



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, December 5, 2022, 6:00 PM

5:30PM Legislative Affairs Sub-Committee Meeting

5:45PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of November 28, 2022

Legislative Affairs Sub-Committee Report

3. **22-300** 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".

Zoning Sub-Committee Report

4. **22-313** 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.

Communications

5. **22-330** Communication relative to the Appropriation of Opioid Settlement Funds to Opioid Recovery and Remediation Trust Fund.

Motions

6. **22-331** Motion presented by Councillor Keefe: That the City Council award a Certificate of Appreciation to Sgt. Joseph Internicola and the leadership at MassBadge who helped organize and execute Revere's annual community Thanksgiving. This year, the event served over 600 people and provided over 100 meals to go, all through charitable and in kind donations from our community members.
7. **22-332** Motion presented by Councillor Cogliandro: That the Mayor direct the DPW to provide the City Council with a list and/or timeline of upcoming water main repairs, street pavings and sidewalk repairs for 2023. This will help us alleviate some communication on the issue as we can respond quickly to residents.

8. **22-333** Motion presented by Councillor Zambuto: That the Mayor request the Policy Writer & Analyst and Fire Prevention to draft an ordinance or special legislation establishing regulations for the licensure of the indoor storage of electric vehicles. There have been numerous reports of electric car batteries igniting and causing fires.
9. **22-334** Motion presented by Councillor Silvestri: That the Mayor request the State Delegation to re-file a bond bill in the next legislative session for the installation of sound barriers along Route One North and South. A bond bill for this purpose was filed in 2020, but not acted upon during the Baker administration.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 28, 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	Absent	
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	

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

RESULT: ACCEPTED

- 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.

Councillor Cogliandro presented the RHS Girls Volleyball team and coaches with Certificates of Commendation and issued the following statement:

Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results. This season this team went Twenty and 0. A feat, so difficult to attain, that most teams past, present and future will never see it. Some people may call it luck, but I know better. I know that each team you face is not the same. Each team you go up against has different athletes, all at different levels of athleticism. All with different strengths and weaknesses. With different coaches. Different game plans. Different methods. Different mechanics. Which only means that this team standing before us today is incredibly versatile.

Versatility is one of the most important attributes an athlete can possess in any sport. Lastly, I want to talk about the pressure of winning. You win your first game. “Ok guys, off to a good start.” You win three games in a row. “We’re on a winning streak!” You win seven games in a row. “We are unstoppable!” You win 10 in a row. “I can’t believe we’ve gone undefeated the first half of the season”. This is where the chatter starts. Will the RHS Girls Volleyball team go undefeated this season? And that’s when the pressure of each future game starts to hit you. You win 12 games in a row. “Guys we can really do this!” You win 15 games in a row. “Guys, I’m going to throw up.” You win your 19th straight game. “You can feel every single eye shift to you and your team. Every person wanting you to win and every person wanting you to lose. You win your 20th game. The adrenaline rush leaves your body, and you can finally relax and celebrate. Why did I explain all this? Why go into such depth? You’ve proven to everyone that physical toughness is not the most important kind. That to survive in ANY aspect in life, you need to be strong here and you need to be strong here. I have one challenge for you all. No matter where you go or what you do in your life. You were great this year. Be great again. And again. And again. On behalf of myself and the entire city council, it is our honor to present the 2022 RHS Girls Volleyball Players and Coaches with Certificates of Commendation for going undefeated this season at 20-0.

RESULT:	PLACED ON FILE
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- 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.

Councillor Cogliandro awarded a Certificate of Commendation to Coach O'Hara.

RESULT:	PLACED ON FILE
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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".

Proponents

none

Opponents

none

Councillor Serino inquired as to why the Public Art Commission is seeking two additional members. Councillor McKenna was absent from tonight's meeting, but will provide a response during the next Legislative Affairs Sub-Committee meeting.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 12/5/2022 6:00 PM
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6 22-303 Hearing called as ordered for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2023.

Proponents

Dana Brangiforte, City Assessor
 Mathew McGrath, Board of Assessors
 Rich Viscay, CFO

Opponents

none

“SHALL THE CITY COUNCIL ADOPT A RESIDENTIAL FACTOR OF 0.876644 FOR THE PURPOSE OF ESTABLISHING THE TAX RATE FOR FISCAL YEAR 2023?”

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

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.

Proponents

Nancy O'Neil, Attorney for the applicant

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 12/5/2022 6:00 PM
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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.

Proponents

Moses Okukuro, National Grid

Opponents

none

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO CONSTRUCT A LINE OF UNDERGROUND CONDUITS, INCLUDING THE NECESSARY SUSTAINING AND PROTECTING FIXTURES, IN ACCORDANCE WITH PLAN #30635609-MARSHALL ST.- REVERE- MA?”

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

Public Works Sub-Committee Report

The Public Works Sub-Committee met on Monday evening, November 28, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso, City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Cogliandro, Zambuto, Visconti (ex-officio), and Chairman Novoselsky. Councillors Morabito and Rizzo were absent.

22-272 Petition submitted by National Grid to install a new riser pole #1577 and relocate pole #1576 on Campbell Avenue, near the intersection of Revere Beach Parkway, Revere, MA. (Plan # 30412546)

22-091 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. (Plan #30412546)

John Castro from National Grid addressed the committee on each petition. The committee offered a unanimous favorable recommendation for both petitions.

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.

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO RELOCATE POLE #1576 FURTHER BACK ON THE SIDEWALK ON CAMPBELL AVENUE NEAR THE INTERSECTION OF REVERE BEACH PARKWAY, REVERE, MA?”

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

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.

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL AN UNDERGROUND ELECTRICAL CONDUIT TO POLE #1577 ON

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

CAMPBELL AVE. NEAR THE INTERSECTION OF REVERE BEACH PARKWAY, REVERE, MA?”

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening November 28, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Novoselsky, Powers, Serino, Visconti (ex-officio), and Chairman Keefe. Councillor McKenna was absent.

There was one special permit pending in committee:

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.

Mario Zepaj addressed the committee on his special permit request. By right, two two-family structures would not require a special permit, but because the proposed structures are town houses, a special permit is required.

City Planner Frank Stringi provide the following special permit conditions which were adopted by the committee:

1. 40% of the front yard shall be landscaped including the planting of 4 trees (minimum caliper of 2 1/2").
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.
3. No driveway curb cut shall be greater than 20 feet in width.
4. The final parking layout and landscape plan shall be reviewed and approved by the Site Plan Review Committee.
5. 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.
6. 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.
7. The plans must be reviewed and approved by the Fire Dept.
8. Concrete sidewalks with granite curbing and granite curb butts for all driveways shall be installed along the full frontage of the property.
9. All existing water and sewer lines within the site shall be abandoned and shall be capped at the main and removed.

