUC: 340	Alt %: 50	Floor:	
Jurisdct:	Fact:	% Own:	
Const Mod:		Name:	
Lump Sum Adj:			

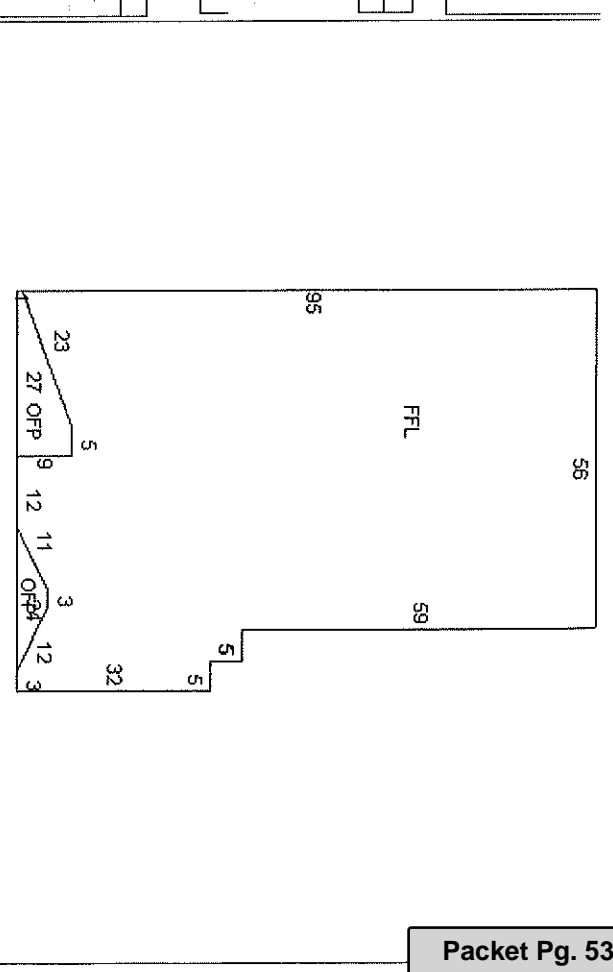
INTERIOR INFORMATION		DEPRECIATION	
Avg Ht/Ft: STD		Phys Cond: AV	- Average
Prim Int Wall: 1	- DRYWALL	Functional:	
Sec Int Wall:		Economic:	
Partition: 1	- TYPICAL	Special:	
Prim Floors: 4	- CARPET	Override:	
Sec Floors: 14	- ASPHL TIL	Total:	35%

CALC SUMMARY		COMPARABLE SALES	
Bsmnt Fir:		Basic \$ / SQ:	100.00
Subfloor:		Size Adj:	0.97731405
Bsmnt Gar:		Const Adj:	0.99650002
Electric: 3	- TYPICAL	Adj \$ / SQ:	97.389
Insulation: 2	- TYPICAL	Other Features:	10000
Int vs Ext S:		Grade Factor:	1.00
Heat Fuel: 1	- OIL	NBHD Inf:	1.00000000
Heat Type: 1	- FORCED H/A	NBHD Mod:	
# Heat Syst: 1		LUC Factor:	1.00
% Heated: 100	% AC:	Adj Total:	616396
Solar HW: NO	Central Vac: NO	Depreciation:	215739
% Com Wall	% Sprinkled	Depreciated Total:	400658

MOBILE HOME		REMODELING RES BREAKDOWN	
Make:		Model:	
Year:		Year:	
Serial #:		Year:	

SPEC FEATURESYARD ITEMS		PARCEL ID	
Code	Description	A YIS	QY
85	PAVING	D Y	13000
		A	AV 1980
		Size/Dim	Unit Price
		2.77	T 70
		Qual	Con Year
		AV	1980
		LUC	Fact NB Fa
		Appr Value	2,500
		JCoAdjFac	Juris Value
			2,500

RESIDENTIAL GRID		REMODELING RES BREAKDOWN	
1st Res Grid	Descr:	No Unit	RMS
Level	FY LR DR D K FR RR BR FB HB L O	BRS:	Batts:
Other		HB4	
Upper			
Lower			
Totals	RMS:	BRS:	Batts:

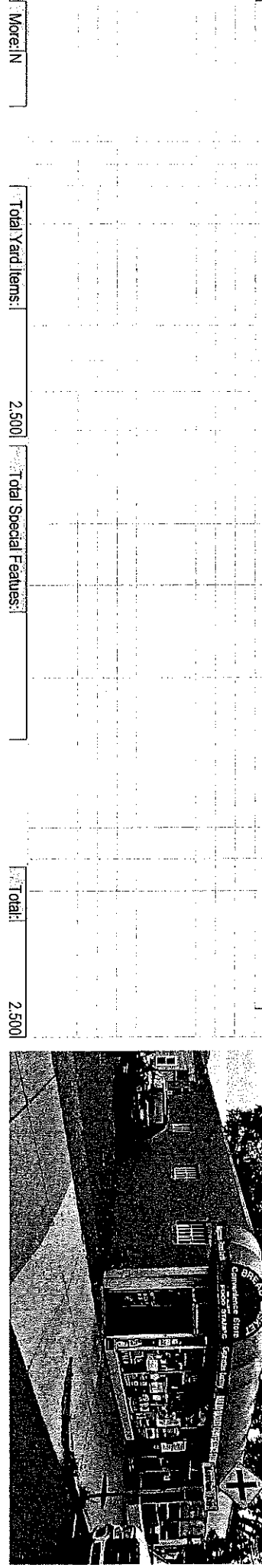


SUB AREA		SUB AREA DETAIL	
Code	Description	Area - SQ	Rate - AV
FFL	FIRST FLOOR	5 499	109,560
OFF	OPEN FRM PRC	223	17,540
			3,911
			602,487
			3,911
			100:0FC
			50 G
			2

Net Sketched Area:	5,722	Total:	606,398
Size Adj	5499	Gross Area	5722
		Fin Area	5499

IMAGE

AssessPro Patriot Properties, Inc



ROR

Type: 39 - REPAIR GAR	Full Bath	Rating:	
By Ht: 1 - 1 STORY	A Bath	Rating:	
Units: 2 - Total: 2	3/4 Bath	Rating:	
Foundation: 6 - SLAB	A 3/4Bth	Rating:	
Frame: 2 - STEEL	1/2 Bath: 3	Rating:	AVERAGE
Prime Wall: 21 - CONC BLOCK	A HBth	Rating:	
Sec Wall: 6 - STUCCO	Other/Fix: 1	Rating:	AVERAGE
Roof Struct: 4 - FLAT	OTHER FEATURES		
Roof Cover: 4 - TAR+GRAVEL	Kits: 1	Rating:	AVERAGE
Color: RED/TAN	A Kits:	Rating:	
View / Desir:	Fpl:	Rating:	
	WSt/ue:	Rating:	

Grade: C - AVERAGE	Location:	
Year Bilt: 1910	Total Units:	
All LUC:	Floor:	
Jurisdic:	% Own:	
Const Mod:	Name:	
Lump Sum Adj:		

INTERIOR INFORMATION		DEPRECIATION	
Avg Ht/Ft: 8	Phys Cond: AV - Average	35%	
Prim Int Wall: 5 - MINIMUM	Functional:		
Sec Int Wall: 1 - DRYWALL	Economic:		
Partition: T - TYPICAL	Special:		
Prim Floors: 12 - CONCRETE	Override:		
Sec Floors: 6 - CERAMIC T	Total:	35%	

REMODELING RES BREAKDOWN	
Exterior:	No Unit RMS BRS FL
Interior:	
Additions:	
Kitchens:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING RES BREAKDOWN	
Exterior:	No Unit RMS BRS FL
Interior:	
Additions:	
Kitchens:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

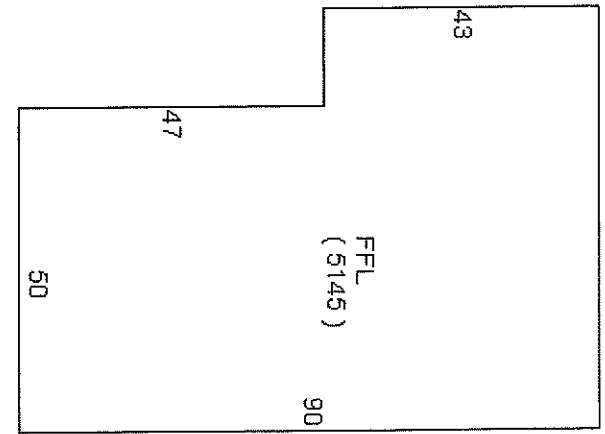
REMODELING RES BREAKDOWN	
Exterior:	No Unit RMS BRS FL
Interior:	
Additions:	
Kitchens:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING RES BREAKDOWN	
Exterior:	No Unit RMS BRS FL
Interior:	
Additions:	
Kitchens:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

COMBINATION OF 16-262-263-009 010 031 & 035 POLLO ROYAL, ATLANTIC AUTO BODY.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
FY LR DR D K FR RR BR FB HB L O		0
Level		
Other		
Upper		
LM 2		
LM 1		
Lower		
Totals	RMS: BRS: Baths: HB3	



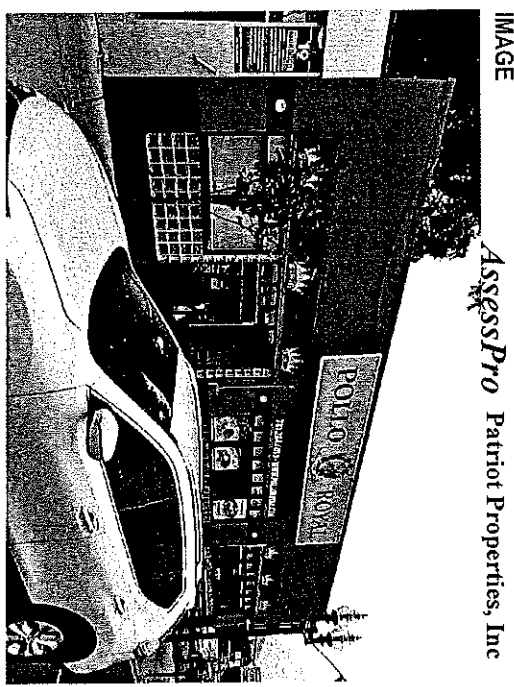
SUB AREA		SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Under Value	Sub Area	% Descr	% Qu # Ten
FFL	FIRST FLOOR	5,145	62,390	320,994	FFL	100 RST	40 1

Net Sketched Area: 5,145	Total:	320,994
Size Adj: 5145	Gross Area: 5145	Final Area: 5145

MOBILE HOME	
Make:	Model:
Year:	Color:

SPEC FEATURES/YARD ITEMS														
Code	Description	A YIS Qty	Size/Dim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFac	Jurs Value

PARCEL ID 16-262-263-9A



AssessPro Patriot Properties, Inc

PROPERTY LOCATION
 Alt No: SCHOOL ST, REVERE
 Direction/Street/City: SCHOOL ST, REVERE

OWNERSHIP
 Owner 1: 529 BROADWAY LLC
 Owner 2:
 Owner 3:

PREVIOUS OWNER
 Owner 1: CASTALDO REALTY TRUST -
 Owner 2: CASTALDO - JEFFREY TRUSTEE
 Street 1: 85 COLONIAL AVE
 Town/City: NORTH ANDOVER
 S/P Prov: MA
 Postal: 01845

NARRATIVE DESCRIPTION
 This Parcel contains .091 Acres of land mainly classified as OUT BLD

OTHER ASSESSMENTS
 Code Description Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
106	0.091	0.091	22,800	21,400	44,200
Total Card	0.091	0.091	22,800	21,400	44,200
Total Parcel	0.091	0.091	22,800	21,400	44,200

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	106	FV	22800	22800	0.91	21,400	44,200	44,200	Year End Roll
2021	106	FV	22800	22800	0.91	19,800	42,600	42,600	Year End Roll
2020	106	PTCH	22800	22800	0.91	19,800	42,600	42,600	Year End Roll
2019	106	FV	22800	22800	0.91	19,800	42,600	42,600	Year End Roll
2018	106	FV	22800	22800	0.91	18,100	40,900	40,900	Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CASTALDO REALTY	67118-136	MULTIPLE PAR	1/31/2022	MULTIPLE PAR	3,900,000	No	No	No
CASTALDO JEFFR	654-36	MULTIPLE PAR	10/3/2014	MULTIPLE PAR	1	No	No	No
REVERE DERBY RE	643-153	MULTIPLE PAR	11/1/2012	MULTIPLE PAR	540,000	No	No	No
UNKNOWN	571/147	FAMILY	11/17/1999	FAMILY	10,200	Yes	No	No

TAX DISTRICT

Parcel ID: 16-262-263-30

PAT ACCT.

Notes: 6938

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	1.0		6.75	0.80	5	1.00	UNBLD -90	

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2017	MEASURED	427	DEREK
12/7/2001	Appointmen	JF	

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Neigh	Neigh Influ	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec %	J Land Code	Fact Use Value	Notes
106	OUT BLD	3967		SITE		1.0	0	6.75	0.80	5	1.00				21,385	0			21,400	

Total ACHA: 0.09107
 Total SF/SM: 3967
 Parcel LUC: 106
 OUT BLD
 Prime NB Desc: 5

Total: 21,385
 Sp Credit: 0
 Total: 21,400

7 a	7 a
By HT	Rating:
Units:	Rating:
Total:	Rating:

Prime Wall:	Rating:
Sec Wall:	Rating:
Roof Struct:	Rating:
Roof Cover:	Rating:
Color:	Rating:
View / Desir:	Rating:

Other Features:	Rating:
Kits:	Rating:
A Kits:	Rating:
Fprl:	Rating:
WSFlue:	Rating:

GENERAL INFORMATION	Rating:
Grade:	Rating:
Year Bilt:	Rating:
Alt LUC:	Rating:
Jurisdct:	Rating:
Const Mod:	Rating:
Lump Sum Adj:	Rating:

INTERIOR INFORMATION	Rating:
Avg Ht/Fl:	Rating:
Prim Int Wall:	Rating:
Sec Int Wall:	Rating:
Partition:	Rating:
Prim Floors:	Rating:
Sec Floors:	Rating:
Bsmnt Flr:	Rating:
Subfloor:	Rating:
Bsmnt Gar:	Rating:
Electric:	Rating:
Insulation:	Rating:
Int vs Ext:	Rating:
Heat Fuel:	Rating:
Heat Type:	Rating:
# Heat Sys:	Rating:
% Heat Sys:	Rating:
Solar HW:	Rating:
% Com Wal:	Rating:

DEPRECIATION	Rating:
Phys Cond:	Rating:
Functional:	Rating:
Economic:	Rating:
Special:	Rating:
Override:	Rating:
Total:	Rating:

CALC SUMMARY	Rating:
Basic \$ / SQ:	Rating:
Size Adj:	Rating:
Const Adj:	Rating:
Adj \$ / SQ:	Rating:
Other Features:	Rating:
Grade Factor:	Rating:
NBHD Int:	Rating:
NBHD Mod:	Rating:
LUC Factor:	Rating:
Adj Total:	Rating:
Depreciation:	Rating:
Depreciated Total:	Rating:

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

RES BREAKDOWN	Rating:
No Unit:	Rating:
RMS:	Rating:
BRS:	Rating:
Baths:	Rating:
HB:	Rating:
Totals:	Rating:

RESIDENTIAL GRID	Rating:
1st Res Grid:	Rating:
Level:	Rating:
Other:	Rating:
Upper:	Rating:
LM 2:	Rating:
LM 1:	Rating:
Lower:	Rating:
Totals:	Rating:

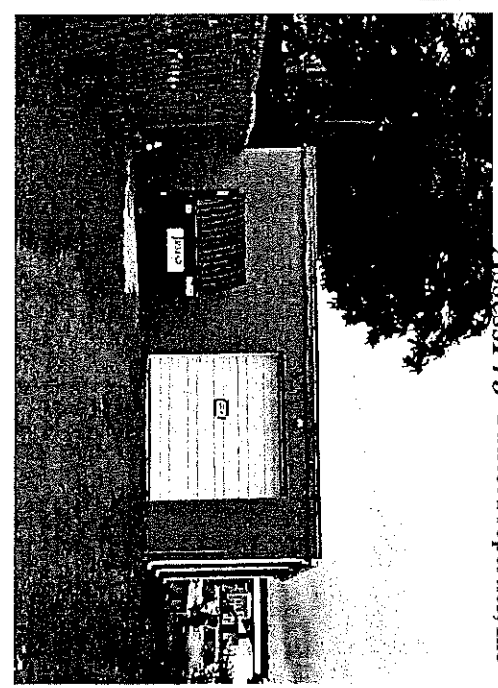
COMPARABLE SALES	Rating:
Rate:	Rating:
Parcel ID:	Rating:
Typ:	Rating:
Date:	Rating:
Sale Price:	Rating:
WVA\$/SQ:	Rating:
AVRate:	Rating:
Ind Val:	Rating:
Jur's Factor:	Rating:
Special Features:	Rating:
Final Total:	Rating:
Val/Su SzAdj:	Rating:

SUB AREA	Rating:
Code:	Rating:
Description:	Rating:
Area - SQ:	Rating:
Rate - AV:	Rating:
Undepr Value:	Rating:
Sub Area:	Rating:
% Usbl:	Rating:
Descrp:	Rating:
Type:	Rating:
% Qu #Ten:	Rating:

SUB AREA DETAIL	Rating:
Sub Area:	Rating:
% Usbl:	Rating:
Descrp:	Rating:
Type:	Rating:
% Qu #Ten:	Rating:

MOBILE HOME	Rating:
Make:	Rating:
Model:	Rating:
Year:	Rating:
Color:	Rating:

Code	Description	Area - SQ	Rate - AV	Undepr Value
3	GARAGE	150X40	16.25T	22,800
Total Yard Items:				22,800
Total Special Features:				22,800



Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 22, 2022 12:23 PM
To: noneil@dambrosiollp.com; Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 22, 2022
Application #: SPR22-000111
Address: SCHOOL ST
Description: Alteration of nonconforming use from private garage to special garage
Review Status: Continued

The following findings and conditions have been made with respect to the above referenced special permit for the expansion of an existing special garage at the rear of 535 Broadway.

Community Development: Frank Stringi

- A landscaped screening buffer and solid fence shall be installed along the property line on School Street and the abutting residential property to the north. The screening buffer shall be approved by the Site Plan Review Committee.
- Any spray booths shall be in compliance with Fire Dept., Health Dept. and Building Dept. safety codes including all ventilation requirements.
- No access or egress from the site shall be allowed on School Street and all curb cuts shall be closed to the site on School Street.
- There shall be no outdoor storage of junk or damaged cars including automobile parts and tires on the site.
- The plans must be reviewed and approved by the Fire Dept. for compliance with fire suppression and fire safety codes

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

Log back into your account and edit either your Registration or Permit as requested in the comments.

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



??

Attachment: 535BroadwaySpecialPermitConditions [Revision 1] (22-313 : Special Permit, C-22-09, 535 Broadway)

PUBLIC HEARING

Notice is hereby given , that the Revere City Council will conduct a public hearing on Monday evening, November 28, 2022 at 6:00 P.M. in the City Councilor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by Massachusetts Electric Company d/b/a National Grid requesting permission to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public highway. as it may find necessary for the transmission of electricity, with the plan filed #30635609: Marshall St. – Revere-MA

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

Attest:

Ashley E. Melnik
City Clerk

Questions contact – Moses Okokuro 781-388-5217

Petition of the Massachusetts Electric Company d/b/a National Grid
Of NORTH ANDOVER, MASSACHUSETTS
For Electric conduit Location:

To City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: Marshall St - Revere - Massachusetts.