- 10. 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.
- 11. 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.

The Zoning Sub-Committee voted to provide a favorable recommendation for granting the relief requested subject to the City Planner's conditions. Councillors Novoselsky, Powers, Visconti (ex-officio), and Chairman Keefe voting "YES". Councillor Serino voting "NO".

- 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.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE APPLICANT FOR 355 MOUNTAIN AVENUE SUBJECT TO CONDITIONS PROVIDED BY THE CITY PLANNER?”

RESULT:	ORDERED - ROLL CALL [9 TO 1]
AYES:	Cogliandro, Keefe, Morabito, Novoselsky, Powers, Rizzo, Silvestri, Zambuto, Visconti
NAYS:	Serino
ABSENT:	McKenna

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

“SHALL THE CITY COUNCIL APPROVE THE NAMING OF THE BASKETBALL COURTS AT HARRY DELLA RUSSO STADIUM AFTER “ROBERT “ACE” McCARRICK?”

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

- 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.

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVE FUND IN THE AMOUNT OF \$14,767.92 FOR THE PURPOSE OF PAYING REVERETV’S QUARTERLY INVOICE?”

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

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

14 22-317 Communication from the City Auditor relative to the Establishment of Opioid Recovery and Remediation Trust Fund

“PURSUANT TO MGL CHAPTER 40, SECTION 5B, SHALL THE CITY COUNCIL ESTABLISH THE OPIOID RECOVERY AND REMEDIATION TRUST FUND?”

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

15 22-318 Communication from the City Auditor Relative to the Appropriation Reduction to set Tax Rate - Revere Public Schools

“SHALL THE CITY COUNCIL REDUCE THE APPROPRIATION FOR THE FISCAL YEAR 2023 SCHOOL DEPARTMENT BUDGET BY \$1,000,000?”

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

16 22-319 Communication from the City Auditor relative to the Establishment of Revere High School Construction Trust Fund

“PURSUANT TO MGL CHAPTER 40, SECTION 5B, SHALL THE CITY COUNCIL ESTABLISH THE REVERE HIGH SCHOOL CONSTRUCTION TRUST FUND?”

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

17 22-320 Communication from the Mayor relative to an update regarding the Revere High School Construction Project

Brian Dakin from Left Field conducted a presentation on the new Revere High School construction project. Dr. Dianne Kelly, Superintendent of Public Schools was also in attendance to answer any questions.

RESULT: PLACED ON FILE

18 22-321 Communication from the Mayor relative to the December 2022 Holiday Free Parking Period

“SHALL THE CITY COUNCIL APPROVE OF NO PARKING METER ENFORCEMENT ON DECEMBER 3RD, 11TH, AND 17TH?”

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

19 22-322 Communication from the Mayor relative to the Toys for Tickets amnesty program for the 2022 holiday season

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.

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

20 22-323 Communication from the City Auditor relative to the Police Superior Memorandum of Agreement

“PURSUANT TO MGL CHAPTER 150E, SECTION 7, SHALL THE CITY COUNCIL APPROVE THE APPROPRIATION NECESSARY TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND THE REVERE POLICE SUPERIOR OFFICERS ASSOCIATION COVERING THE PERIOD BETWEEN JUNE 1, 2021 THROUGH JUNE 30, 2024?”

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

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

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.

RESULT:	ORDERED - VOICE VOTE
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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.

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.

“SHALL THE CITY COUNCIL APPROVE AN ACT REPEALING CHAPTER 402 OF THE ACTS OF 1965?”

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

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.

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

RESULT:	ORDERED - VOICE VOTE
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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

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

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.

RESULT: ORDERED - VOICE VOTE

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.

RESULT: ORDERED - VOICE VOTE

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.

RESULT: ORDERED - VOICE VOTE

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.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:15 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 28, 2022 6:00 PM (Salute to the Flag)

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; X no.

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

The 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?

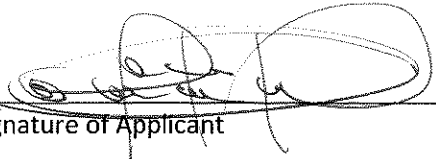
The Applicant seeks to use the property for the operation of a special garage, an alteration of the current nonconforming use of the property as a private garage in the RB district. See Site Plan Review Committee’s Denial Letter attached hereto as **Exhibit E**. The Special Permit will allow the Applicant 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.

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

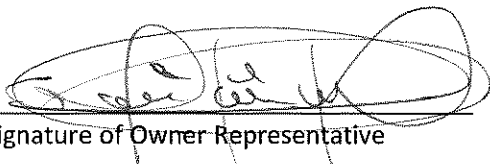
Date of denial by Site Plan Review Committee: September 20, 2022. Please see Exhibit E, Site Plan Review Committee's Denial Letter.

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



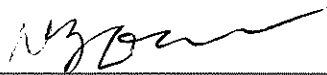
Signature of Applicant

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

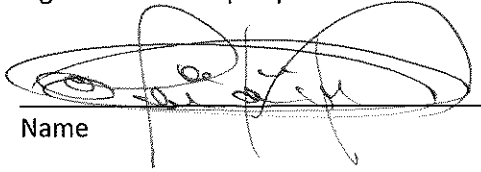
Address: N/A

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.

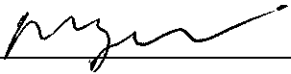
1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City as well as an additional 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



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.

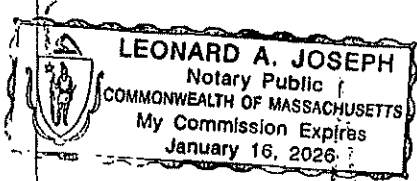
On this 31st day of January, 2022, before me, the undersigned notary public, personally appeared Jeffrey Castaldo, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged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

[Signature]

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.

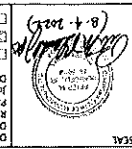
Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)

EXHIBIT B



Owner:
529 Broadway LLC
529 Broadway Street
Wilmington, MA 02152
(617) 997-8570

Designed By: PAB
Drawn By: PAB
Reviewed By: PAB
Project Manager: PAB
Job File Number: REVE-0993
Drawing File Folder: REVE93

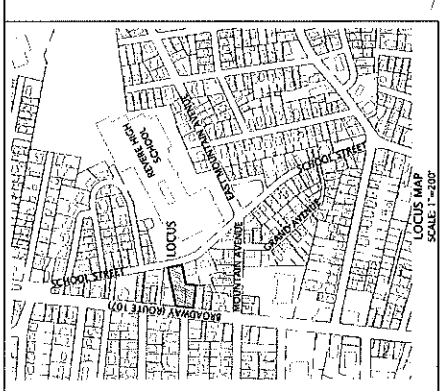


SCALE: 1"=10'
JULY 22, 2022

DRAWING: ZBA
SHEET 1 OF 1
#29 BROADWAY, REVERE, MA
ZONING BOARD OF APPEALS CASE NO.

LAND USAGE TABLE	FEET	ALLOWED
MINIMUM LOT AREA	10,000 S.F.	GENERAL BUSINESS
MINIMUM LOT FRONTAGE	100 FT.	
MIN. FRONT YARD SETBACK	10 FEET	
MIN. SIDE YARD SETBACK	20 FEET	
MIN. REAR YARD SETBACK	10 FEET	
MAXIMUM PRINCIPAL BUILDING COVERAGE	N/A	
MAXIMUM BUILDING HEIGHT	5 FEET	
MAXIMUM SIGNAGE HEIGHT	10 FEET	
MAXIMUM SIGNAGE AREA	100 S.F.	
MAXIMUM SIGNAGE SPACING	10 FEET	
MAXIMUM SIGNAGE HEIGHT	10 FEET	
MAXIMUM SIGNAGE AREA	100 S.F.	
MAXIMUM SIGNAGE SPACING	10 FEET	

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



PLAN NOTES:
1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARGES IN JULY 2022.
2. ANYTHING STRUCTURED HAS BEEN TYPED FROM DEEDS AND ARE APPROXIMATE ONLY WHERE NOTICED.
3. MOST OF THE LOTS OF THE FIELD SURVEY, THERE WERE NO STRIPPED PARING DIMENSIONS CLEARLY SHOWN ON THE PARCELS.

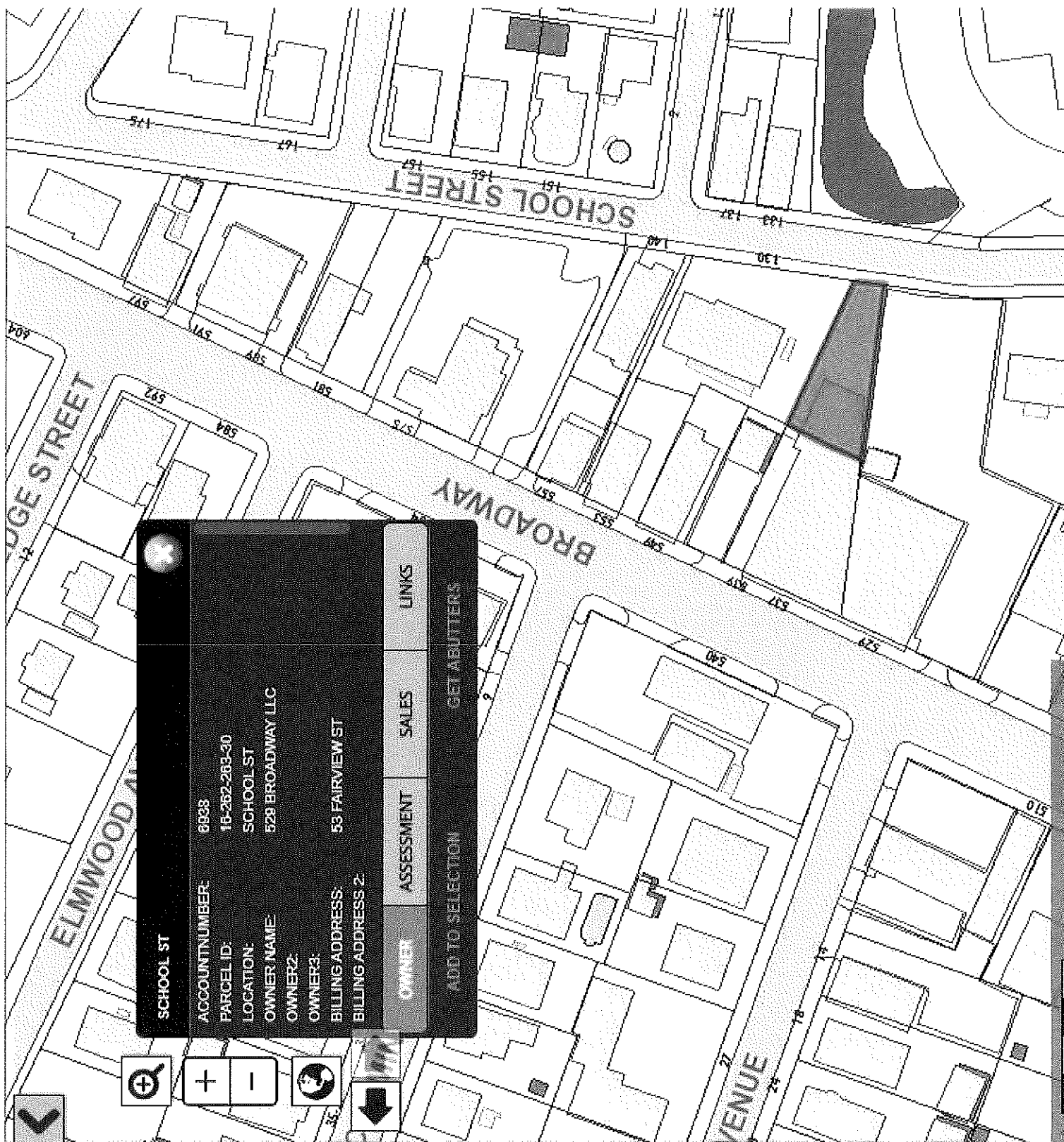
EXHIBIT C



SCHOOL ST	ACCOUNT NUMBER: 6856	OWNER	ASSESSMENT	SALES	LINKS
PARCEL ID: 18-262-263-30	LOCATION: SCHOOL ST	ADD TO SELECTION GET ABUTTERS			
OWNER NAME: 529 BROADWAY LLC	BILLING ADDRESS: 53 FAIRVIEW ST				
OWNER2:	BILLING ADDRESS2:				