The following are the streets and highways referred to:

Plan # 30635609 Marshall St - National Grid to install beginning at a point approximately 95 feet southwest of the centerline of the intersection of Marshall St and Grover St and continuing approximately 8 feet in a south direction. Install 1-3" secondary duct from existing pole (P#4125) approximately 8ft south towards 65 Marshall St.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a

NATIONAL GRID *Bob Coulter*

BY _____
Engineering Department

Dated: October 10, 2022

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 10th day of October, 2022.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked - Marshall St - Revere - Massachusetts. Plan # 30635609.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Marshall St - National Grid to install beginning at a point approximately 95 feet southwest of the centerline of the intersection of Marshall St and Grover St and continuing approximately 8 feet in a south direction. Install 1-3" secondary duct from existing pole (P#4125) approximately 8ft south towards 65 Marshall St.

I hereby certify that the foregoing order was adopted at a meeting of the
....., held on the day of, 20
....., 20

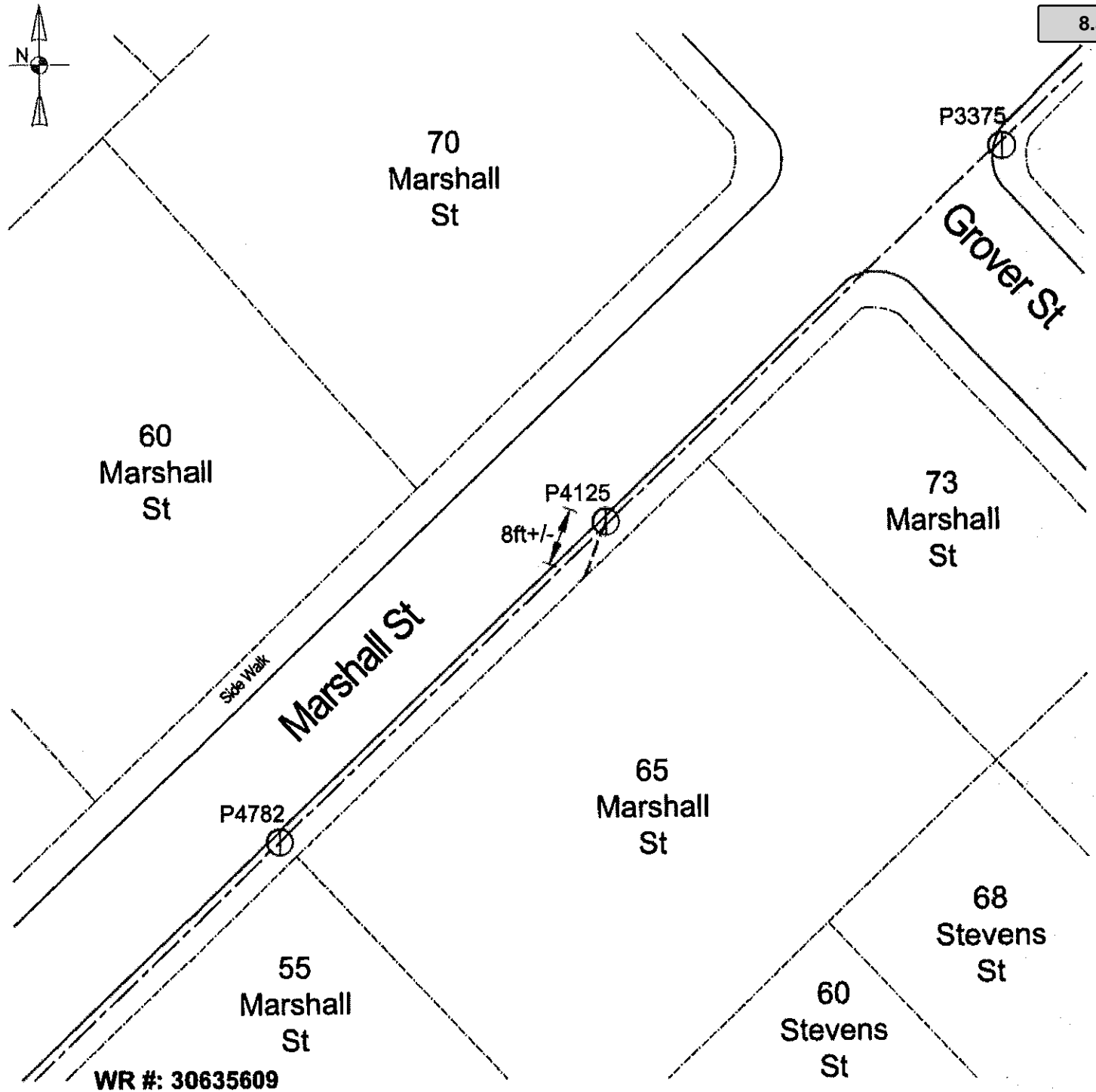
Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
.....

..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground
electric conduits described in the order herewith recorded, and that I mailed at least seven days
before said hearing a written notice of the time and place of said hearing to each of the owners of
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to construct the underground electric conduits under
said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: Petition MassElectric.NationalGridMarshall (22-314 : Petition Mass Electric/ National Grid- Marshall St.)



WR #: 30635609

UNDERGROUND PETITION

nationalgrid

⓪ POLE (EXISTING)	— — — EXISTING OVERHEAD CONDUCTORS
— — — PROPOSED CONDUIT 1-3"	

Date: 10/7/2022
WORK REQUEST: # 30635609
To The: City _____ Of Revere
For Proposed: 1 - 3" PVC Conduit Location: 65 Marshall St
Drawn By: Moses Okokuro

Job description
 National Grid is Petitioning to Install 1-3" Secondary Duct from existing pole (P#4125) approx 8ft South towards 65 Marshall St, Revere.

DISTANCES ARE APPROXIMATE

Attachment: Petition MassElectric.NationalGridMarshallist (22-314 : Petition Mass Electric/ National Grid- Marshall St.)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2022 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to relocate pole #1576 further back on the sidewalk on Campbell Avenue near the intersection of Revere Beach Parkway, Revere, MA.

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

Attest:

Ashley E. Melnik
City Clerk

Attachment: National Grid Petition Campbell Ave (22-272 : National Grid Petition - Campbell Ave.)

Questions contact -- Nilu Shah 508-935-1671

PETITION FOR POLE AND WIRE LOCATIONS

North Andover, Massachusetts

To the City Council
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a National Grid requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Campbell Ave - Massachusetts Electric Company d/b/a National Grid to install 1 SO Pole and Relocate 1 SO Pole beginning at a point approximately 25 ft southeast of the centerline of the intersection of Campbell Ave and Revere Beach Parkway. Install new riser pole #1577 as shown on sketch. Relocate Pole # 1576 back of sidewalk as shown on attached sketch.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked -- Campbell Ave - Revere - Massachusetts.

Plan # 30412546 September 20, 2022

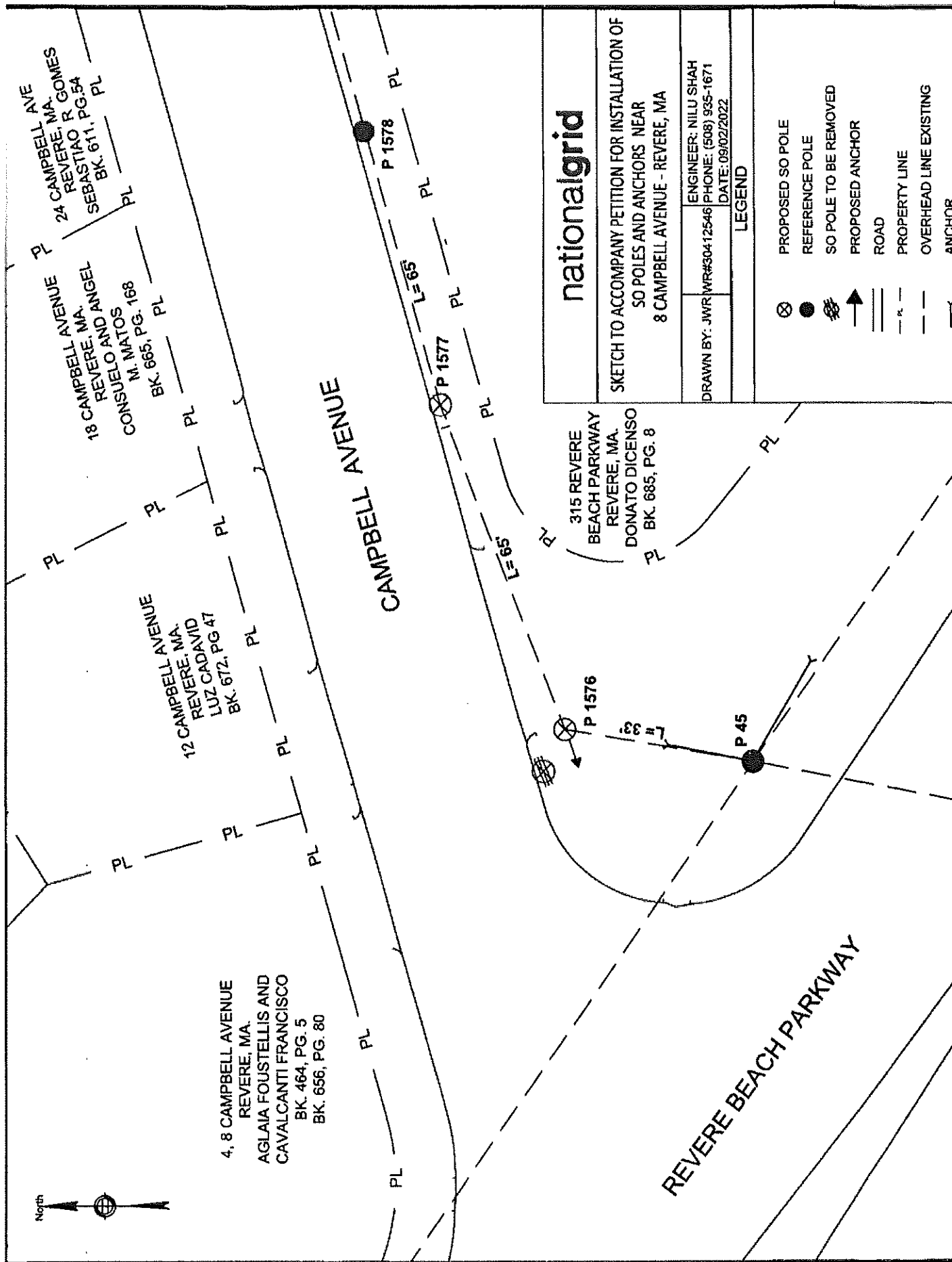
Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Bob Coulter*

BY _____
Engineering Department

Attachment: National Grid Petition Campbell Ave (22-272 : National Grid Petition - Campbell Ave.)



nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
SO POLES AND ANCHORS NEAR
8 CAMPBELL AVENUE - REVERE, MA

DRAWN BY: JWR|WR#30412546 | ENGINEER: NILU SHAH
PHONE: (508) 935-1671
DATE: 09/02/2022

LEGEND

- ⊗ PROPOSED SO POLE
- REFERENCE POLE
- ⊗/ REFERENCE POLE TO BE REMOVED
- ➔ PROPOSED ANCHOR
- ROAD
- - - PROPERTY LINE
- - - OVERHEAD LINE EXISTING
- ⌋ ANCHOR

Attachment: National Grid Petition Campbell Ave (22-272 : National Grid Petition - Campbell Ave.)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2022 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid to install an underground electrical conduit to pole #1577 on Campbell Avenue, near the intersection of Revere Beach Parkway, Revere, MA.

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

Attest:

Ashley E. Melnik
City Clerk

Questions contact – Nilu Shah 508-935-1671

Petition of the Massachusetts Electric Company d/b/a National Grid
Of NORTH ANDOVER, MASSACHUSETTS
For Electric conduit Location:

To City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

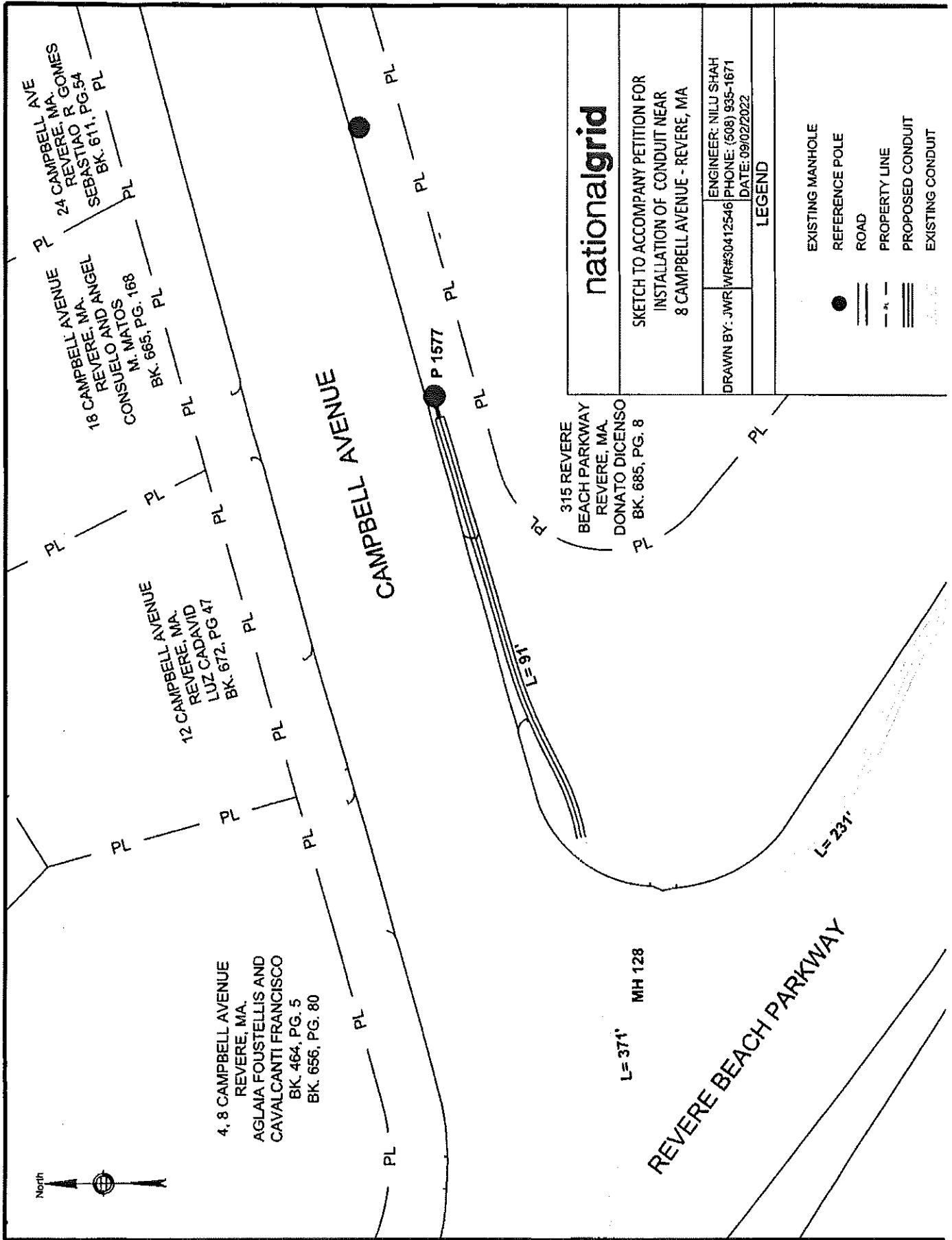
Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed here with marked: Campbell Ave - Revere - Massachusetts.

The following are the streets and highways referred to:
Plan # 30412546 Campbell Ave - National Grid to install beginning at a point approximately 25 feet SE of the centerline of the intersection of Campbell Ave and Revere Beach Parkway. Install conduit from Stub out from MH 128 to Riser pole P# 1577 within the sidewalk as shown on attached sketch.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a
NATIONAL GRID *Bob Coulter*
BY _____
Engineering Department

Dated: September 2, 2022



nationalgrid

SKETCH TO ACCOMPANY PETITION FOR
INSTALLATION OF CONDUIT NEAR
8 CAMPBELL AVENUE - REVERE, MA

ENGINEER: NILJU SHAH
DRAWN BY: JWR|WR#30412546 | PHONE: (508) 935-1671
DATE: 09/02/2022

LEGEND

- EXISTING MANHOLE
- REFERENCE POLE
- ROAD
- - - PROPERTY LINE
- ==== PROPOSED CONDUIT
- ===== EXISTING CONDUIT

C-22-08

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17. of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2022 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 Mario Zepaj, 78 Mill Street, Middleton, MA 01949 requesting a special permit in accordance with Section 17.16.040 of the Revised Ordinances of the City of Revere to enable the appellant to raze the existing single-family structure and construct two townhouse dwellings on Lot 6, Pt. Lot 17, & Lot 14B at 355 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-08) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Advocate
Check attached #1182
10/07/2022
10/14/2022

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

FORM B

APPLICATION NO. C-22-08
DATE: 10/5/22

**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 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: Mario Zepaj

Address: 78 Mill st, Middleton, Ma 01949

Tel. #: 978-869-6363

Emai: Mariozepaj@gmail.com

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

FILED
2022 OCT -5 PM 1:37
OFFICE CITY CLERK
REVERE, MASS.

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

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

Name: Mario Zepaj

Title: Owner

Address: 78 Mill st, Middleton

Tel. #: _____

Email: Mariozepaj@gmail.com

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

Name: Zepaj Development

Address: 78 Mill st, Middleton

Tel. #: 978-869-6363

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

Book 58387, Page 172. Certificate # (if registered) _____,

Book _____, Page _____.

4. 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:

Please see Plot Plan showing proposed townhouses _____

Lot # 6,17,&14B Sq. Ft. 13,650

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

Please see City of Revere Zoning Map

6. 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.

Please see Plot Plan

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

yes

no

do not know

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

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

_____ do not know; x no.

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

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

The property at 355 Mountain ave is an existing single family home with a buildable two family lot next to it. The lot with the house has 7,650 sq ft and 51 ft of frontage. The house has existing water and sewer lines connect ed to the city. The vacant lot has 6,000 sq ft and 40 ft of frontage. Both lots are qualified to have two families on them.

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

Section 17.16.060 of the City of Revere states a Townhouse dwellings erected, constructed, placed, altered, converted or otherwise changed may be allowed by right in the RC, RC1, RC2, RC3, NB and GB districts and only by special permit in RB, RB1, CB and LI districts by the city council in conformance with the dimensional and parking control requirements of this title, except as specifically changed by this section:


- A. The minimum lot size shall be ten thousand square feet with a minimum of three thousand square feet of lot area required for each unit.
- B. The minimum rear yard requirement shall be twenty feet.
- C. The maximum number of connected units in a row shall be eight.

So I have 13,650 sq ft total and per ordinance need 3,000 sq ft per unit with approval of the council.

Date of denial by Building Inspector and/or Planning Board

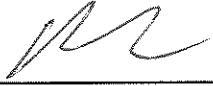
9/29/2022_____.

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

10/15/22
Date



Signature of Owner

10/15/22
Date

Signature of Designated Representative

Date

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

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

**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: _____

Address: _____

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.