EXHIBIT D

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



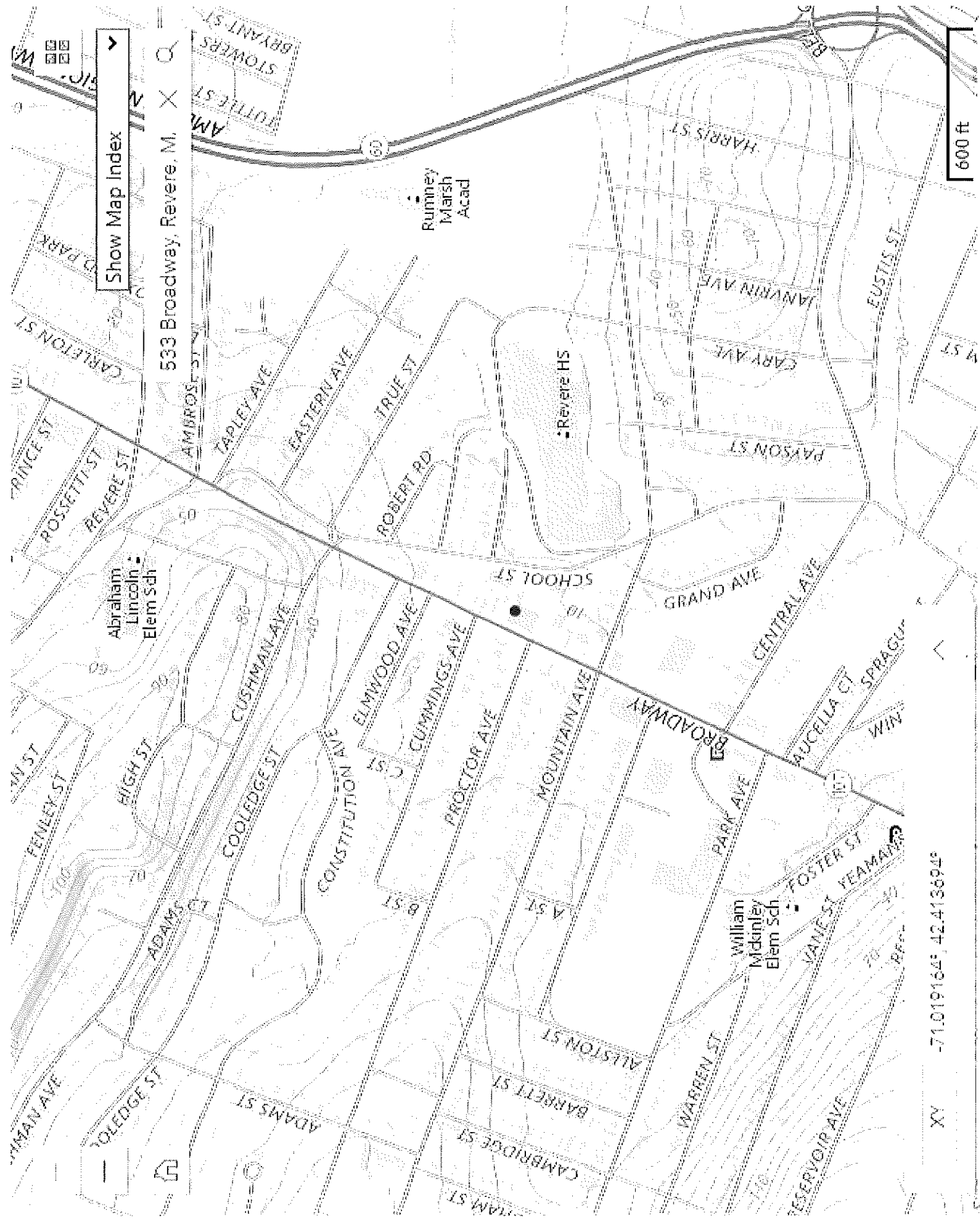
SCHOOL ST	OWNER	ASSESSMENT	SALES	LINKS
ACCOUNTNUMBER: 8888	ADD TO SELECTION			
PARCEL ID: 18-282-283-30	GET ABUTERS			
LOCATION: SCHOOL ST				
OWNER NAME: 528 BROADWAY LLC				
OWNER2:				
OWNER3:				
BILLING ADDRESS: 53 FAIRVIEW ST				
BILLING ADDRESS 2:				

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.

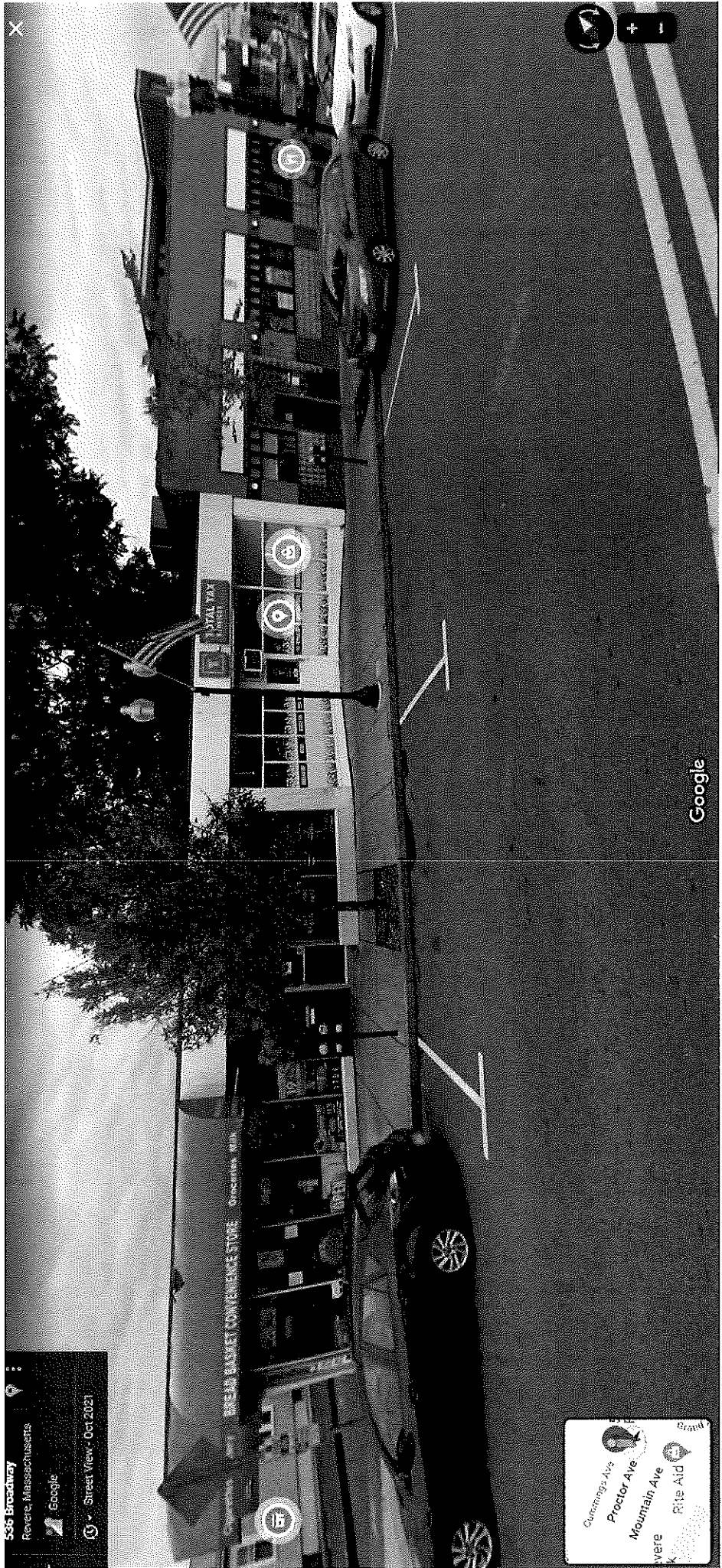
Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

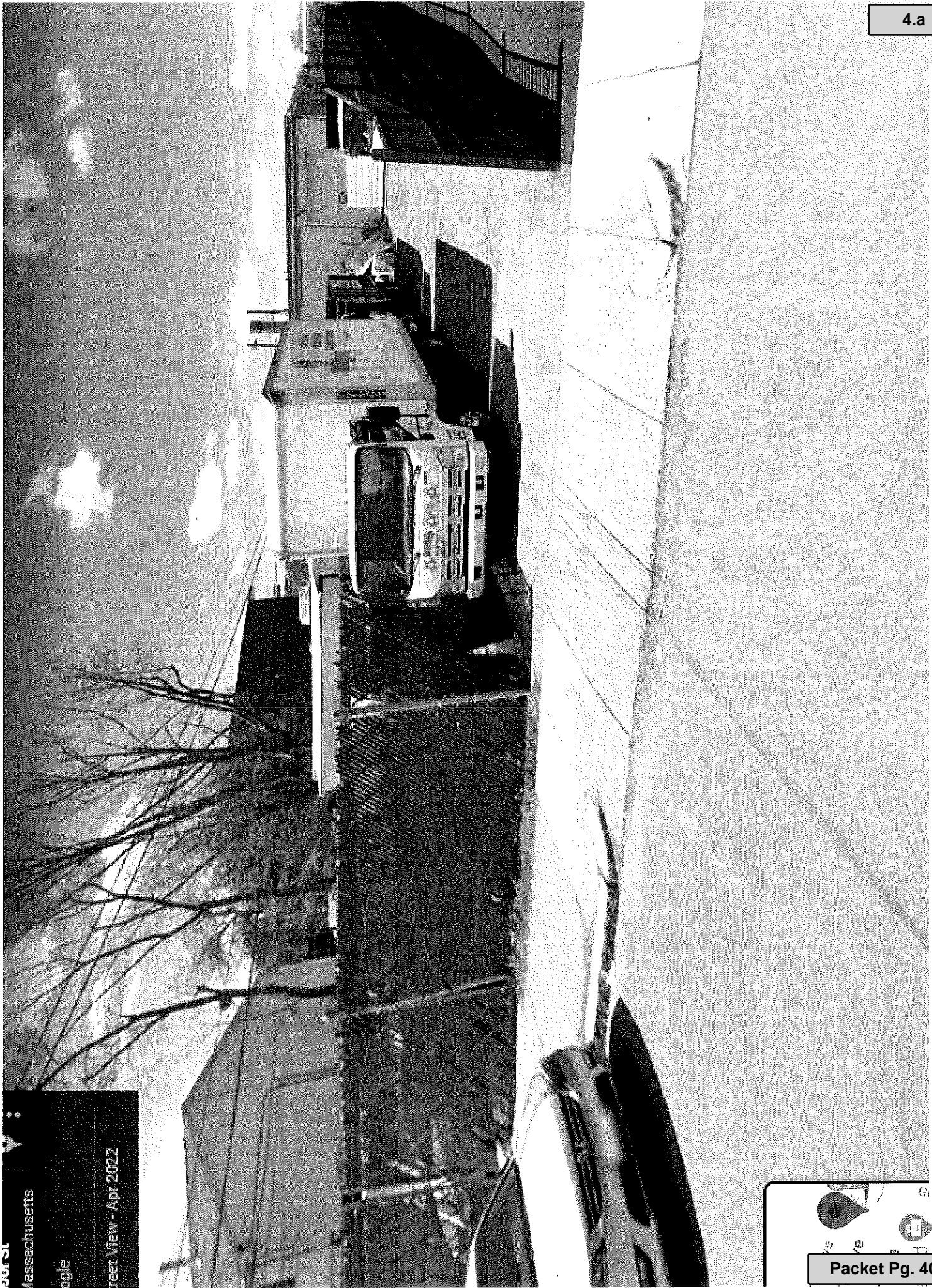
Attachment: PH.C2209535Broadway (22-313 : Special Permit, C-22-09, 535 Broadway)