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.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Mario Zepaj
 who has applied to this Honorable City Council for a special permit for property located at 355 Mountain Ave
 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 use of townhouses is allowed in the RB district and will be in harmony with the neighborhood.
 - (b) There are townhouses all over the area.
 - (c) The proposed townhouses will provide the required 8 parking spaces.
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The RB district allows for the use of townhouses
 - (b)
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The townhouses will each have their own water & sewer line
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The use does not affect the neighborhood because that use is a residential use and is the same use as the surrounding area.
 - (b)
 - (c)

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Mountain Ave _____ for the following reasons:
(streets)
- (a) The proposed development will not pose a serious hazard to vehicles or pedestrians. The development will have two driveways with 8 total parking spots.
 - (b)
 - (c)
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) The development will have all the appropriate facilities as a normal townhouse would
 - (b)
 - (c)

Date: 10/4/2022

Respectfully submitted by: Mario Zepaj

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: _____
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: _____
(business address of above person, corporation or business enterprise)

Location Address: _____
(location of property for which license or permit is required.)

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

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: _____
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: _____
Corporate Officer (if applicable)

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

From: fstringi@revere.org
Sent: 09/29/2022 - 12:11 PM
To: kapo.electric@gmail.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: September 29, 2022
Application #: SPR22-000109
Address: 355 MOUNTAIN AVE
Description: Build new townhouse.
Review Status: Denied

Thank you for your recent permit application for Build new townhouse. . 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.

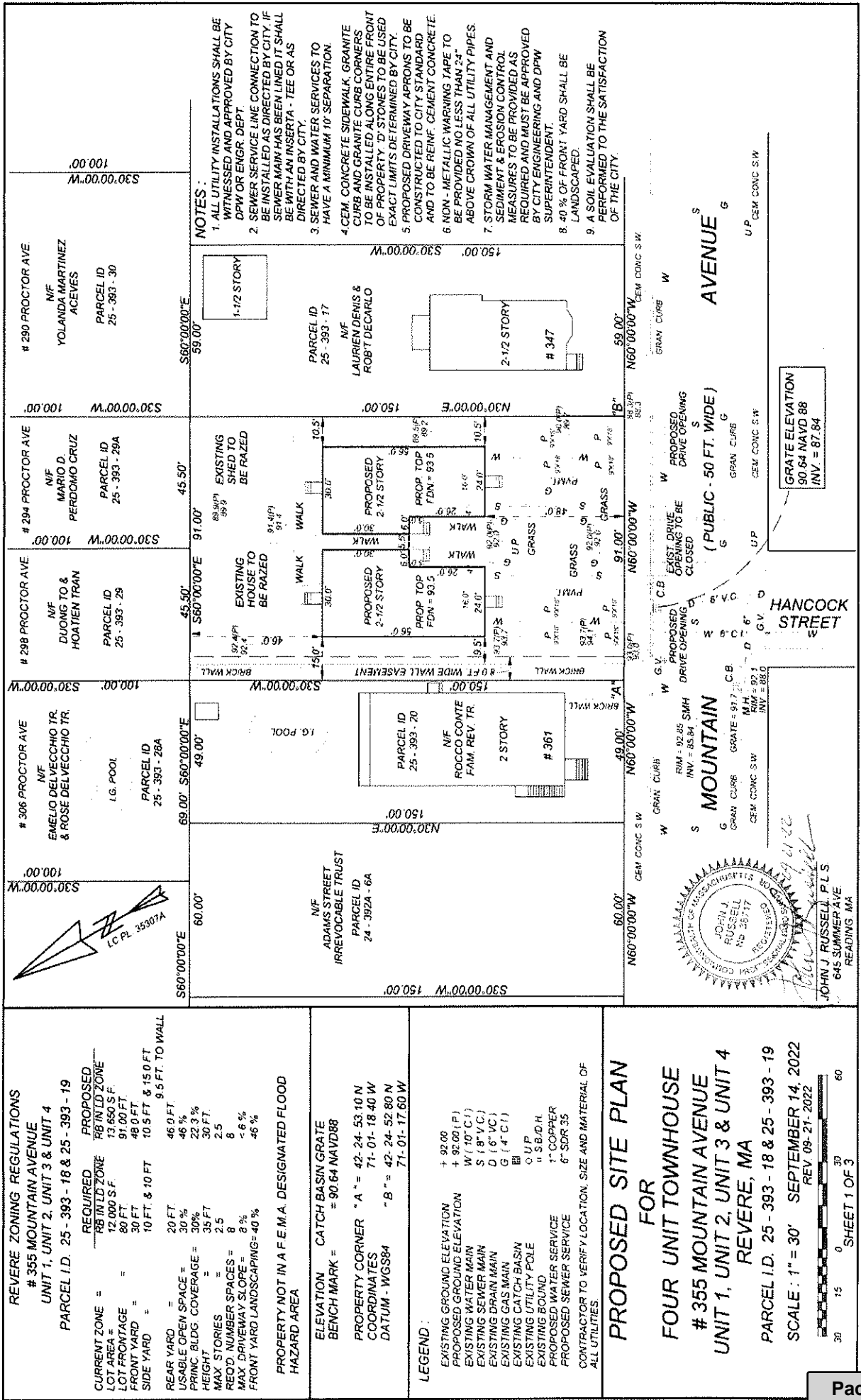
Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.16.040, townhouses may only be allowed in the RB District by special permit of the City Council.

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

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





REVERSE ZONING REGULATIONS
355 MOUNTAIN AVENUE
UNIT 1, UNIT 2, UNIT 3 & UNIT 4
PARCEL I.D. 25 - 393 - 18 & 25 - 393 - 19

CURRENT ZONE =	REQUIRED	PROPOSED
LOT AREA = 13,650 S.F.	REAR YARD = 20 FT.	REAR YARD = 46.0 FT.
LOT FRONTAGE = 80 FT.	USABLE OPEN SPACE = 30%	USABLE OPEN SPACE = 46%
FRONT YARD = 30 FT.	PRINC BLDG COVERAGE = 30%	PRINC BLDG COVERAGE = 30%
SIDE YARD = 10 FT. & 10 FT.	HEIGHT = 30 FT.	HEIGHT = 30 FT.
	MAX STORIES = 2, 5	MAX STORIES = 2, 5
	REOD. NUMBER SPACES = 8	REOD. NUMBER SPACES = 8
	MAX DRIVEWAY SLOPE = 8%	MAX DRIVEWAY SLOPE = 8%
	F- FRONT YARD LANDSCAPING = 40%	F- FRONT YARD LANDSCAPING = 40%

PROPERTY NOT IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA

ELEVATION
BENCH MARK = 90.64 NAVD88

PROPERTY CORNER *A = 42-24-53.10 N
 COORDINATES 71-01-18.40 W
 DATUM - WGS84

LEGEND :

- EXISTING GROUND ELEVATION + 92.00
- PROPOSED GROUND ELEVATION + 92.00 (P)
- EXISTING WATER MAIN W (10" C1)
- EXISTING SEWER MAIN S (8" V-C)
- EXISTING DRAIN MAIN D (6" VC)
- EXISTING GAS MAIN G (4" C1)
- EXISTING CATCH BASIN BI
- EXISTING UTILITY POLE U.P.
- EXISTING BOUND O.S.B.O.H
- PROPOSED WATER SERVICE W
- PROPOSED SEWER SERVICE S
- PROPOSED SEWER SERVICE 6" SDR 35

CONTRACTOR TO VERIFY LOCATION, SIZE AND MATERIAL OF ALL UTILITIES.

PROPOSED SITE PLAN
FOR
FOUR UNIT TOWNHOUSE
355 MOUNTAIN AVENUE
UNIT 1, UNIT 2, UNIT 3 & UNIT 4
REVERE, MA

PARCEL I.D. 25 - 393 - 18 & 25 - 393 - 19
SCALE : 1" = 30' **SEPTEMBER 14, 2022**
REV 09-21-2022

JOHN J. RUSSELL, P.L.S.
 645 SUMMER AVE
 READING, MA

30 15 0 30 60
 SHEET 1 OF 3

NOTES :

- ALL UTILITY INSTALLATIONS SHALL BE WITNESSED AND APPROVED BY CITY DPW OR ENGR. DEPT.
- SEWER SERVICE LINE CONNECTION TO SEWER MAIN HAS BEEN LINED IT SHALL BE WITH AN INSERT-A-TEE OR AS DIRECTED BY CITY.
- SEWER AND WATER SERVICES TO HAVE A MINIMUM 10' SEPARATION.
- CEM. CONCRETE SIDEWALK, GRANITE CURB AND GRANITE CURB CORNERS TO BE INSTALLED ALONG ENTIRE FRONT OF PROPERTY. STONES TO BE USED EXACT LIMITS DETERMINED BY CITY.
- PROPOSED DRIVEWAY APRONS TO BE CONSTRUCTED TO CITY STANDARD AND TO BE REINF. CEMENT CONCRETE.
- NON - METALLIC WARNING TAPE TO BE PROVIDED NO LESS THAN 2" ABOVE CROWN OF ALL UTILITY PIPES.
- STORM WATER MANAGEMENT AND SEDIMENT & EROSION CONTROL MEASURES TO BE PROVIDED AS REQUIRED AND MUST BE APPROVED BY CITY ENGINEERING AND DPW SUPERINTENDENT.
- 40% OF FRONT YARD SHALL BE LANDSCAPED.
- A SOIL EVALUATION SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

REAR YARD = 46.0 FT.
USABLE OPEN SPACE = 30%
PRINC BLDG COVERAGE = 30%
HEIGHT = 30 FT.
MAX STORIES = 2, 5
REOD. NUMBER SPACES = 8
MAX DRIVEWAY SLOPE = 8%
F- FRONT YARD LANDSCAPING = 40%

PROPERTY NOT IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA

ELEVATION
BENCH MARK = 90.64 NAVD88

PROPERTY CORNER *A = 42-24-53.10 N
 COORDINATES 71-01-18.40 W
 DATUM - WGS84

LEGEND :

- EXISTING GROUND ELEVATION + 92.00
- PROPOSED GROUND ELEVATION + 92.00 (P)
- EXISTING WATER MAIN W (10" C1)
- EXISTING SEWER MAIN S (8" V-C)
- EXISTING DRAIN MAIN D (6" VC)
- EXISTING GAS MAIN G (4" C1)
- EXISTING CATCH BASIN BI
- EXISTING UTILITY POLE U.P.
- EXISTING BOUND O.S.B.O.H
- PROPOSED WATER SERVICE W
- PROPOSED SEWER SERVICE S
- PROPOSED SEWER SERVICE 6" SDR 35

CONTRACTOR TO VERIFY LOCATION, SIZE AND MATERIAL OF ALL UTILITIES.

PROPOSED SITE PLAN
FOR
FOUR UNIT TOWNHOUSE
355 MOUNTAIN AVENUE
UNIT 1, UNIT 2, UNIT 3 & UNIT 4
REVERE, MA

PARCEL I.D. 25 - 393 - 18 & 25 - 393 - 19
SCALE : 1" = 30' **SEPTEMBER 14, 2022**
REV 09-21-2022

JOHN J. RUSSELL, P.L.S.
 645 SUMMER AVE
 READING, MA

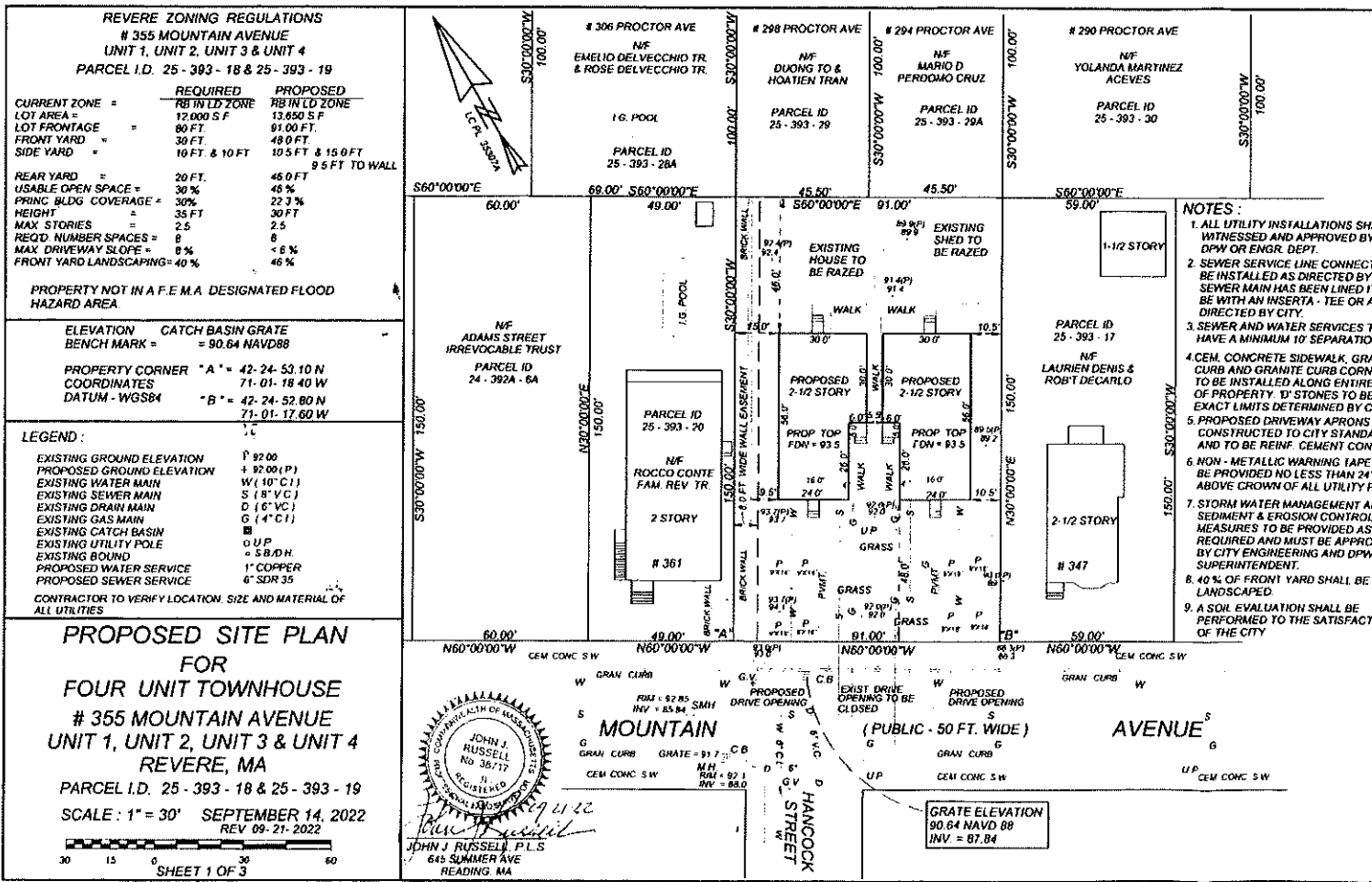
30 15 0 30 60
 SHEET 1 OF 3



Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)



Proctor Ave
Mountain Ave



REVERSE ZONING REGULATIONS
355 MOUNTAIN AVENUE
UNIT 1, UNIT 2, UNIT 3 & UNIT 4
PARCEL I.D. 25-393-18 & 25-393-19

	REQUIRED	PROPOSED
CURRENT ZONE =	RB INTD ZONE	RB INTD ZONE
LOT AREA =	12,000 S.F.	13,650 S.F.
LOT FRONTAGE =	80 FT.	91.00 FT.
FRONT YARD =	30 FT.	48.0 FT.
SIDE YARD =	10 FT. & 10 FT.	10.5 FT. & 15.0 FT.
REAR YARD =	20 FT.	45.0 FT.
USABLE OPEN SPACE =	30%	46%
PRINC BLDG COVERAGE =	30%	22.3%
HEIGHT =	35 FT.	30 FT.
MAX. STORIES =	2.5	2.5
REGD. NUMBER SPACES =	0	0
MAX DRIVEWAY SLOPE =	0%	< 6%
FRONT YARD LANDSCAPING =	40%	46%

PROPERTY NOT IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA.

ELEVATION BENCH MARK =	CATCH BASIN GRATE = 90.64 NAVD88
PROPERTY CORNER "A" =	42-24-53.10 N
COORDINATES	71-01-18.40 W
DATUM - WGS84	"B" = 42-24-52.80 N
	71-01-17.60 W

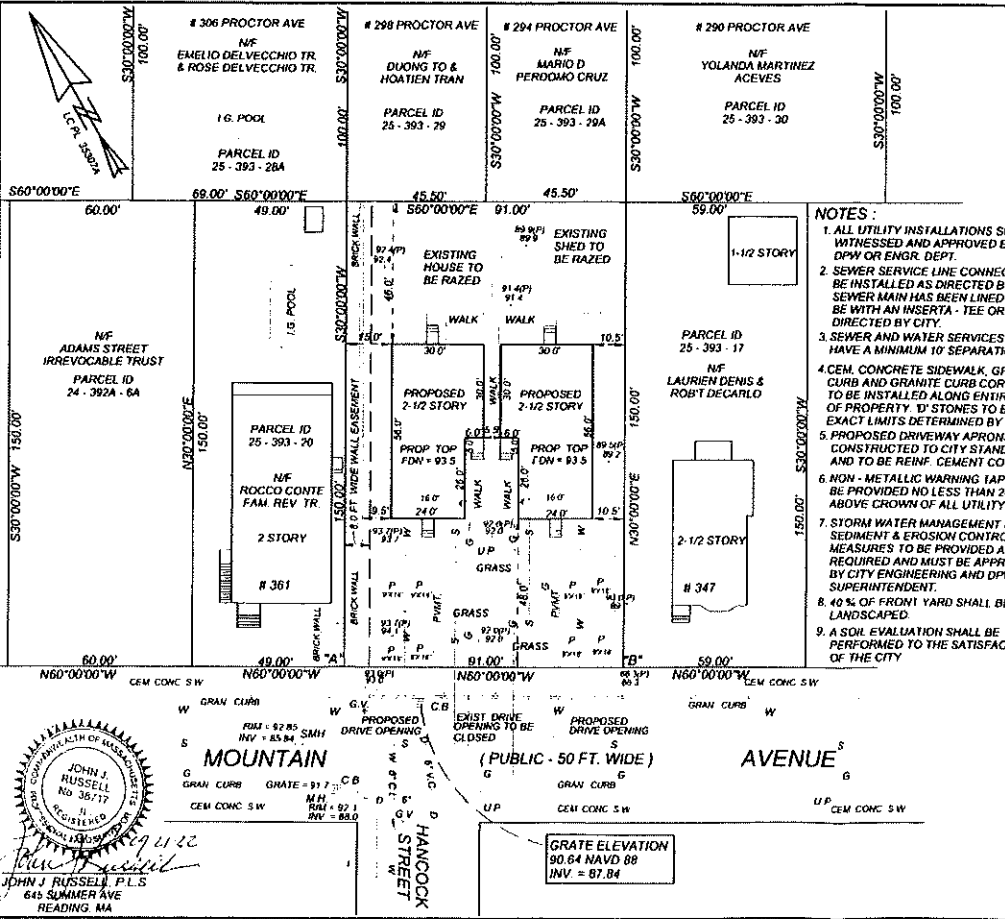
LEGEND:

EXISTING GROUND ELEVATION	▽ 92.00
PROPOSED GROUND ELEVATION	+ 92.00 (P)
EXISTING WATER MAIN	W (10" C.I.)
EXISTING SEWER MAIN	S (8" V.C.)
EXISTING DRAIN MAIN	D (6" V.C.)
EXISTING GAS MAIN	G (4" C.I.)
EXISTING CATCH BASIN	■
EXISTING UTILITY POLE	□
EXISTING BOUND	○ 5/8" D.H.
PROPOSED WATER SERVICE	1" COPPER
PROPOSED SEWER SERVICE	6" SDR 35

CONTRACTOR TO VERIFY LOCATION, SIZE AND MATERIAL OF ALL UTILITIES

PROPOSED SITE PLAN
FOR
FOUR UNIT TOWNHOUSE
355 MOUNTAIN AVENUE
UNIT 1, UNIT 2, UNIT 3 & UNIT 4
REVERE, MA
PARCEL I.D. 25-393-18 & 25-393-19
SCALE: 1" = 30'
SEPTEMBER 14, 2022
REV 09-21-2022

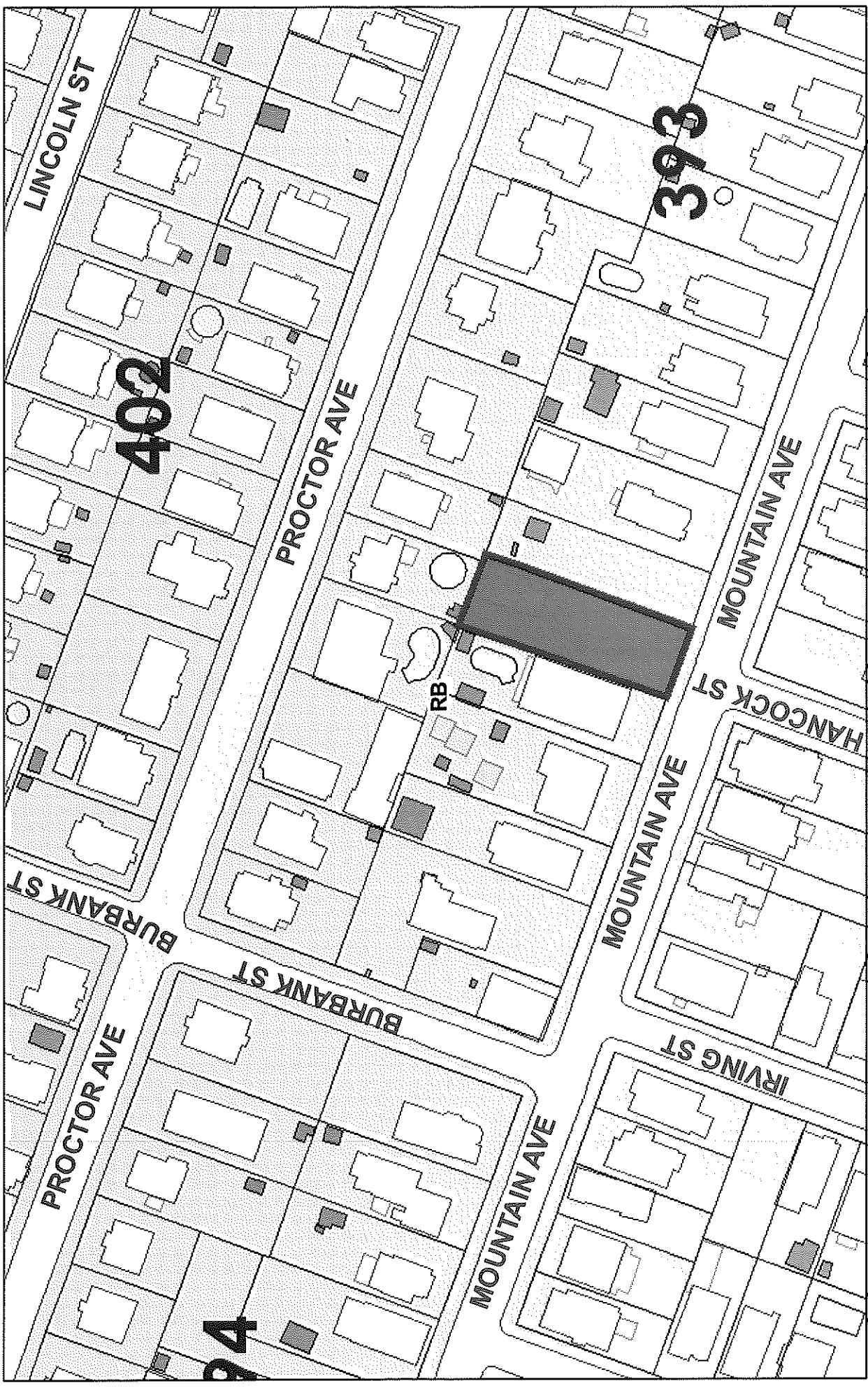
JOHN J. RUSSELL, P.L.S.
 645 SUMMER AVE
 READING, MA



- NOTES:**
1. ALL UTILITY INSTALLATIONS SHW WITNESSED AND APPROVED BY DPW OR ENGR. DEPT.
 2. SEWER SERVICE LINE CONNECT BE INSTALLED AS DIRECTED BY SEWER MAIN HAS BEEN LINED IT BE WITH AN INSERT-A-TEE OR A DIRECTED BY CITY.
 3. SEWER AND WATER SERVICES TO HAVE A MINIMUM 10' SEPARATION
 4. CEM. CONCRETE SIDEWALK, GRA CURB AND GRANITE CURB CORN TO BE INSTALLED ALONG ENTIRE OF PROPERTY. D-STONES TO BE EXACT LIMITS DETERMINED BY CI
 5. PROPOSED DRIVEWAY APRONS CONSTRUCTED TO CITY STANDAS AND TO BE REINF. CEMENT CONK
 6. NON - METALLIC WARNING TAPE BE PROVIDED NO LESS THAN 24" ABOVE CROWN OF ALL UTILITY P.
 7. STORM WATER MANAGEMENT AN SEDIMENT & EROSION CONTROL MEASURES TO BE PROVIDED AS REQUIRED AND MUST BE APPRO BY CITY ENGINEERING AND DPW SUPERINTENDENT.
 8. 40% OF FRONT YARD SHALL BE LANDSCAPED.
 9. A SOIL EVALUATION SHALL BE PERFORMED TO THE SATISFACTI OF THE CITY

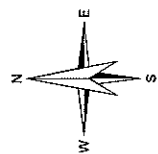


Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)



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 or reliance upon GIS information.

Attachment: PH.C2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)



25 393 19 1 of 1 RESIDENTIAL 364,100 / Total Parcel
 Map Block Lot2 Lot3 CARD 364,100 / Total Parcel
 364,100 / Total Parcel
 364,100 / Total Parcel
 364,100 / Total Parcel
 364,100 / Total Parcel
 364,100 / Total Parcel



PROPERTY LOCATION
 No. 355 Direction/Street/City
 MOUNTAIN AVE, REVERE
 Unit #:
OWNERSHIP
 Owner 1: RALPH MENIER TRUST
 Owner 2: MENIER RALPH F TRUSTEE
 Owner 3:
 Street 1: 16 BROOKSIDE TER
 Street 2:
 Town/City: ATKINSON
 St/Prov: NH Cntry
 Own Occ:
 Postal: 03811 Type:
PREVIOUS OWNER
 Owner 1: MENIER HENRY
 Owner 2: LAURA V MENIER
 Street 1: 16 BROOKSIDE TER
 Town/City: ATKINSON
 St/Prov: NH Cntry
 Postal: 03811

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yard Items Land Value Total Value
 101 0.176 130,800 500 232,800 364,100
 Legal Description
 LOT 6 PLOT 17 & LOT 14B
 Entered Lot Size 364,100
 Total Land: 7660
 Total Parcel 364,100
 0.176 130,800 500 232,800 364,100
 0.176 130,800 500 232,800 364,100
 Source: Market Adj Cost Total Value per SQ unit /Card: 484.18 /Parcel: 484.18
 Land Unit Type: SF

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2022 101 FV 111,000 600 .176 221,300 332,900 12/30/2021
 2021 101 NC 111,000 600 .176 221,300 332,900 11/9/2021
 2021 101 FV 103,400 600 .176 204,900 308,900 12/15/2020
 2021 101 PTCH 103,400 600 .176 204,900 308,900 8/19/2020
 2020 101 FV 103,400 600 .176 204,900 308,900 12/18/2019
 2020 101 NC 103,400 600 .176 204,900 308,900 10/30/2019
 2019 101 FV 91,900 600 .176 186,900 279,400 12/19/2018
 2018 101 FV 84,800 0 .176 168,900 253,700 12/29/2017

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
 MENIER 58387-172 7/27/2017 CONVENIENCE 1 No No
 UNKNOWN 1/1 1/1/1900 No No

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Censu:
 Flood Haz:
 D Topo
 S Street
 t Gas:
LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units
 101 ONE FAM 7660 1.0 1.00
 Sq Feet SITE 4,295 7.1 0 232,788

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units
 101 ONE FAM 7660 1.0 1.00
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 101 0.176 130,800 500 232,800 364,100

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LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units
 101 ONE FAM 7660 1.0 1.00
 Sq Feet SITE 4,295 7.1 0 232,788

ACTIVITY INFORMATION
 Date Result By Name
 10/30/2017 MEASURED 425 SCOT C
 11/22/2006 MEASURED 345 JAMES HALL

ACTIVITY INFORMATION
 Date Result By Name
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 11/22/2006 MEASURED 345 JAMES HALL

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 Date Result By Name
 10/30/2017 MEASURED 425 SCOT C
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 Date Result By Name
 10/30/2017 MEASURED 425 SCOT C
 11/22/2006 MEASURED 345 JAMES HALL

EXTERIOR INFORMATION

Type: 2 - BUNGALOW Rating: AVERAGE
 Sty Ht: 1 - 1 STORY Rating:
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE Rating:
 Prime Wall: 3 - ALUMINUM Rating:
 Sec Wall: Rating:
 Roof Struct: 2 - HIP Rating:
 Roof Cover: 1 - ASPHALT Rating:
 Color: WHITE Rating:
 View / Desir: Rating:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1925 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: STD
 Prim Int Wall: 2 - PLASTER
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %

BATH FEATURES

Full Bath: 1 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3Q8th Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 Othr Fix: Rating:

OTHER FEATURES

Kils: 1 Rating: AVERAGE
 A Kils: Rating:
 Frpl: Rating:
 WSP/Use: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FA - Fair-Avg 38%
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 38.4%

CALC SUMMARY

Basic \$ / SQ: 135.00
 Size Adj: 1.33000004
 Const Adj: 0.99969804
 Adj \$ / SQ: 179.496
 Other Features: 42500
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 212345
 Depreciation: 81540
 Depreciated Total: 130804

COMMENTS

PRICE W/ LOT 18; SHED ON LOT 18.

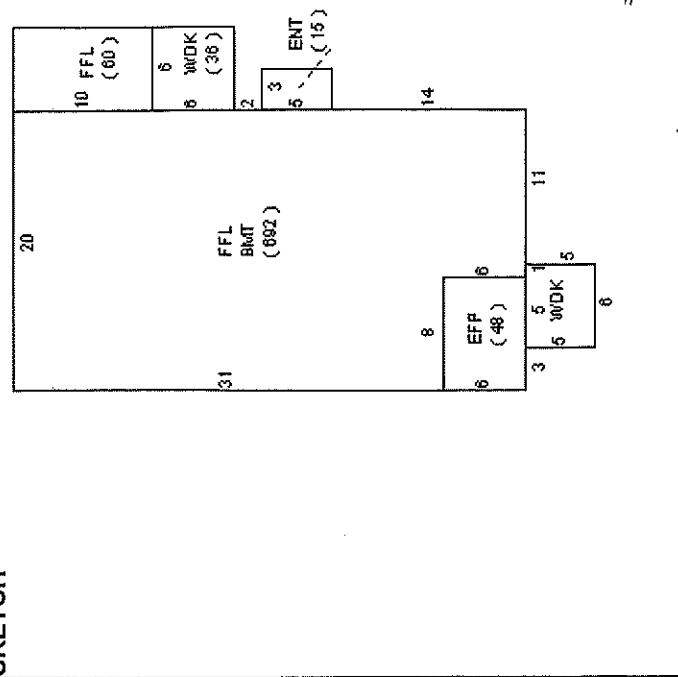
RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other:
 Upper:
 Lvl 2:
 Lvl 1:
 Lower:
 Totals RMs: 5 BRs: 2 Baths: 1 HB

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:
 No Unit RMS BRS FL
 1 5 2 1
 Totals
 1 5 2

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type
FFL	FIRST FLOOR	752	179.500	134,981				
BMT	BASEMENT	692	44.870	31,053				
WDK	WOOD DECK	66	12.060	796				
EFP	ENCL PRGH	48	51.600	2,477				
ENT	ENTRY	15	35.900	538				
Totals				1783	FinArea	752		

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type
FFL	FIRST FLOOR	752	179.500	134,981				
BMT	BASEMENT	692	44.870	31,053				
WDK	WOOD DECK	66	12.060	796				
EFP	ENCL PRGH	48	51.600	2,477				
ENT	ENTRY	15	35.900	538				
Totals				1783	FinArea	752		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME

Make: Model: Year: Color:
 Serial #

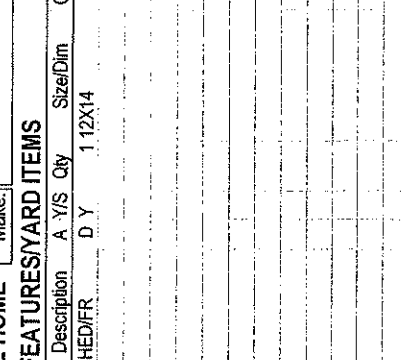
SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	LUC	Fact	NB Fa	Appr Value	JCod	IFact	Juris. Value
2	SHED/FR	D	Y	1	12X14	A	AV	2000	719.7	60	101			500			500

PARCEL ID

25-393-19

IMAGE



AssessPro Patriot Properties, Inc

366 MOUNTAIN AVE 22-381-16B
 LUC: 104
 UZI MAG REALTY LLC
 C/O LAMACCHIA PROPERTY MANAGEMENT
 465 WAVERLEY OAKS RD
 #216
 WALTHAM, MA 02452

362 MOUNTAIN AVE 22-381-18B
 LUC: 104
 UZI MAG REALTY LLC
 C/O LAMACCHIA PROPERTY MANAGEMENT
 465 WAVERLEY OKS RD
 #216
 WALTHAM, MA 02452

54 HANCOCK ST 22-381-22
 LUC: 101
 ALVAREZ EDWIN F
 ALVAREZ SANDRA E
 54 HANCOCK ST
 REVERE, MA 02151

55 HANCOCK ST 22-382-11
 LUC: 101
 TRULLI FRANCES J
 TRULLI ALPHONSE
 55 HANCOCK ST
 REVERE, MA 02151

MOUNTAIN AVE 22-382-12
 LUC: 106
 ROBINSON ANTONETTA
 MACK GINA
 348 MOUNTAIN AVE
 REVERE, MA 02151

348 MOUNTAIN AVE 22-382-13
 LUC: 104
 ROBINSON ANTONETTA
 MACK GINA
 348 MOUNTAIN AVE
 REVERE, MA 02151

347 MOUNTAIN AVE 25-393-17
 LUC: 104
 DENIS LAURIEN R JR
 DECARLO ROBERT A
 347 MOUNTAIN AVE
 REVERE, MA 02151

MOUNTAIN AVE 25-393-18
 LUC: 106
 RALPH MENIER TRUST
 MENIER RALPH F TRUSTEE
 16 BROOKSIDE TER
 ATKINSON, NH 03811

355 MOUNTAIN AVE 25-393-19
 LUC: 101
 RALPH MENIER TRUST
 MENIER RALPH F TRUSTEE
 16 BROOKSIDE TER
 ATKINSON, NH 03811

361 MOUNTAIN AVE 25-393-20
 LUC: 104
 ROCCO CONTE FAMILY REVOCABLE TRUST
 CONTE ROCCO JR TRUSTEE
 361 MOUNTAIN AVE
 REVERE, MA 02151

365 MOUNTAIN AVE 25-393-21
 LUC: 104
 MARR REALTY TRUST
 R CONTE CONSTRUCTION INC
 POST OFFICE BOX 35483
 BRIGHTON, MA 02135

314 PROCTOR AVE 25-393-28
 LUC: 104
 EMILIO DELVECCHIO IRR TR 50%
 RUNGE GERALDINE TRUSTEE
 306 PROCTOR AVE
 REVERE, MA 02151

306 PROCTOR AVE 25-393-28A
 LUC: 104
 EMILIO DELVECCHIO IRR TR 50%
 RUNGE GERALDINE TRUSTEE
 306 PROCTOR AVE
 REVERE, MA 02151

298 PROCTOR AVE 25-393-29
 LUC: 101
 TO DUONG B
 TRAN HOATIEN T
 298 PROCTOR AVE
 Revere, MA 02151

294 PROCTOR AVE 25-393-29A
 LUC: 104
 CRUZ MARIO D PERDOMO
 294 PROCTOR AVE
 Revere, MA 02151

290 PROCTOR AVE 25-393-30
 LUC: 101
 ACEVES YOLANDA MARTINEZ
 290 PROCTOR AVE
 Revere, MA 02151

303 PROCTOR AVE 25-402-27A
 LUC: 101
 KELLY ALEX
 COWHIG PATRICE
 303 PROCTOR AVE
 REVERE, MA 02151

311 PROCTOR AVE 25-402-28A
 LUC: 104
 EMILIO DELVECCHIO IRREVOCABLE TRUST
 RUNGE GERALDINE, TRUSTEE
 306 PROCTOR AVE
 Revere, MA 02151

293 PROCTOR AVE 25-402-7
 LUC: 104
 ALI GEZAHEGN B
 ALEMU TSIGEREDA W
 293 PROCTOR AVE
 Revere, MA 02151

297 PROCTOR AVE 25-402-8
 LUC: 101
 WAKULYAKA GODFREY
 WAKULYAKA REBECCA
 297 PROCTOR AVE
 REVERE, MA 02151

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE
 DATE: 10/3/22

Attachment: PH.C.2208.355MountainAvenue (22-293 : C-22-08 Special Permit - 355 Mountain Avenue)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 22, 2022 11:39 AM
To: Ashley Melnik
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 22, 2022
Application #: SPR22-000109
Address: 355 MOUNTAIN AVE
Description: Special Permit to Build Two new townhouses.
Review Status: Continued

The following findings and conditions have been made with respect to the above referenced special permit for the construction of four townhouse units at 355 Mountain Ave.

Community Development: Frank Stringi

- 40% of the front yard shall be landscaped including the planting of 4 trees (minimum caliper of 2 1/2").
- A demolition permit must be obtained for the demolition of the existing structures to be approved by the Board of Health, Fire Dept. and DPW. Baiting of the property shall be required at least 18 days prior to demolition and throughout the demolition phase.
- No driveway curb cut shall be greater than 20 feet in width.
- The final parking layout and landscape plan shall be reviewed and approved by the Site Plan Review Committee.
- 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.
- 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.
- The plans must be reviewed and approved by the Fire Dept.
- Concrete sidewalks with granite curbing and granite curb butts for all driveways shall be installed along the full frontage of the property.

- All existing water and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
- The grading of the lot shall be such that no runoff is diverted to abutting properties and an erosion control plan and stormwater management plan must be approved by the City Engineer.
- The height of the structure shall not exceed 35-ft and 2 1/2 stories. An elevation plan must be submitted to the Building Inspector showing the building height measured from the property grade to the peak of the roof not to exceed 35-ft.

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

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



??



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

Revere Recreation Department

Michael Hinojosa, Director

150 Beach Street • Revere, MA 02151

Tel: 781-286-8190 • Fax: 781-286-8193



November 15, 2022

The Honorable City Council
c/o Ashley Melnik, City Clerk
Revere City Hall
281 Broadway
Revere Ma 02151

Dear Members of the Honorable City Council:

I write to request That the basketball courts at Harry Della Russo stadium be named after Robert "Ace" McCarrick. Below is a summary of 'Ace's life and contributions he made to this city as an employee and a life long resident.

Robert "Ace" McCarrick was born, raised, educated, worked and lived in Revere for over 70 years prior to his death in 2018.