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

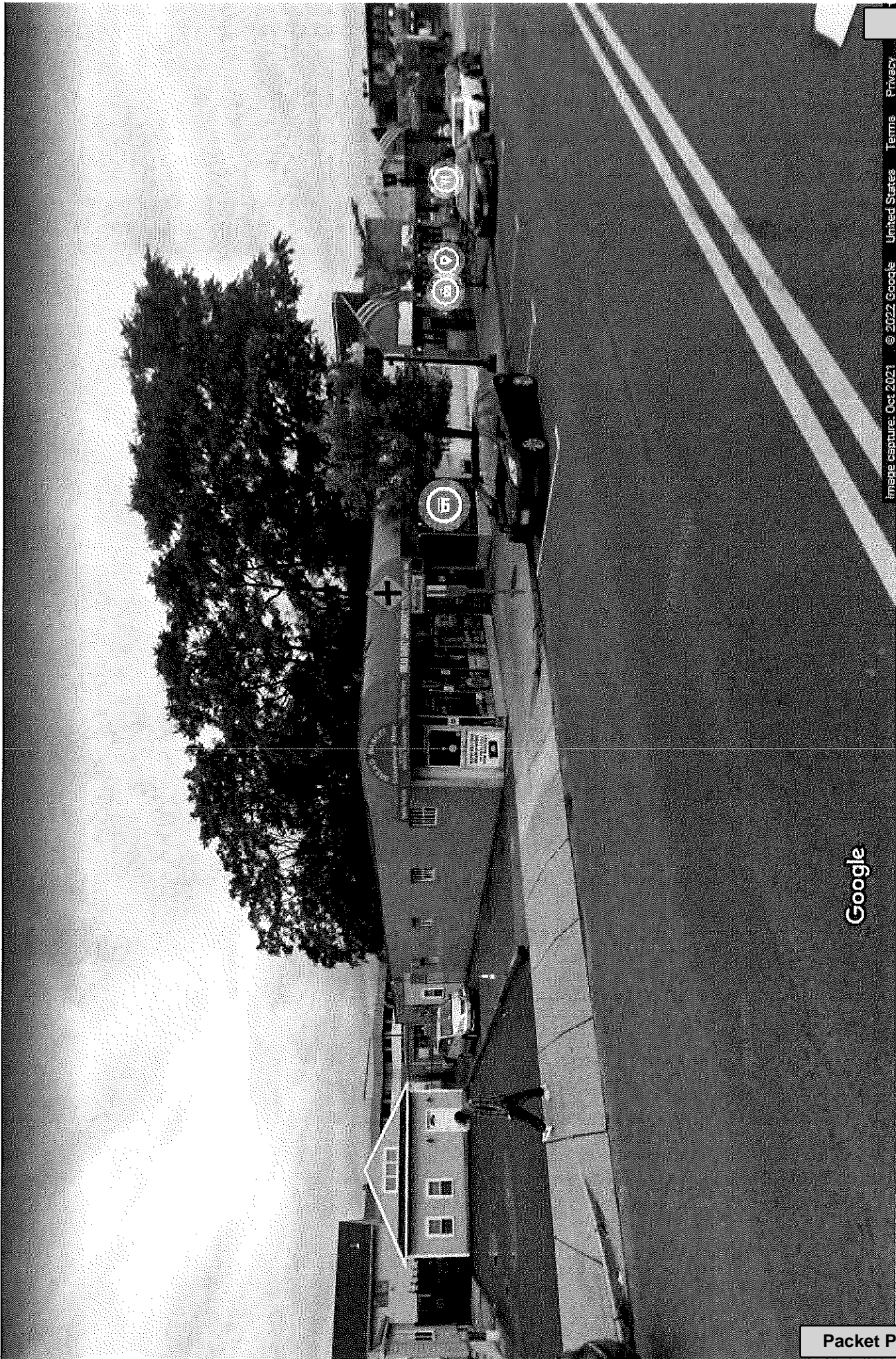
EXHIBIT F





Massachusetts
Street View - Apr. 2022

Packet Pg. 40



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

510 BROADWAY 24-392-66

LUC: 031

Z.P. REALTY TRUST
PORCARO DIANE TRUSTEE
105 NE 19TH AVE
DEERFIELD BEACH, FL 33441

509 BROADWAY 6 16-262-263-8-9

LUC: 102

BETTERMAN STEVEN
382 OCEAN AVE
UNIT C-103
REVERE, MA 02151

540 BROADWAY 24-405-1

LUC: 333

520 BROADWAY REALTY TRUST
ELKHAOULI ELIAS TRUSTEE
6 JEFFREY ST
SAUGUS, MA 01906

529 BROADWAY 16-262-263-9A

LUC: 332

529 BROADWAY LLC
52 FAIRVIEW ST
WINTHROP, MA 02152

15 PROCTOR AVE 24-405-2

LUC: 111

15 PROCTOR AVENUE TRUST
STEWART ROBERTA TRUSTEE
17 PROCTOR AVE
Revere, MA 02151

101 SCHOOL ST 16-264-1A

LUC: 931

CITY OF REVERE / HIGH SCHOOL
C/O SUPT OF SCHOOLS
101 SCHOOL ST
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

133 SCHOOL ST 16-265A-1

LUC: 104

MENDOZA WALTER A PINEDA
PINEDA PASTORA
133 SCHOOL ST
REVERE, MA 02151

9 CUMMINGS AVE 24-406-1

LUC: 101

GUZMAN HECTOR O
PORTILLO DELMY D
9 CUMMINGS AVE
REVERE, MA 02151

137 SCHOOL ST 16-265A-2

LUC: 104

NASCIMENTO SUELI
137 SCHOOL ST
REVERE, MA 02151

570 BROADWAY 24-406-20

LUC: 326

570 BROADWAY REALTY TRUST
ABOURJAILI YOUSSEF TRUSTEE
POST OFFICE BOX 16
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

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

DATE: 8-9-22

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

USE VALUE: 514,800/ ASSESSED: 514,650/

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

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

IN PROCESS APPRAISAL SUMMARY table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value, Legal Description, Entered Lot Size, Total Land, Land Unit Type

Patriot Properties Inc. logo and GIS Ref, Insp Date, USER DEFINED fields

PREVIOUS ASSESSMENT table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date

PRINT and LAST REV tables with Date and Time columns

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.

SALES INFORMATION table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Trst, Verif

PAT ACCT. table with ASR Map, Fact Dist, Rewal Dist, Year, Land Reason, Bid Reason, Cmidistrict, Ratio

OTHER ASSESSMENTS
Code, Description, Amount, Com. Int.

BUILDING PERMITS table with columns: Date, Number, Descrpt, Amount, C/O, Last Visit, Fed Code, F, Descrp, Comment

ACTIVITY INFORMATION table with columns: Date, Result, By, Name

PROPERTY FACTORS table with columns: Item, Code, Description, % Item, Code, Description

LAND SECTION (First 7 lines only) table with columns: Use, Description, LUC, No of Units, Depth, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Mod, Neigh Int 1, Int 2, Int 3, Appraised Value, Alt Class, Spec Land Code, Fact Use Value, Notes

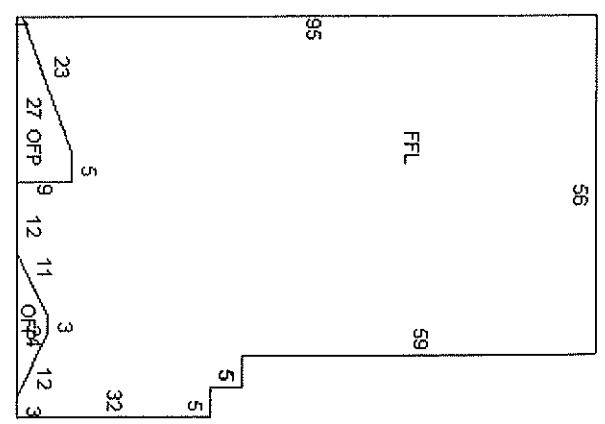
Summary form with fields: Total ACHA: 10.15581, Total SF/SqM: 6787, Parcel LUC: 325 STORE, Prime NB Desc: COMM AVG, Total: 311,831, Sml Credit, Total: 311,800, Total: 311,831, Total: 311,800, 2023

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

Type:	78 - STORE	Rating:	
By Ht:	1 - 1 STORY	A Bath:	
Juris:	4	3/4 Bath:	
Foundation:	6 - SLAB	A 3/4Bth:	
Frame:	1 - WOOD	1/2 Bath:	
Prime Wall:	6 - STUCCO	A HBth:	
Sec Wall:	3 - ALUMINUM	Oh/Fix:	
Roof Struct:	4 - FLAT	OTHER FEATURES	
Roof Cover:	4 - TAR+GRAVEL	Kits:	Rating:
Color:	TAN	A Kits:	Rating:
View / Desir:		FrnI:	Rating:
		WSpFlue:	Rating:

Location:	Total Units:	Floor:	% Own:	Name:
CONDO INFORMATION				
REMODELING RES BREAKDOWN				
Extior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Code	Description	Area - SQ	Rate - AV	Underp Value	Sub Area	% Usbl	Descrp	% Qu	# Ten
FFL	FIRST FLOOR	5,499	109,560	602,487	FFL	100.0%	F	50.0%	2
OFFP	OPEN FRM PRC	223	17,540	3,911	OFFP				
Net Sketched Area:		5,722	Total:						
Gross Area		5,722	606,398						
Fin Area		5,499	5499						



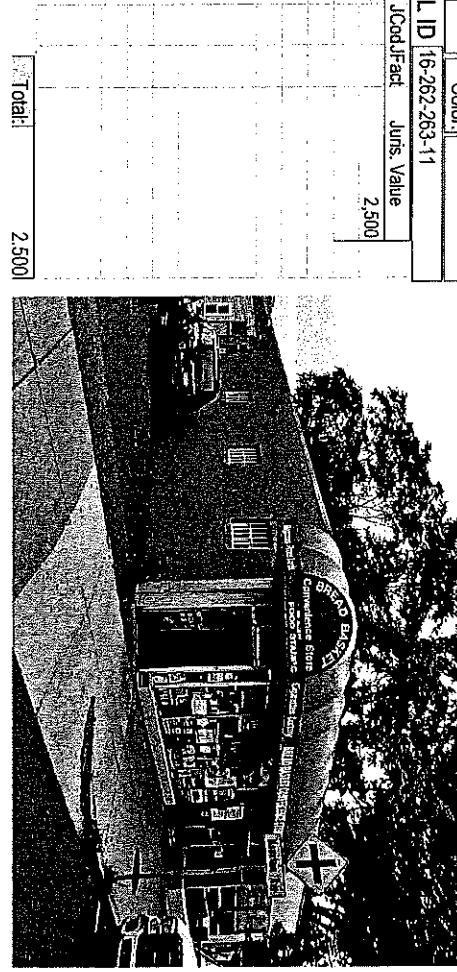
Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value
85	PAVING	D Y	13000	A	AV	1980		2,777	70	325				2,500
PARCEL ID: 16-262-263-11														

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value
85	PAVING	D Y	13000	A	AV	1980		2,777	70	325				2,500
PARCEL ID: 16-262-263-11														

Code	Description	Area - SQ	Rate - AV	Underp Value	Sub Area	% Usbl	Descrp	% Qu	# Ten
FFL	FIRST FLOOR	5,499	109,560	602,487	FFL	100.0%	F	50.0%	2
OFFP	OPEN FRM PRC	223	17,540	3,911	OFFP				
Net Sketched Area:		5,722	Total:						
Gross Area		5,722	606,398						
Fin Area		5,499	5499						

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value
85	PAVING	D Y	13000	A	AV	1980		2,777	70	325				2,500
PARCEL ID: 16-262-263-11														

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value
85	PAVING	D Y	13000	A	AV	1980		2,777	70	325				2,500
PARCEL ID: 16-262-263-11														



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	529 BROADWAY LLC
Owner 2:	
Owner 3:	
Street 1:	52 FAIRVIEW ST
Street 2:	
Town/City:	WINTHROP
State:	MA
Postal:	02152

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.520	219,600		506,300	725,900
Total Parcel					
		0.520	219,600	506,300	725,900
Source: Market Adj Cost					
		Total Value per SQ Unit (Card):	141.09	Parcel:	141.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	325	FV	207,300	0	.52	506,300	713,600	
2021	325	NC	207,300	0	.52	506,300	713,600	
2020	325	FV	173,300	0	.52	462,900	636,200	
2019	325	PTCH	170,100	0	.52	462,900	633,000	
2018	325	FV	170,100	0	.52	462,900	633,000	
2017	325	NC	170,100	0	.52	462,900	633,000	
2016	325	FV	147,000	0	.52	434,000	581,000	
2015	325	FV	147,000	0	.52	434,000	581,000	
2014	325	FV	147,000	0	.52	361,700	508,700	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf
CASTALDO REALTY	67118-136		1/31/2022	MULTIPLE PAR	3,900,000	No	No	No
J C BROADWAY RE	53928-34		10/3/2014	CONVENIENCE		1	No	No
J C BROADWAY RE	53328-98		8/5/2014	CONVENIENCE		1	No	No
NEW ATLANTIC RE	43428-147		4/10/2008	CONVENIENCE		1	No	No
UNKNOWN	4/1		9/18/1984			No	No	No

TAX DISTRICT

Parcel ID	Notes
16-262-263-9A	

NARRATIVE DESCRIPTION

This parcel contains .52 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1910, having primarily CONC BL OCK Exterior and 5145 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

PAT ACCT.

Date	Time	Notes
06/30/22	07:39:39	aprp
		6906

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2022	PERMIT	336	MAITT MCGRATH
3/2/2015	MEASURED	372	Patrick W
7/13/2009	PERMIT	TO	Town
5/1/2007	MEAS & INSP	336	MAITT MCGRATH
5/18/2006	MEASURED	335	JONATHAN D

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/22/2021	B21001776	SIGN	9,500	C				CHANNEL LETTERS
12/14/2010	8558	SIGN	2,000	C				4X6 ALUM AND PLAST
10/2/2008	6542	SIGN	1,000	C	7/13/2009			POLLO ROYAL RST SI
10/2/2008	6541	Commerci	11,500	C				8" BLOCK WALL 36"X
6/16/2003	9850	Commerci	11,500	C				Commercial REMODEL
9/10/2002	9072	Commerci	12,600	C				Commercial MOVING
7/12/2001	7787	Commerci		C	6/15/2002			Commercial ENLARGE
4/21/1995	3008		1,000	C	5/5/1992			COMM SIGN ALUMINUM
3/24/1992	1218		28,800	C	4/28/1992			COMM INSTALL FENCE
7/21/1991	9478			C				COMM REMD. FOR DOM

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	Intf 1 %	Intf 2 %	Intf 3 %	Appraised Value	Alt Class	Spec %	Land Code	Fact Use Value	Notes
332	AUTOREP	22663		SITE		1.0	0	17.5	1.28	CA						506,311				506,300	

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

ASR MAP

ASR Map:	16
Reval Dist:	
Year:	
Land Reason:	
Bid Reason:	
Civil District:	
Ratio:	