- Was 3 time Most Valuable Player of the New England Catholic Tournament while playing basketball for Immaculate Conception High School
- Life-long coach and athletic educator while working in various capacities at IC, Revere High School, Dom Savio High School and Pope John XXIII High School. Instrumental in developing countless numbers of Revere residents and their love for the game of basketball.
- Started Revere's first city-wide basketball league for any and all girls wishing to play basketball during the early 1970's
- Was instrumental in developing the first Revere's Women's Softball League
- Worked for 30 + years in various capacities in Revere as the Assistant Recreation Director, coach, umpire, referee and league administrator
- Created Revere's first outdoor Basketball League in the late 1970's.
Through its heyday in the 80's and 90's, the "Courts" at Hill Park drew tremendous crowds watching the area's finest basketball competition nightly attracting college and semi-pro talent from all over the Metro area.
Grew the League to include and A League, B League and 40 and over League
- Umpired for many years in the 40-and-over Softball League
- Basketball referee at various levels including High School, recreational and developmental for 35+ years for the men, women and youth of Revere.
- Married former Beachmont resident, Eleanor Gaffny McCarrick and raised 4 children on Reservoir Ave.

Michael Hinojosa
Director of Parks and Recreation



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

November 21, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

Dear Council President Visconti,

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

Please find attached invoices totaling \$14,767.92 that will need an appropriation from the fund to RevereTV for operation of their media center.

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

Best regards,


 Richard Viscay
 CFO/ City Auditor

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director

Attachment: Revere TV (22-316 : Revere TV appropriation)



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: November 21, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$14,767.92
	<i>Available Balance:</i> \$ 14,767.92	
TO:	Revere TV Invoices	\$14,767.92
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of November 21, 2022, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

Attachment: Revere TV (22-316 : Revere TV appropriation)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere

CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

November 21, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Establishment of Opioid Recovery and Remediation Trust Fund

Dear Councilor Visconti,

As you may know, on July 21, 2021, Attorney General Healey announced a \$26 billion resolution with opioid distributors and Johnson & Johnson, which will provide more than \$500 million to the Commonwealth and its cities and towns for prevention, harm reduction, treatment, and recovery across Massachusetts. The City of Revere is scheduled to receive over \$1.2 million over the next fifteen (15) years.

Per the Department of Revenue, all money collected from the settlement will be general fund revenue unless a general law exists to spend it for a particular purpose. At present, no such law exists. However, municipalities can vote to dedicate the funds to a special purpose stabilization fund under MGL Chapter 40, Section 5B. The creation of this fund requires a two-thirds vote of the legislative body, and any vote to expend said funds also requires a two-thirds vote.

The purpose of this trust fund, once established, will be to supplement prevention, harm reduction, treatment and recovery programs throughout the city. I strongly encourage you to adopt MGL 40/5B for the purposes of establishing the Opioid Recovery and Remediation Trust Fund.

I will be in attendance at Monday's council meeting to answer any questions.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director
 Julia Newhall, SUDHI Director

Attachment: Opioid Recovery (22-317 : Establishment of Opioid Recovery and Remediation Trust Fund)



City of Revere

CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

November 21, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Appropriation Reduction to set Tax Rate – Revere Public Schools

Dear Councilor Visconti,

The FY2023 appropriation for the Revere Public Schools was voted in the amount of \$109,622,848 as calculated on Schedule 19 between the school and city. However, after working with the school department on the student transportation budget, the school department agreed to supplement \$1,000,000 to the student transportation budget, using their ARPA funds as a bridge for FY2023. This was in part due to the extraordinary increases in transportation for the current school year.

However, the appropriation order that was voted by the council did not reflect this last-minute change. This error was discovered while I was coordinating all the documents to submit the Tax Rate to the Department of Revenue once the classification hearing is completed this evening.

As such, I am respectfully asking for the council to vote a decrease to the school budget of \$1,000,000 to reflect the true amount for FY2023. My apologies in advance for the confusion. I will be in attendance to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Dianne Kelley, Superintendent
 Matt Kruse, School Business Manager
 Assunta Newton, Assistant Budget Director

Attachment: Tax Rate (22-318 : Appropriation Reduction to set Tax Rate - Revere Public Schools)

FY23 SCHEDULE 19 AGREEMENT

Revere Public Schools and City of Revere

	FY22 ACTUAL	FY23 FINAL July 2022	CHANGE	%CH
Net School Spending Requirement				
Chapter 70 (Commonwealth of Massachusetts)	80,950,866	84,453,160	3,502,294	4.3%
Net Minimum Contribution (City of Revere)	38,450,529	41,009,518	2,558,989	6.7%
NET SCHOOL SPENDING REQ	119,401,395	125,462,678	6,061,283	5.1%
Less Qualifying City Costs				
Administration (1000)	957,703	1,001,528	43,825	4.6%
Support Staff (3200)	557,391	804,401	247,010	44.3%
Operations/Maintenance (4210)	197,327	203,247	5,920	3.0%
Employee Retirement Contributions (5100)	3,284,608	3,478,002	193,394	5.9%
Active Employee Insurance (5200)	13,014,848	13,415,051	400,203	3.1%
Retired Employee Insurance (5250)	618,711	626,184	7,473	1.2%
Non Employee Insurance (5260)	150,000	150,000	0	0.0%
Tuitions (incl. School Choice) (9100)	6,778,001	7,231,096	453,095	6.7%
TOTAL QUALIFYING CITY COSTS	25,558,589	26,909,509	1,350,920	5.3%
Add Excludable School Committee Costs				
Finance & Technology (1000)	55,167	56,822	1,655	3.0%
Pupil Transportation (3300)	6,935,334	8,293,809	1,358,475	19.6%
School Security (3600)	357,319	365,037	7,718	2.2%
Custodial & Grounds (4110)	228,383	235,234	6,851	3.0%
Crossing Guards (5550)	406,431	411,605	5,174	1.3%
Civic Activities & Community Service (6200)	22,618	23,297	679	3.0%
Asset Acquisition & Improvement (7300)	843,119	683,875	-159,244	-18.9%
TOTAL EXCLUDABLE SC COSTS	8,848,371	10,069,679	1,221,308	13.8%
SCHOOL COMMITTEE APPROPRIATION	102,691,177	108,622,848	5,931,671	

FY23 FINAL
APPROPRIATION

Attachment: Tax Rate (22-318 : Appropriation Reduction to set Tax Rate - Revere Public Schools)



City of Revere

CFO/City Auditor

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

Richard Viscay
 CFO/City Auditor

November 21, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Establishment of Revere High School Construction Trust Fund

Dear Councilor Visconti,

As you know, the City is in the final stages of completing its feasibility study for the construction of a new high school at the former Wonderland site. We have taken the site via eminent domain and are now working to submit the final schematic design that will be sent to the Massachusetts Building Authority to determine a final project funding agreement.

To prepare for the debt services payments that will be required to pay the net debt service cost (after MSBA reimbursement), the city should begin to earmark a percentage of its free cash and/or other dedicated revenue streams to help offset the cost of the debt service needed to construct the new high school. Supplemental appropriations will most likely be needed prior to the completion of construction at the Suffolk Downs site, of which the new tax revenue (anticipated at over \$40 million per year once completed) will be a major contributor to the debt payments of the construction costs.

I respectfully request that the city council adopt MGL Chapter 40, Section 5B to establish a special purpose stabilization fund for the purposes of funding any debt service related to the construction of a new Revere High School. A two-thirds vote is required to establish this special purpose trust fund.

I strongly urge the council to adopt this special purpose stabilization fund and I will attend Monday's council meeting to answer any questions.

Best regards,


 Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Dianne Kelly, Superintendent
 Assunta Newton, Assistant Budget Director

Attachment: Revere High School Trust Fund (22-319 : Establishment of Revere High School Construction Trust Fund)



CITY OF REVERE

Brian M. Arrigo
Mayor

November 22, 2022

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

Dear Members of the Honorable City Council:

I write to inform you that we will be providing the Council with an update regarding the Revere High School Construction Project.

Regards,


Brian M. Arrigo

Attachment: Memo-Revere High School Construction Project Update 11.28.22 (22-320 : RHS Construction Project Update)

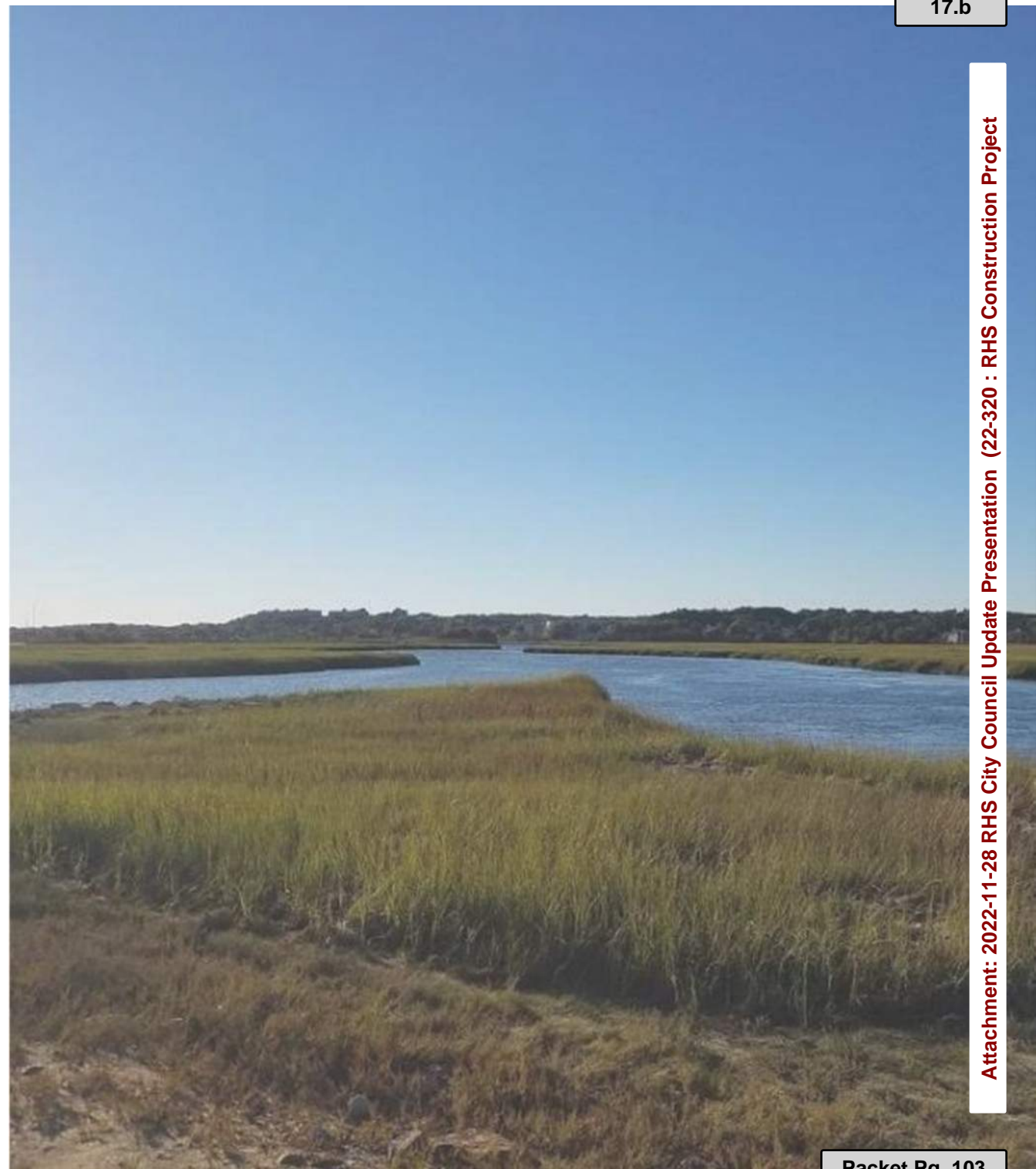


REVERE HIGH SCHOOL



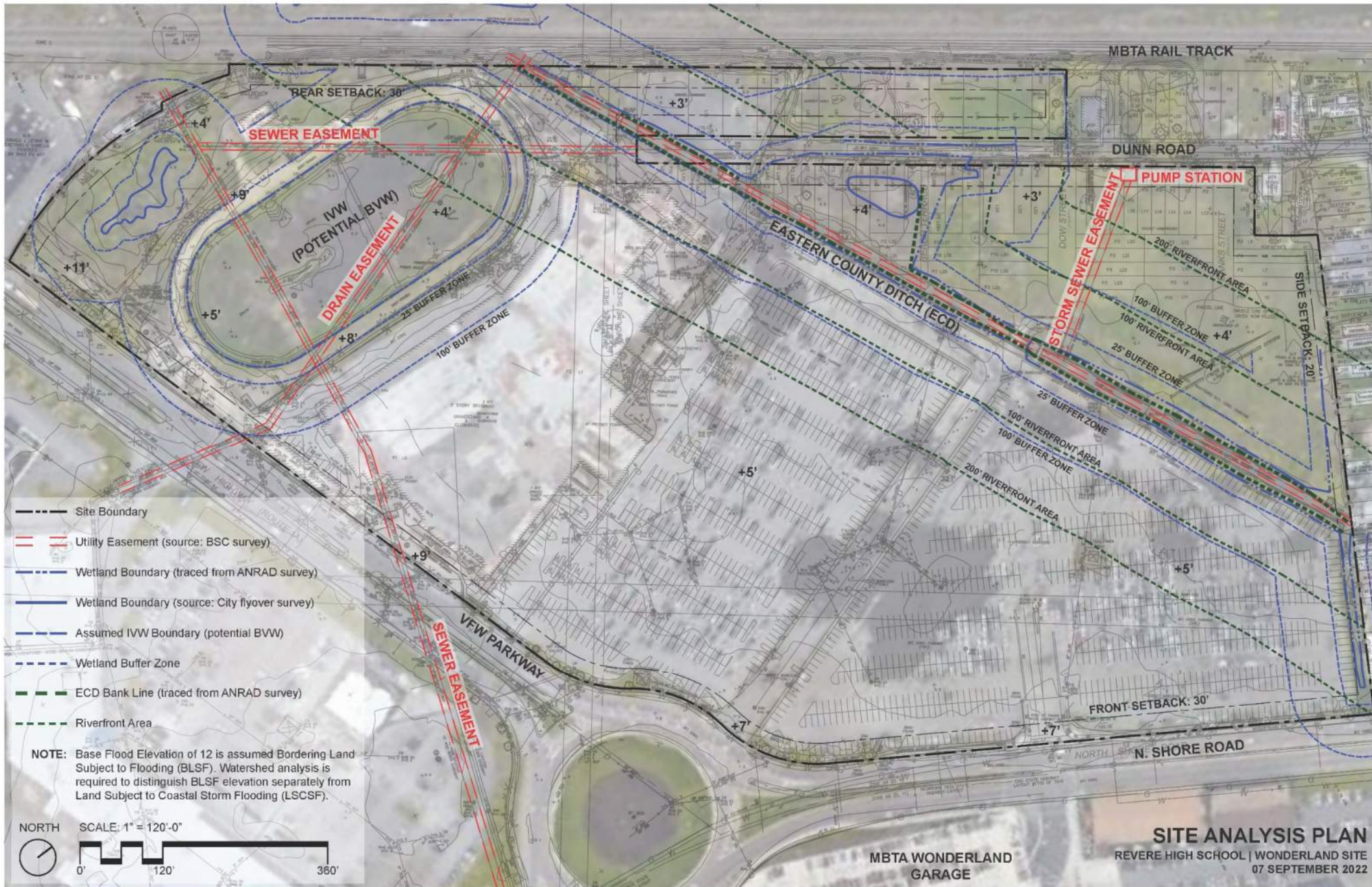
AGENDA

1. Schematic Design Update
 - Site
 - Exterior
 - Interior
2. Feasibility Study Completion
Schedule
3. Project Schedule Summary
4. Next Steps: Finalize Schematic
Design Project Budget



1 - SCHEMATIC DESIGN UPDATE: SITE

1 - SITE CONDITIONS – BUFFERS, EASEMENTS AND SETBACKS



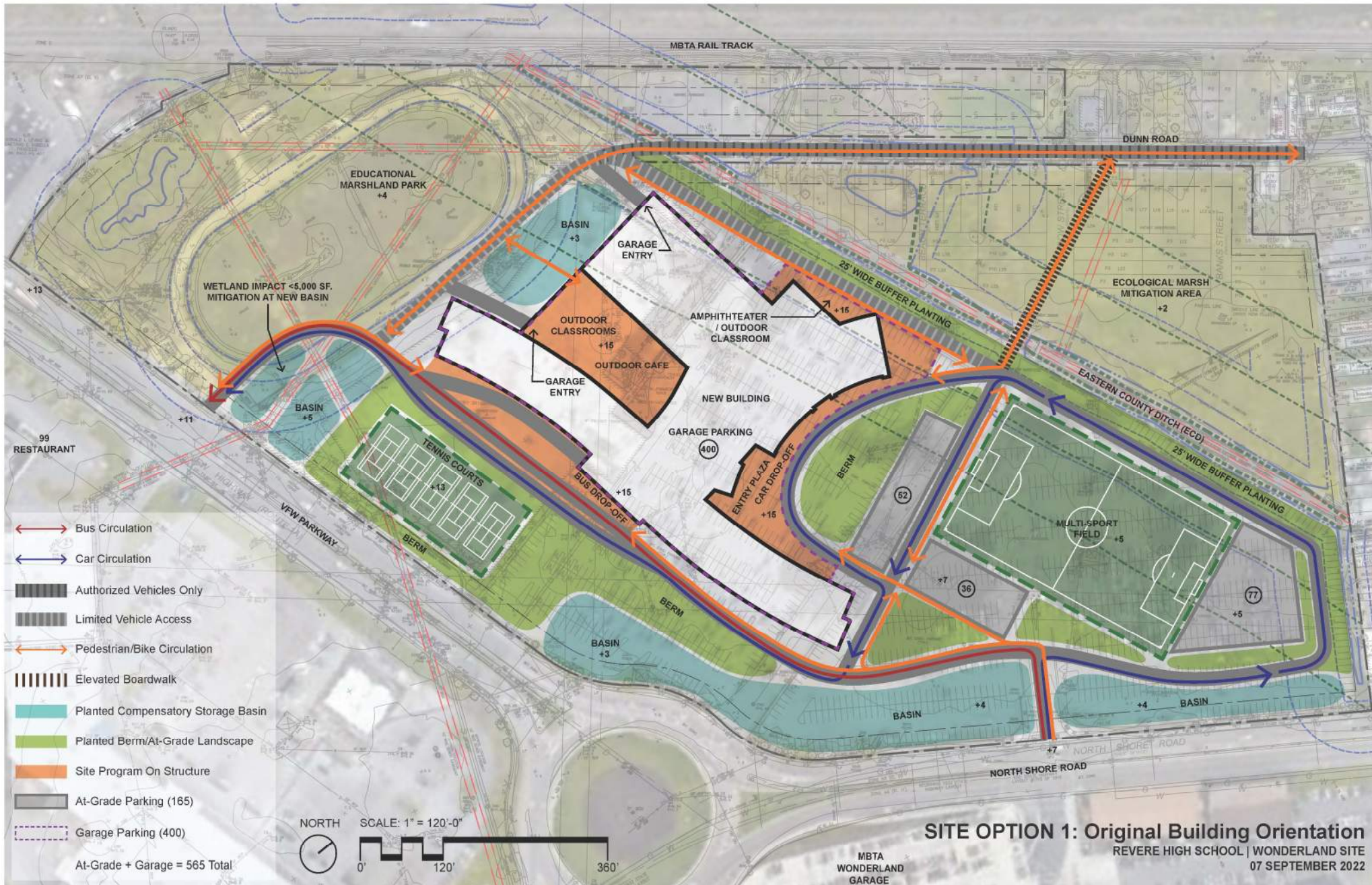
Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - SITE PLAN- TWO FIELDS



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - SITE PLAN- OPTION 1: 1 FIELD

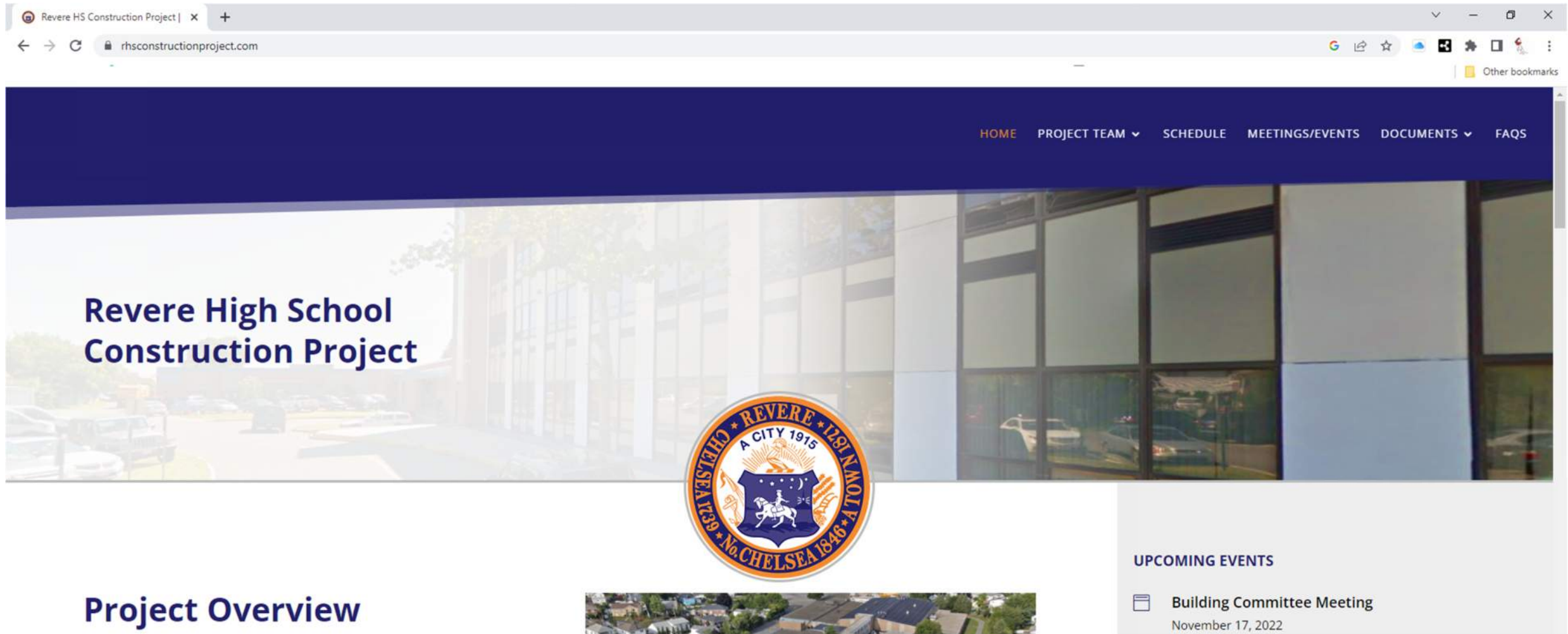


1 - SCHEMATIC DESIGN UPDATE: EXTERIOR

1 - PROJECT WEBSITE REMINDER

All presentations from School Building Committee Meetings, milestone MSBA submissions, monthly reports, and other project-related data can be found at:

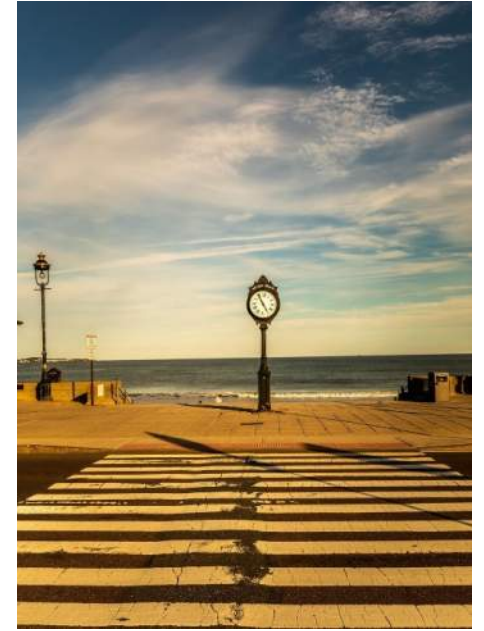
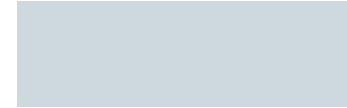
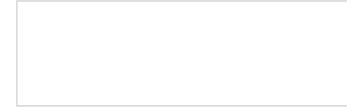
<https://rhsconstructionproject.com/>



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - EXTERIOR DESIGN PALETTE

OCEAN | WAVE CONCEPT



The color palette concept is based on an wave concept It draws from the rich colors and textures in Revere at the ocean and beach.

RENDERING OF CLASSROOM ELEVATION



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - RENDERING OF FRONT ENTRY



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1- RENDERING OF LEARNING CENTER



1 - RENDERING OF SOUTHERN ELEVATION



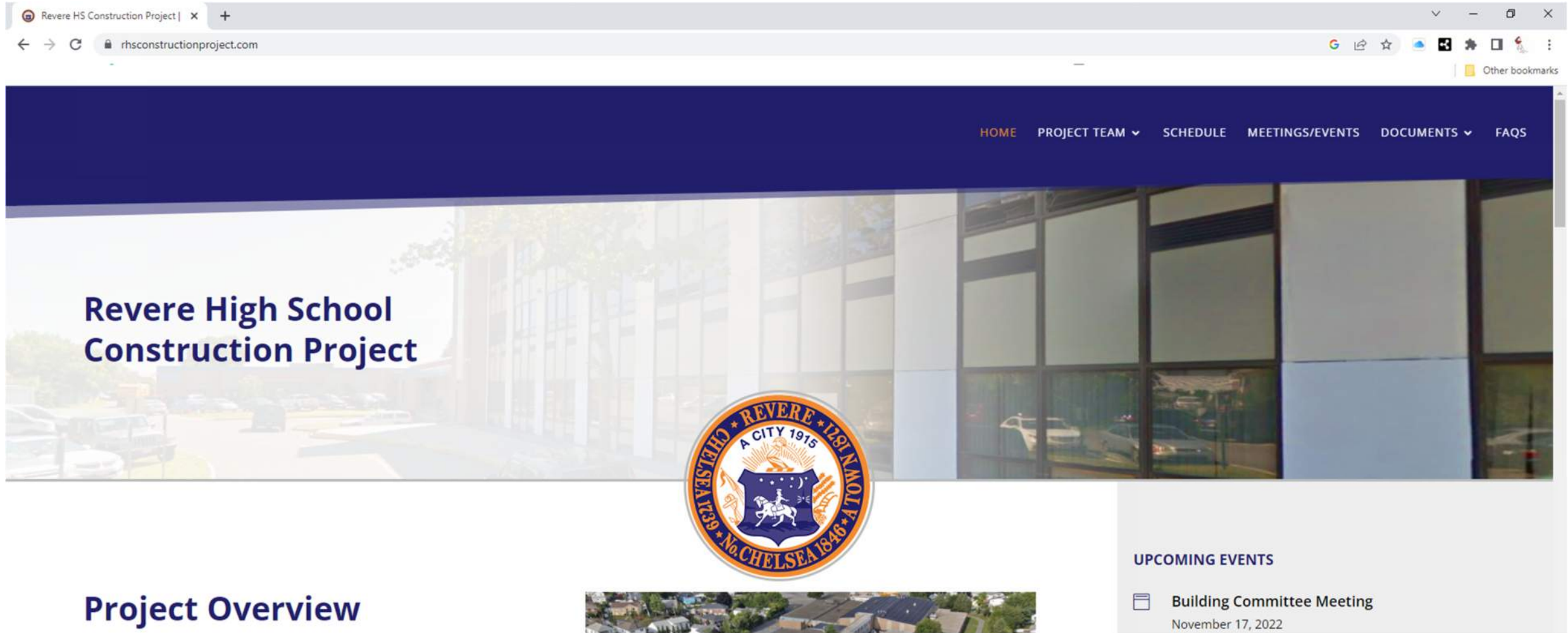
Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - SCHEMATIC DESIGN UPDATE: INTERIOR

1 - PROJECT WEBSITE REMINDER

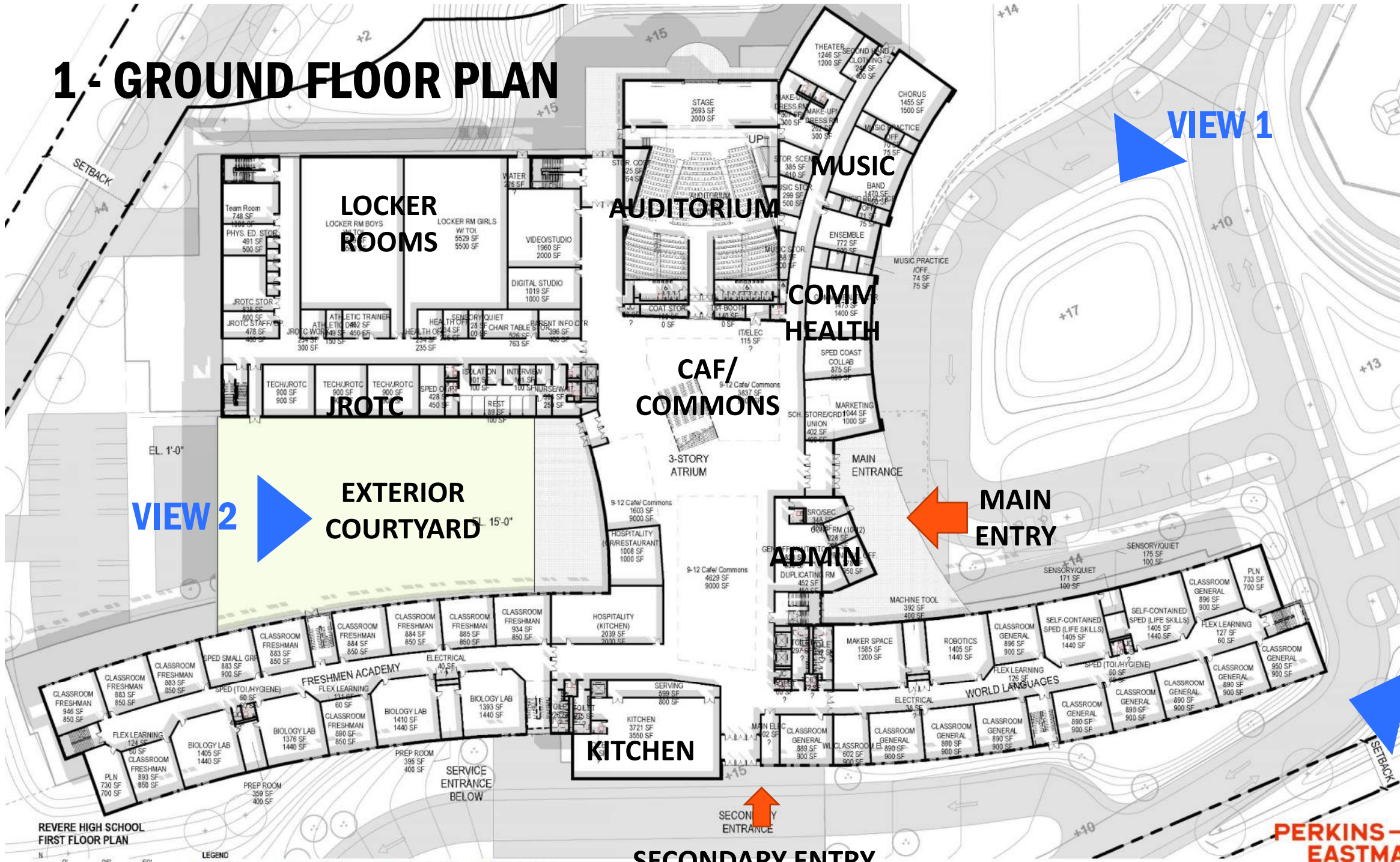
All presentations from School Building Committee Meetings, milestone MSBA submissions, monthly reports, and other project-related data can be found at:

<https://rhsconstructionproject.com/>



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - GROUND FLOOR PLAN



REVERE HIGH SCHOOL
FIRST FLOOR PLAN



LEGEND

CLASSROOM	EL. CLASSROOM	SCIENCE / ART / TECH	SPECIAL EDUCATION
AUD / CAFE / COMMUNITY	ADMIN / GUIDE / NURSE	STOR / CUST / TLT / MECH	CIRCULATION

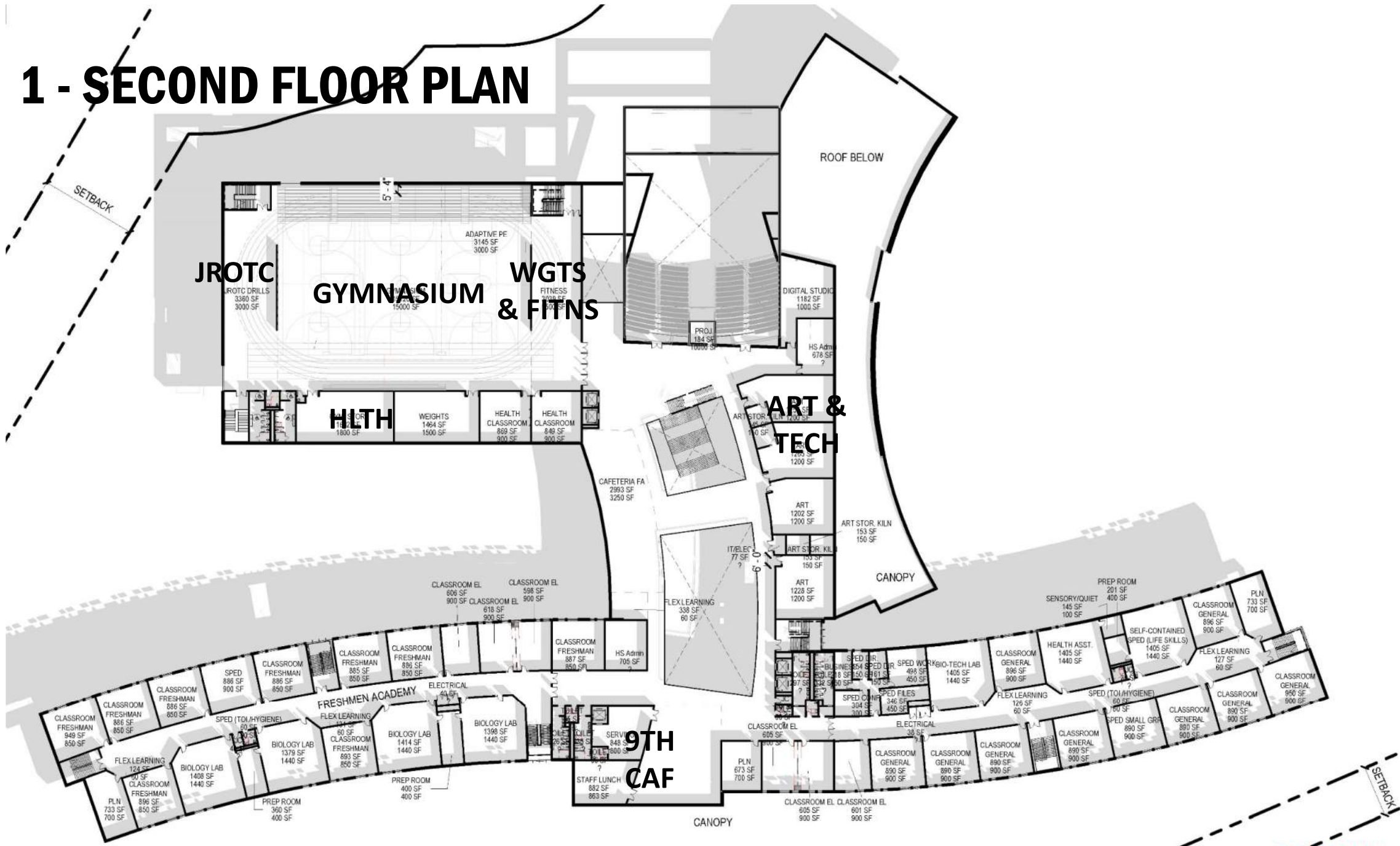
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VIEW 3

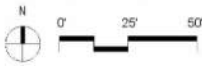
PERKINS — EASTMAN

Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - SECOND FLOOR PLAN



REVERE HIGH SCHOOL
SECOND FLOOR PLAN



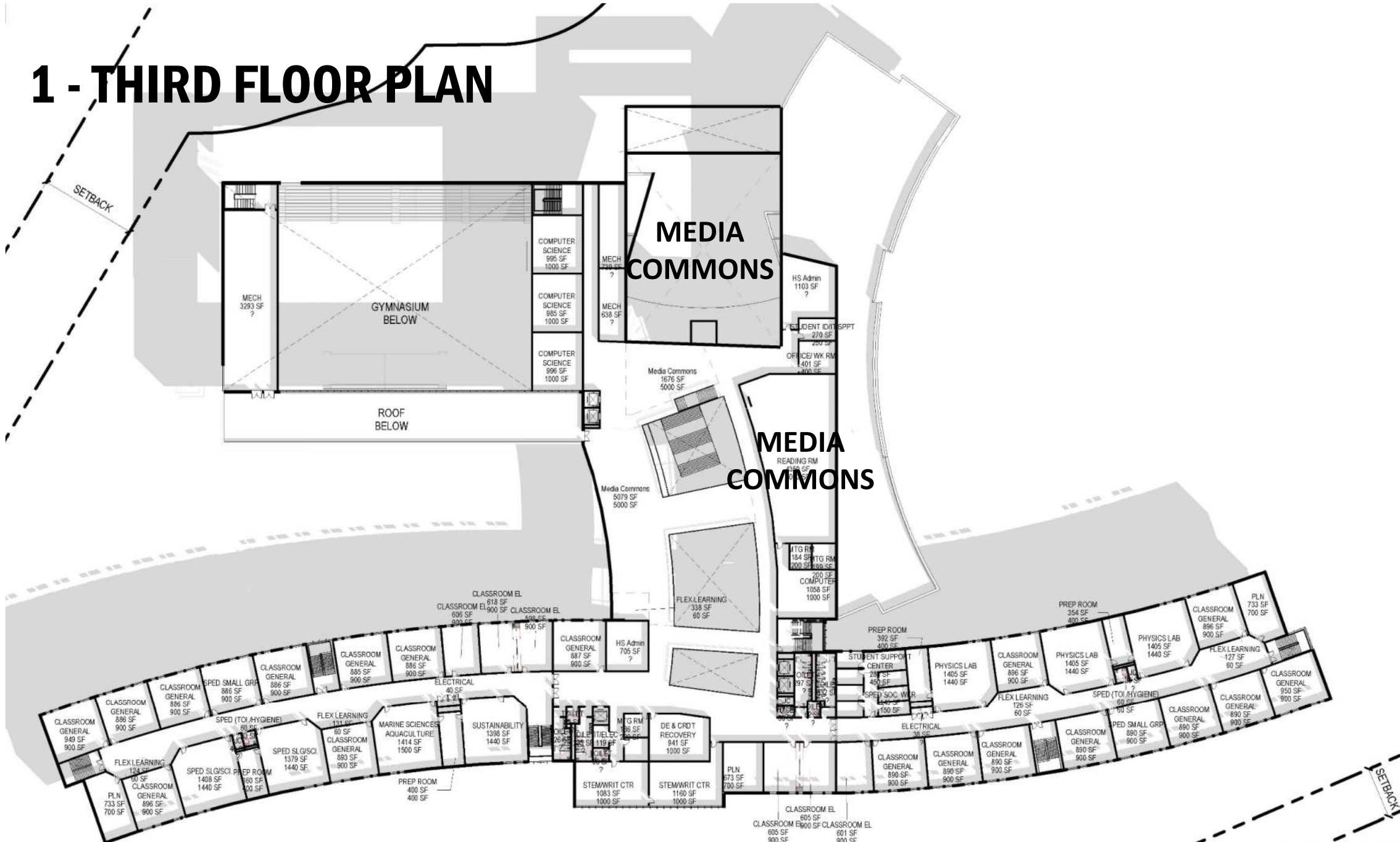
- LEGEND**
- CLASSROOM
 - EL CLASSROOM
 - SCIENCE / ART / TECH
 - SPECIAL EDUCATION
 - AUD / CAFE / COMMUNITY
 - ADMIN / GUIDE / NURSE
 - STOR / CUST / TLT / MECH
 - CIRCULATION

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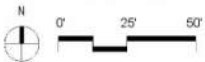
PERKINS — EASTMAN

Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - THIRD FLOOR PLAN



REVERE HIGH SCHOOL
THIRD FLOOR PLAN



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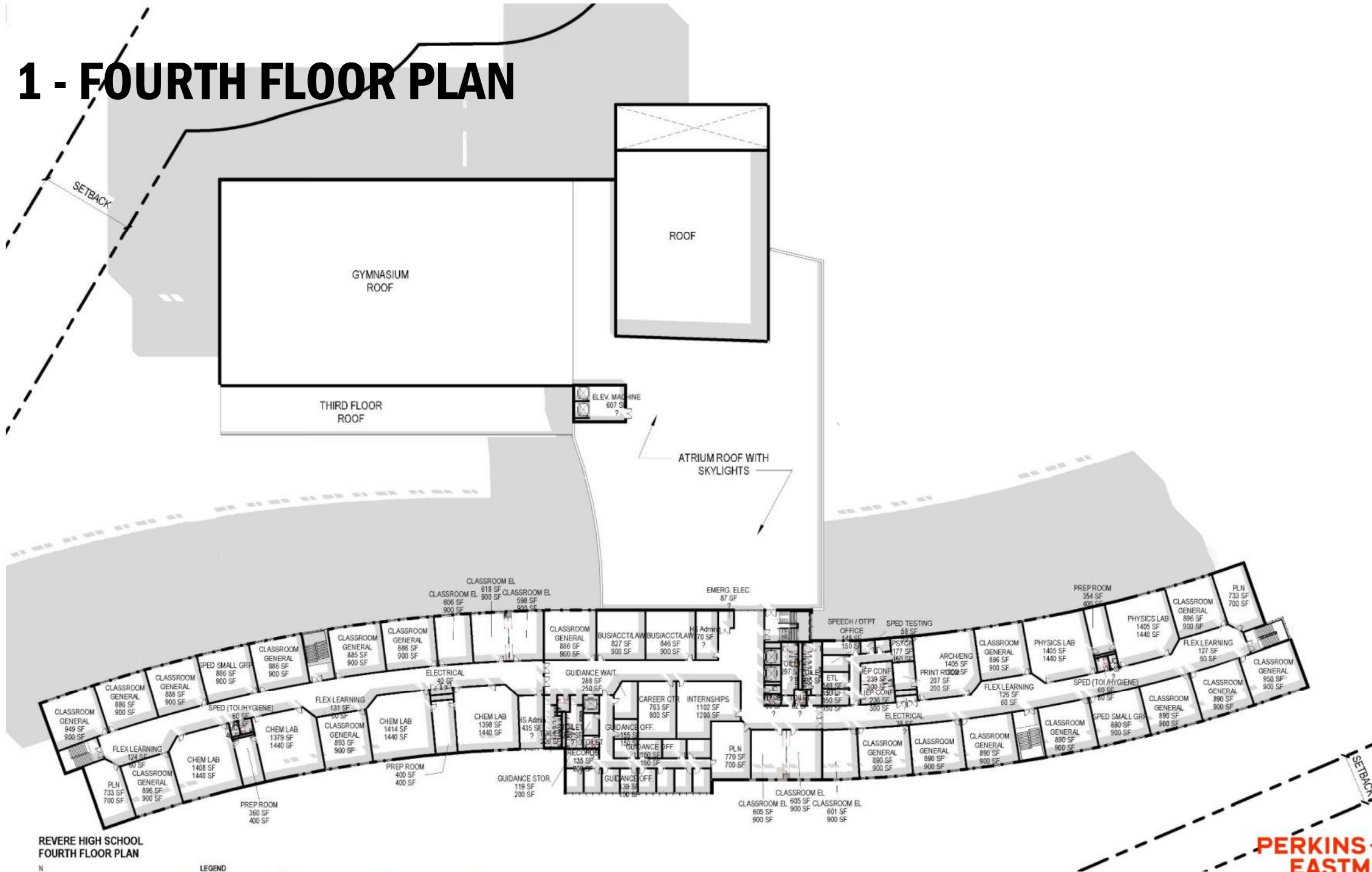
LEGEND

- CLASSROOM
- EL CLASSROOM
- SCIENCE / ART / TECH
- SPECIAL EDUCATION
- AUD / CAFE / COMMUNITY
- ADMIN / GUIDE / NURSE
- STOR / CUST / TL / MECH
- CIRCULATION

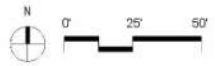


Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - FOURTH FLOOR PLAN



REVERE HIGH SCHOOL
FOURTH FLOOR PLAN



LEGEND

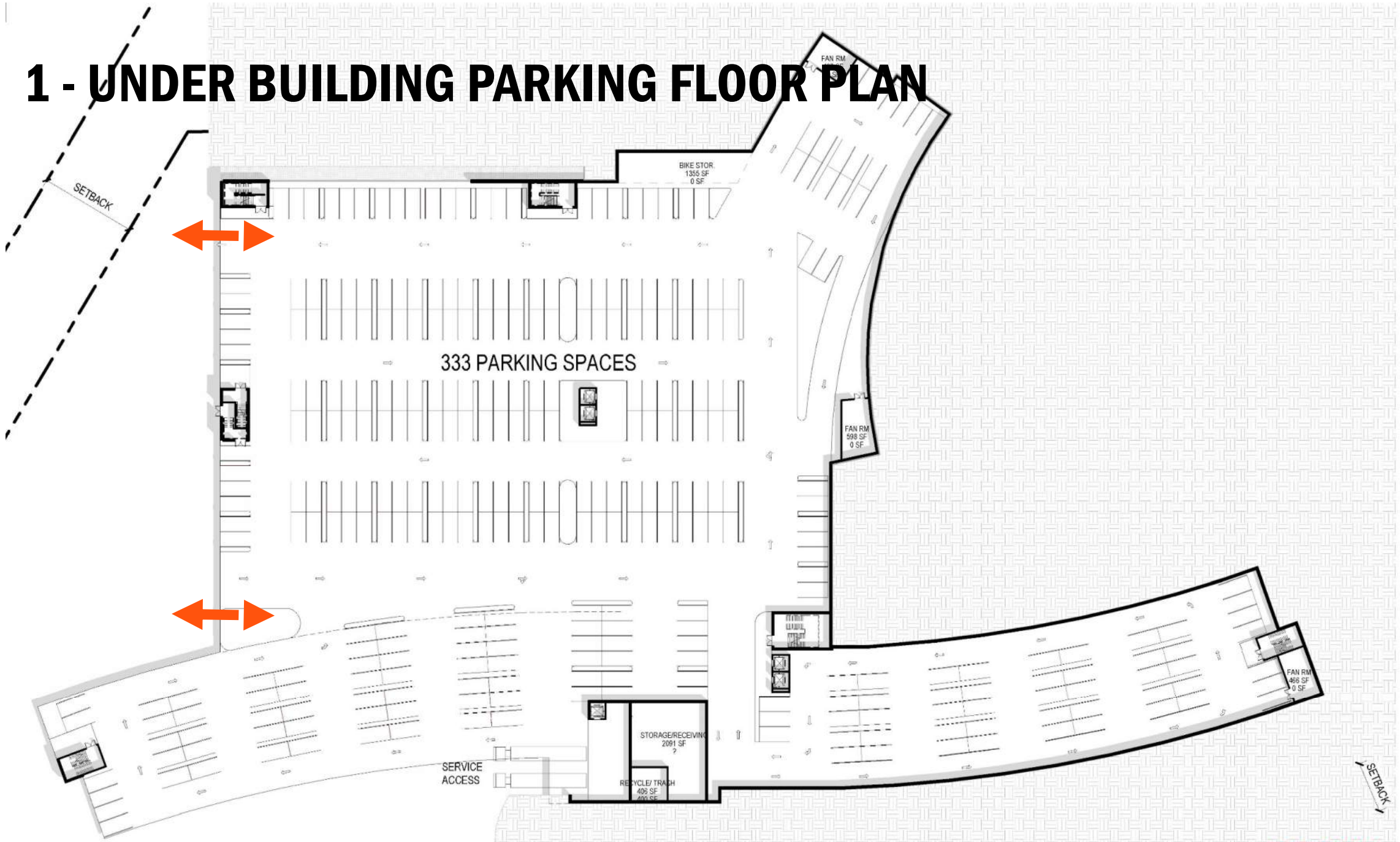
CLASSROOM	EL CLASSROOM	SCIENCE / ART / TECH	SPECIAL EDUCATION
AUD / CAFE / COMMUNITY	ADMIN / GUIDE / NURSE	STOR / CUST / TLT / MECH	CIRCULATION

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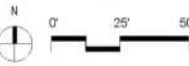
PERKINS — EASTMAN

Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - UNDER BUILDING PARKING FLOOR PLAN



REVERE HIGH SCHOOL LOWER LEVEL PLAN



- LEGEND**
- CLASSROOM
 - EL CLASSROOM
 - SCIENCE / ART / TECH
 - SPECIAL EDUCATION
 - AUD / CAFE / COMMUNITY
 - ADMIN / GUIDE / NURSE
 - STOR / CUST / TLT / MECH
 - CIRCULATION

PERKINS — EASTMAN

8/11/2022 4:17:28 PM

Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 INTERIOR CONCEPT RENDERING

- PRELIMINARY VIEW SHOWING SPATIAL IDEAS + INITIAL MATERIAL EXPLORATION



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

1 - INTERIOR CONCEPT RENDERING

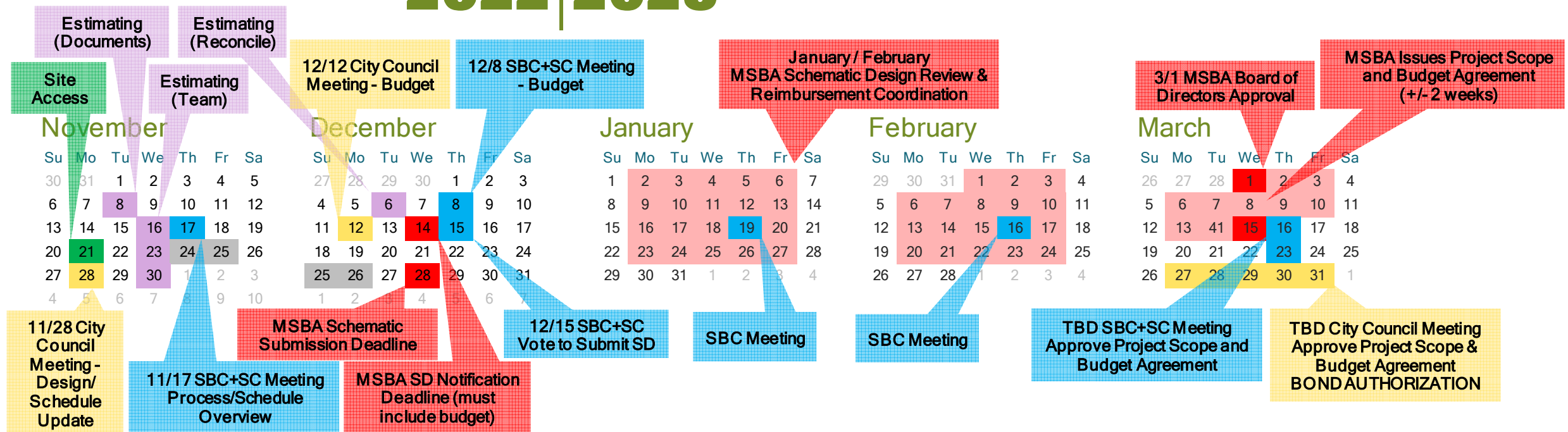


- PRELIMINARY VIEW SHOWING
SPATIAL IDEAS + INITIAL MATERIAL
EXPLORATION

2 - FEASIBILITY STUDY COMPLETION SCHEDULE

2 - RHS FEASIBILITY STUDY COMPLETION SCHEDULE

2022 | 2023



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

2 - RHS FEASIBILITY STUDY COMPLETION SCHEDULE

KEY DATES SUMMARY

- 12/8/2022 Joint meeting of School Building Committee and School Committee to review Schematic Design (budget presented but no vote needed)
- 12/12/2022 City Council meeting to review and approve Schematic Design (budget presented but no vote needed)
- 12/14/2022 Notice to MSBA of intent to submit Schematic Design
- 12/15/2022 Joint meeting of School Building Committee and School Committee to approve Schematic Design
- 12/28/2022 Schematic Design submission deadline
- 3/1/2023 MSBA Board of Directors meeting to approve Schematic Design
- 3/15/2023 (estimated) MSBA sends Project Scope and Budget agreement with actual reimbursement numbers to the City
- 3/16/2023 (estimated) Joint meeting of School Building Committee and School Committee to approve Project Scope and Budget Agreement
- 3/20/2023 (estimated) City Council holds Bond Authorization Hearing
- 3/27/2023 (estimated) City Council votes on Bond Authorization

Estimating (Documents)
 Site Access
 November
 30 31
 6 7
 13 14
 20 21
 27 28
 4 5
 11/28 City Council Meeting Design/Schedule Update

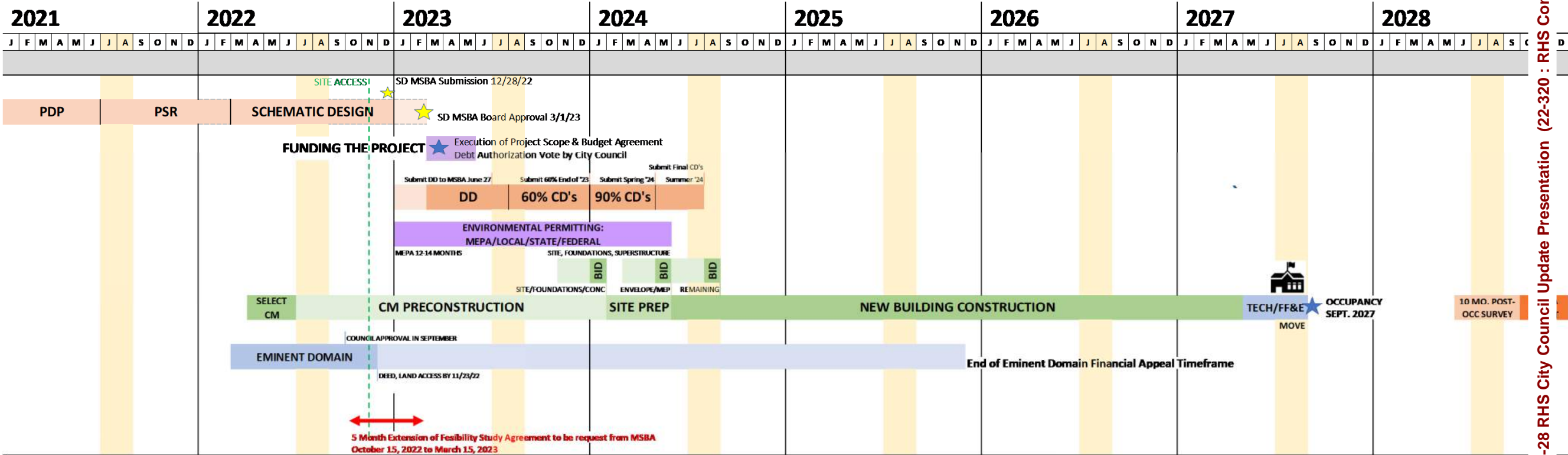
MSBA Issues Project Scope and Budget Agreement (+/- 2 weeks)

Meeting Scope & Budget Agreement BOND AUTHORIZATION

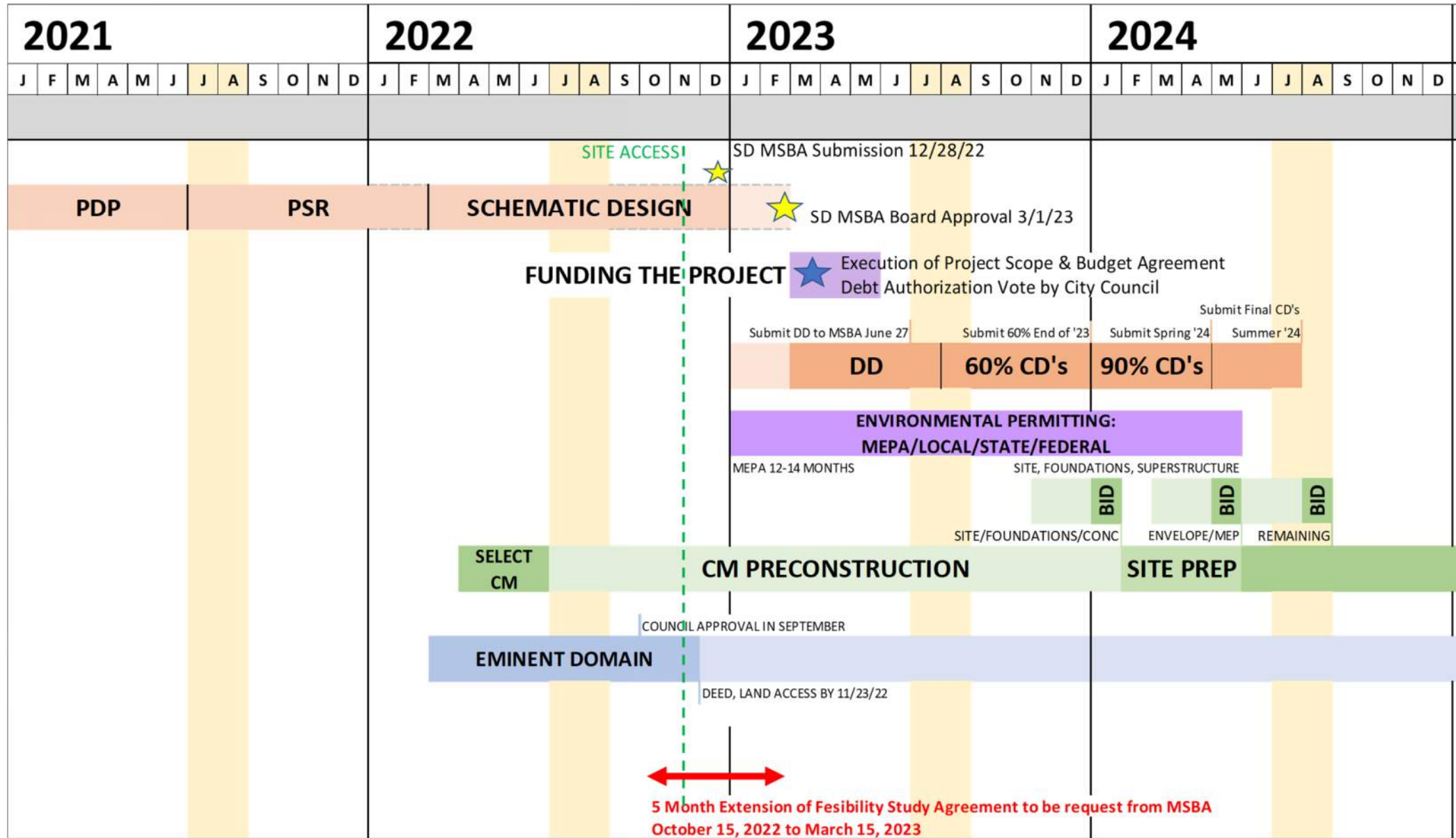
3 - PROJECT SCHEDULE SUMMARY

3 - RHS FULL PROJECT SCHEDULE

Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

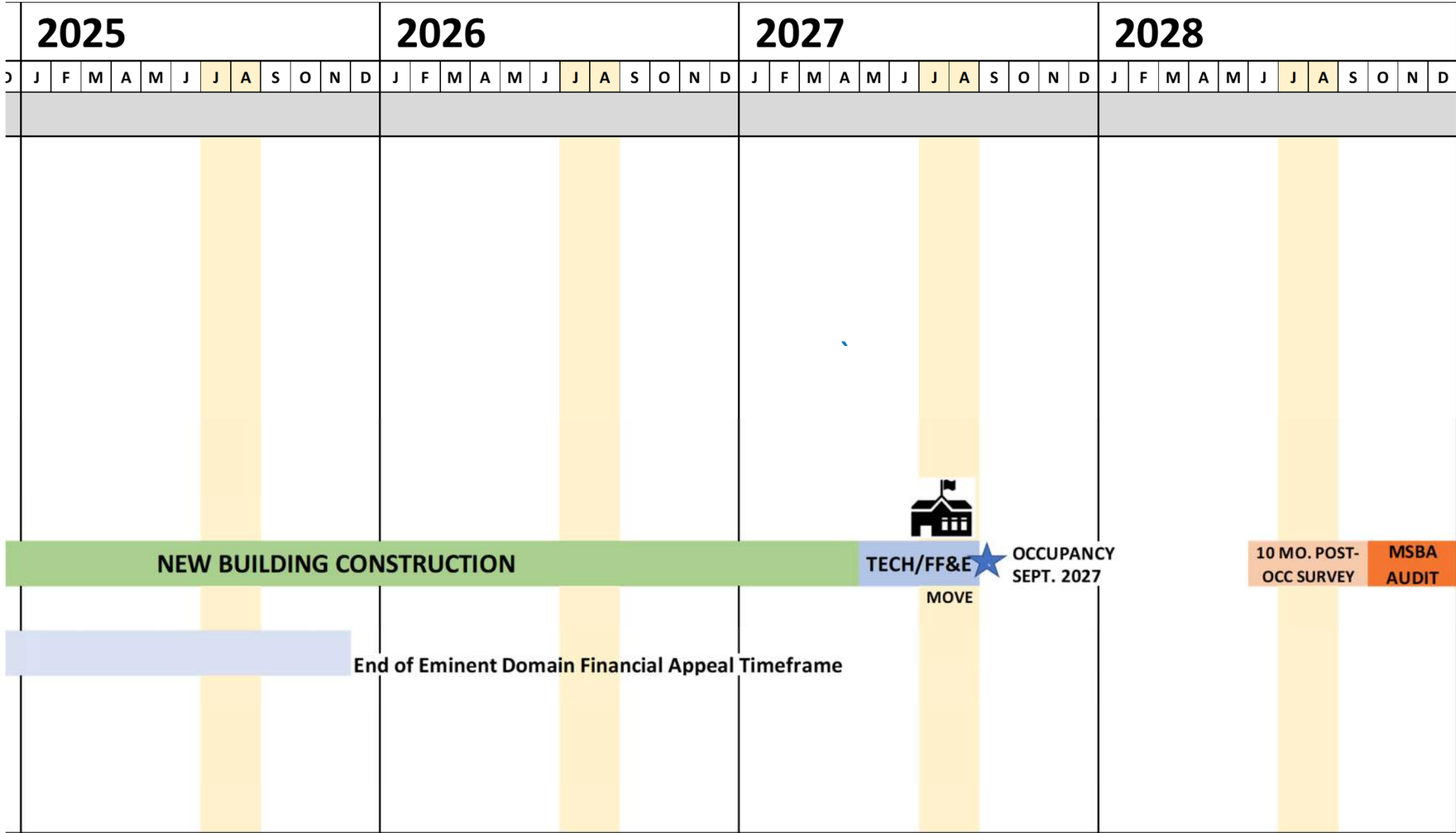


3 - RHS FULL PROJECT SCHEDULE



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

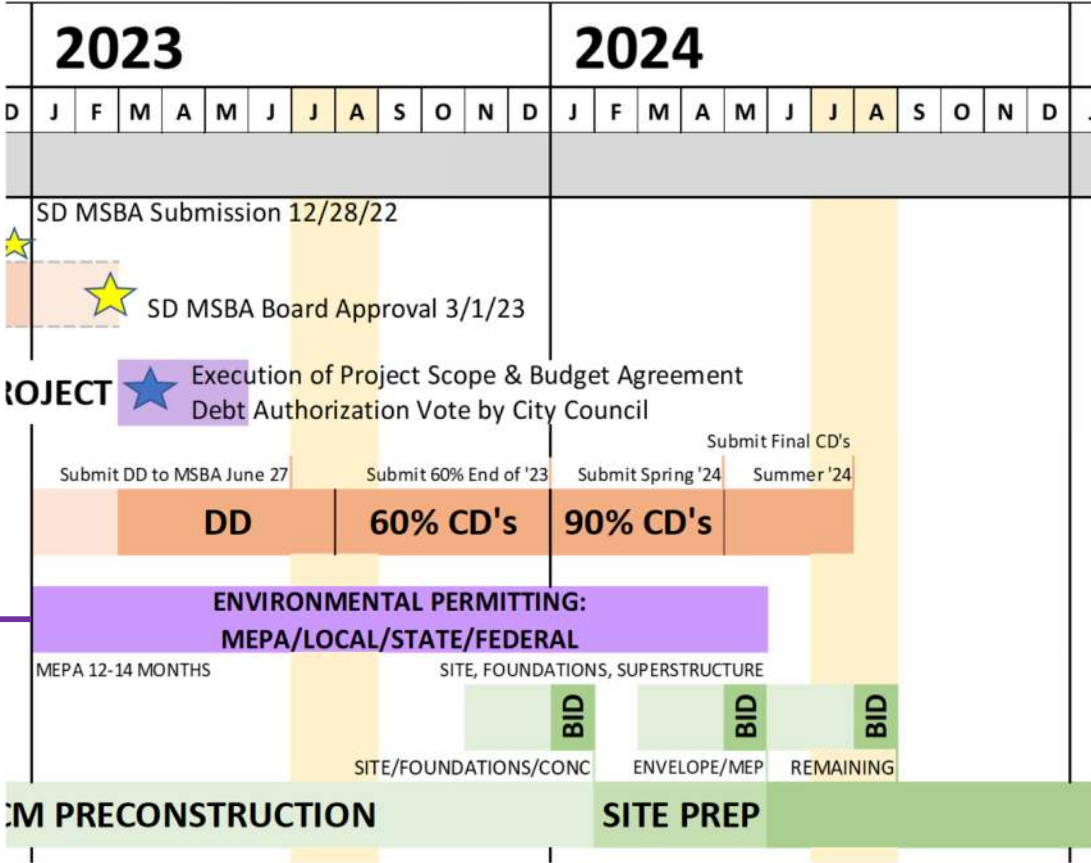
3 - RHS FULL PROJECT SCHEDULE



Attachment: 2022-11-28 RHS City Council Update Presentation (22-320 : RHS Construction Project

3 - RHS PERMITTING OVERVIEW

- Environmental Permits
- MEPA Certificate
 - Local (Revere Conservation Commission)
 - Order of Resource Delineation
 - Order of Conditions
 - State (MassDEP)
 - Water Quality Certificate
 - Chapter 91
 - Federal (U.S. Army Corps of Engineers)
 - General Permit



4 - NEXT STEPS – FINALIZE SCHEMATIC DESIGN PROJECT BUDGET

4 - SCHEMATIC DESIGN COMPLETION – TOTAL BUDGET LOOK-AHEAD

- AT THE COMPLETION OF THE LAST PROJECT PHASE (PREFERRED SCHEMATIC REPORT), THE WONDELAND OPTION BUDGET (WITHOUT LAND ACQUISITION) WAS AS FOLLOWS:
 - TOTAL PROJECT BUDGET \$391,244,612
 - PROJECTED MSBA GRANT \$154,337,042
 - TOTAL COST TO REVERE \$236,907,570
- SCHEMATIC DESIGN ESTIMATING IS UNDERWAY - RECONCILIATION IS SCHEDULED FOR DECEMBER 6
- UPDATED PROJECT BUDGET WILL BE PRESENTED TO THE SCHOOL BUILDING COMMITTEE AND SCHOOL COMMITTEE ON DECEMBER 8, AND THE CITY COUNCIL ON DECEMBER 12
- MSBA REQUIRES NOTIFICATION THAT THE SCHEMATIC DESIGN HAS BEEN PRESENTED TO ALL PARTIES (INCLUDING THE UPDATED BUDGET) BY DECEMBER 14, AND THAT THE SUBMISSION IS RECEIVED BY DECEMBER 28
- A FINAL VOTE BY THE CITY COUNCIL TO AUTHORIZE BORROWING IS ANTICIPATED IN LATE MARCH 2022
- DUE TO MARKET CONDITIONS AND COST ESCALATION THAT THE TEAM HAS EXPERIENCED IN THE BID MARKET, CONSTRUCTION COSTS AT THIS SCHEMATIC DESIGN PHASE COULD BE 20-25% HIGHER THAN PREVIOUSLY ESTIMATED.

		<u>+20%</u>	<u>+25%</u>
• TOTAL PROJECT BUDGET	\$391,244,612	\$469,493,534	\$489,055,765
• PROJECTED MSBA GRANT	\$154,337,042	TBD	TBD
• TOTAL COST TO REVERE	\$236,907,570	TBD	TBD



CITY OF REVERE

Brian M. Arrigo
Mayor

November 22, 2022

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

Dear Members of the Honorable City Council:

I write to request that parking meters throughout the City's business districts not be enforced on Saturday, December 3rd, December 11th, and December 17th to encourage shoppers to patronize local businesses this upcoming holiday season. After doing so last year, I am confident that this will be a great opportunity once again 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,

Brian M. Arrigo



CITY OF REVERE

Brian M. Arrigo
Mayor

November 22, 2022

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

Dear Council Members:

Enclosed is a draft Order seeking Council approval to implement a parking ticket amnesty program to waive up to \$30.00 per ticket on a maximum of five tickets in exchange for a donation of a single, unused toy of similar or greater value that will be distributed to needy children through the School District. This amnesty period will begin upon your approval on November 29th, 2022 and extend through the end of business December 16th, 2022.

Building on the success from last year, this amnesty program comports with the spirit of the holidays and provides individuals who owe fees an incentive to pay their tickets. At the same time, the program bestows a holiday gift for needy children. Therefore, I recommend adoption of the enclosed Order and thank you for your consideration of this request.

Regards,

Brian M. Arrigo

By Order of the Revere City Council, it is hereby ordered:

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 29, 2022 and ending at the close of business on December 16, 2022, 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.

Signed:



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

November 21, 2022

Gerry Visconti, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

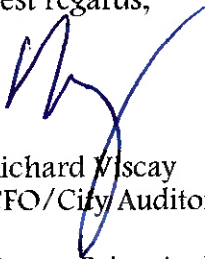
RE: Police Superior Memorandum of Agreement

Dear Councilor Visconti,

Please find attached the recently signed Memorandum of Agreement (MoA) between the City of Revere and Revere Police Superior Officer Association.

Pursuant to the provisions of M.G.L. c 150E § 7, I hereby request the Revere City Council to appropriate the necessary funds to fund the MoA covering the extended period of July 1, 2021, through June 30, 2024.

Best regards,



Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Kim Hanton, Chief of Staff
Paul Capizzi, City Solicitor
Cathy Bowden, Treasurer/Collector
Assunta Newton, Assistant Budget Director

Attachment: Police Superior Memorandum of Agreement (22-323 : Police Superior Memorandum of Agreement)

**Memorandum of Agreement
Between
The City of Revere and
The Revere Police Superior Officer Association**

It is agreed by and between the City of Revere and the Revere Police Superior Officers Association that the terms of their collective bargaining agreement covering the period from June 30, 2018 to June 30, 2021 shall be extended through June 30, 2024 with the following modifications.

1. Article 10.1 (A) Regular Salary-Pay Increase
 - a. Amend the CBA and wage schedule to increase employees' regular salary as follows:
 - i. Effective July 1, 2021 - 3%
 - ii. Effective July 1, 2022 - 3%
 - iii. Effective July 1, 2023 - 3%
2. Article 10.2 Assignment Differential
 - a. See attached agreed on list of stipends.
 - b. Add language such that "no more than (2) stipends should be received per one (1) Superior.
 - c. Amend this section such that listed stipendiary positions are held in abeyance whenever the position is not filled by a Superior Officer, until such time as the position can be filled by a Superior Officer.
3. Article 10.5 Supervisory Differential
 - a. Increase the supervisory differential by 2% effective 7/1/22 and by another 2% effective 7/1/23.
4. Article 10 – Compensation
 - a. Add a new subsection, 10.6 Narcan Language, which Increases compensation for carrying and administering Narcan to 1% of Sergeants pay 3rd step per year.
5. Article 10 – 26 Year Step
 - a. Increase the 26th year step by 1%, effective 7/1/23.
6. Article 11.1 - Clothing Allowance
 - a. Increase the clothing allowance by \$300.00 per year for a total of \$1600.00 per year effective 7/1/22.
7. Article 11.1 – Clothing Allowance
 - a. Remove the last line of this subsection and replace it with the following: "All employees shall receive clothing allowance twice yearly, equivalent to two (2) eight hundred (\$800.00) payments per year.
8. Article 17.4 Legal Defense
 - a. increase the Legal Defense benefit to \$350.00 per member per year.
9. Article 17. Statutes & Ordinances – Library

- a. Delete this subsection from the contract as it is obsolete.
10. Article 17.9 Benefits and Practices
- a. Add Subsection 17.9 (A)
 - i. From time to time, during the duration of this Agreement, and by mutual agreement of the parties, benefits may be added, deleted, changed, or otherwise modified.
11. Article 17.13 Assessment Center for Promotions – Paragraph 6, Line 3
- a. Strike the following: “The City agrees that the assessment center process should be completed within 90 calendar days after the Assessment Center begins the evaluation Process which shall begin, forthwith after the Civil Service test scores are certified.”
 - b. Strike Paragraph 7, as it is not applicable and the Delegation Agreement applies.
12. Article 21.4 Holidays
- a. Juneteenth shall be added to the list of “Legal Holidays”, so each Superior Officer shall receive fourteen paid Holidays in two payments of seven (7) holidays each.
13. Article 21.4 (B) Vacation Period
- a. Replace the present language with “An employee may use vacation time, at his/her/their discretion, one (1) day at a time or in weeks”. Language reflects present practices.
14. Article 7.1 (A) Hours of Work –
- a. Change work hours to the following:

Day shift (Platoon 3)	7a.m. to 3p.m.
PM Shift (Platoons 1&2)	3p.m. to 11p.m.
AM Shift (Platoons 1&2)	11p.m. to 7a.m.
 - b. Modifications to Article 10.3 Night Shift Differential must be made to reflect the new shift hours. The language should read “Night Shift Differential should only apply for hours worked after 3p.m. and before 7a.m. unless the officer has completed Ten (10) years of service.
15. Body Worn Camera Reopener
- a. The parties agree to reopen the agreement and bargain over body worn cameras, along with employee compensation and other related topics, once new and updated Department policies and/or applicable State regulations/laws are to be implemented.
16. GPS
- a. The City may install and use GPS in all of the City’s plated vehicles, including the Police Department, but it is to be used by the City for inventory control and asset management only. GPS shall be monitored on a “LIVE” basis and no record or other data shall be kept of the GPS monitoring. The Chief and/or the Police

Administration will determine which vehicles may be exempt due to the sensitive nature of assignments or other privacy concerns.

17. Article 20.5 – Drug Testing

- a. Change the provisions of Article 20.5 such that hair analysis is changed to urine analysis all other procedures shall remain the same.

18. Cell Phone Reimbursements

- a. The City shall stop reimbursing Superior Officers for the cost of a cell phone plan following calendar year 2022.

IN WITNESS OF the parties have set their hands and seals this 1st day of November, 2022.

CITY OF REVERE

REVERE POLICE SUPERIOR OFFICERS ASSOCIATION

By: 

 BRIAN ARRIGO, MAYOR


By: 

 PRESIDENT

By: 

 VICE PRESIDENT

Approved as to form:



 Paul Capizzi, City Solicitor

Attachment: Police Superior Memorandum of Agreement (22-323 : Police Superior Memorandum of Agreement)

Chap. 402. AN ACT PROVIDING THAT MEETINGS OF THE CITY COUNCIL AND OF ALL OTHER BOARDS AND COMMISSIONS IN THE CITY OF REVERE BE OPEN TO THE PUBLIC WITH THE PUBLIC HAVING AN OPPORTUNITY TO BE HEARD.

Be it enacted, etc., as follows:

SECTION 1. Except in the cases of executive sessions authorized by section twenty-three A of chapter thirty-nine of the General Laws, all meetings of the city council of the city of Revere and of other boards or commissions in said city shall be open to the press and to the public, and the rules of the city council and of such other boards and commissions in said city shall provide that citizens and employees of the city shall have a reasonable opportunity to be heard at any such meeting in regard to any matter considered thereat.

SECTION 2. This act shall take effect upon its acceptance by the city of Revere.
Approved May 3, 1965.

Chap. 403. AN ACT PROVIDING THAT CERTAIN MINORS SHALL BE COMPETENT TO CONTRACT FOR MOTOR VEHICLE LIABILITY INSURANCE.

Be it enacted, etc., as follows:

Chapter 175 of the General Laws is hereby amended by inserting after section 113J the following section:—

Section 113K. Any minor sixteen years of age or over shall be deemed competent to contract for a motor vehicle liability policy or bond, both as defined in section thirty-four A of chapter ninety, or for a policy of motor vehicle liability insurance issued pursuant to the requirements of section one hundred and thirteen H, to the same extent and to the same effect as though he had attained the age of twenty-one years.

Approved May 3, 1965.

Chap. 404. AN ACT AUTHORIZING SCHOOL COMMITTEES TO DESIGNATE THE LOCATIONS OF HIGHWAY SAFETY STATIONS FOR CHILDREN AWAITING A SCHOOL BUS.

Be it enacted, etc., as follows:

Chapter 71 of the General Laws is hereby amended by inserting after section 71 the following section:—

Section 71A. A school committee may, subject, however, to all other provisions of law, designate the locations for the erection of highway safety stations for children awaiting a school bus; provided, that such locations have been approved by the school superintendent or, as his designee, the school transportation officer. A school committee may order the discontinuance of the use of any such station by the children if it is not constructed of durable material with a floor of concrete raised above ground level, or is not kept clean, well painted, free of snow, and suitably maintained at all times.

Approved May 3, 1965.