USER DEFINED

Prior Id # 1:	GB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ROR
 Type: 39 - REPAIR GAR
 Ht: 1 - 1 STORY
 Units: 2 - Total: 2
 Foundation: 6 - SLAB
 Frame: 2 - STEEL
 Prime Wall: 21 - CONC BLOCK
 Sec Wall: 6 - STUCCO 25%
 Roof Struct: 4 - FLAT
 Roof Cover: 4 - TAR+GRAVEL
 Color: RED/TAN
 View / Desir:

Full Bath Rating:
 A Bath Rating:
 3/4 Bath Rating:
 A 3/4Bth Rating:
 1/2 Bath: 3 Rating: AVERAGE
 A HBth Rating:
 Oth/Fix: 1 Rating: AVERAGE

RESIDENTIAL GRID
 1st Res Grid Desc: # Units
 Level FY LR DR D K FR RR BR FB HB L O
 Other Upper Lower
 RM: 3 BRS: HB: 3

REMODELING RES BREAKDOWN
 Exterior: No Unit RMS BRS FL
 Interior:
 Additions:
 Bath: %
 Kitchen: %
 Plumbing: %
 Electric: %
 Heating: %
 General: %

INTERIOR INFORMATION
 Avg Ht/Ft: 8
 Prim Int Wall: 5 - MINIMUM
 Sec Int Wall: 1 - DRYWALL 40%
 Partition: T - TYPICAL
 Prim Floors: 12 - CONCRETE
 Sec Floors: 6 - CERAMIC T 25%
 Bsmnt Fir:
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 2 - GAS
 Heat Type: 7 - UNIT HTRS
 # Heat Sys: 1
 % Heated: 100 % AC: 100
 Solar HW: NO Central Vac: NO
 % Com Wall % Sprinkled

DEPRECIATION
 Pys Cond: AV - Average 35%
 Functional:
 Economic:
 Special:
 Override:
 Total: 35%

CALC SUMMARY
 Basic \$ / SQ: 66.00
 Size Adj: 0.99295431
 Const Adj: 0.93333638
 Adj \$ / SQ: 61.166
 Other Features: 16801
 Grade Factor: 1.00
 NBHD Int: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 337795
 Depreciation: 118228
 Depreciated Total: 219567

COMPARABLE SALES
 Rate Parcel ID Typ Date Sale Price
 Juris. Factor: Before Depr: 61.17
 Special Features: 0 Val/Su Net: 42.68
 Final Total: 219600 Val/Su Sz: 42.68

MOBILE HOME
 Make: Model: Year: Color:
 PARCEL ID: 16-262-263-9A

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 JCode/Fact Juris Value

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCode/Fact	Juris Value

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

Code	Description	Area - SQ	Rate - AV	Under Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
	Net Sketched Area:	5,145		320,994					
	Gross Area	5,145		5145					

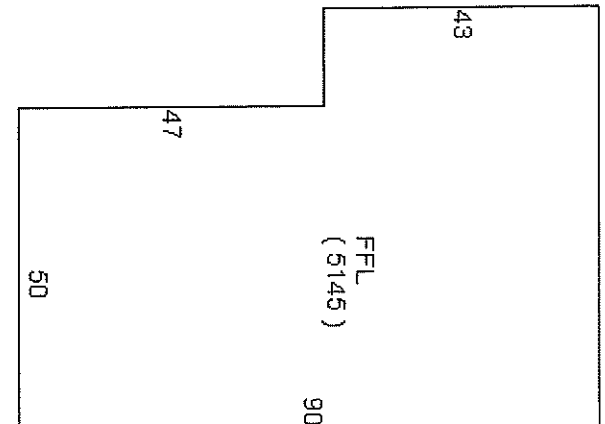


IMAGE
 AssessPro Patriot Properties, Inc



PROPERTY LOCATION
 Alt No: SCHOOL ST, REVERE
 Direction/Street/City: [Unit #]

OWNERSHIP

Owner 1:	529 BROADWAY LLC
Owner 2:	
Owner 3:	
Street 1:	53 FAIRVIEW ST
Street 2:	
Town/City:	WINTHROP
S/P/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/P/Prov:	MA
Postal:	01845

NARRATIVE DESCRIPTION

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

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int
------	----------------	--------	----------

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z			water	
0			Sewer	
n			Electri	
Census:				
Exempt				
Flood Haz:				
D			Topo	
s			Street	
i			Gas:	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type
106	OUT BLD	3967		SITE	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
106	0.091	22,800	22,800	21,400	44,200
Total Parcel					44,200
Total Value per SQ Unit/Cand:					N/A
Source: Market Adj Cost					/Parcel: N/A

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	21,400	44,200	44,200	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
2018	106	Fv	22800	22800	0.91	16,300	39,100	39,100	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
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

BUILDING PERMITS

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

TAX DISTRICT

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

PAT ACCT.

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

ACTIVITY INFORMATION

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

Legal Description
 Entered Lot Size: 0.091
 Total Land: 3967
 Land Unit Type: SF

User Acct
 16/262-263/30/

GIS Ref

GIS Ref

Insp Date
 04/26/17

Parcel ID
 16-262-263-30

PRINT
 Date: 08/09/22
 Time: 10:50:47

LAST REV
 Date: 02/03/22
 Time: 10:55:07

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

Patriot Properties Inc.

LT	Base Value	Unit Price	Adj Price	Neigh Infl	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec %	Fact Use Value	Notes
1.0	0	6.75	0.80	5	1.00	UNBLD	-90		21,385	0		21,400	

4 a	4 a
Type:	Rating:
by HC:	A Bath: Rating:
Units:	3/4 Bath: Rating:
Total:	A 3QBth: Rating:
	1/2 Bath: Rating:
	A HBth: Rating:
	Other: Rating:

Roof Struct:	Other Features:
Roof Cover:	Kits: Rating:
Color:	A Kits: Rating:
View / Desir:	Fprl: Rating:
	WSFlue: Rating:

GENERAL INFORMATION	CONDO INFORMATION
Grade:	Location:
Year Bilt:	Total Units:
Alt LUC:	Floor:
Jurisdct:	% Own:
Const Mod:	Name:
Lump Sum Adj:	

INTERIOR INFORMATION	DEPRECIATION
Avg HF/FL:	Phys Cond: AV - Average
Prim Int Wall:	Functional:
Sec Int Wall:	Economic:
Partition:	Special:
Prim Floors:	Override:
Sec Floors:	Total:

CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ:	Rate
Size Adj: 1,000,000,000	Parcel ID
Const Adj: 16,000,000,000	Typ
Adj \$ / SQ:	Date
Other Features: 0	Sale Price
Grade Factor:	
NBHD Int: 1,000,000,000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

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

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

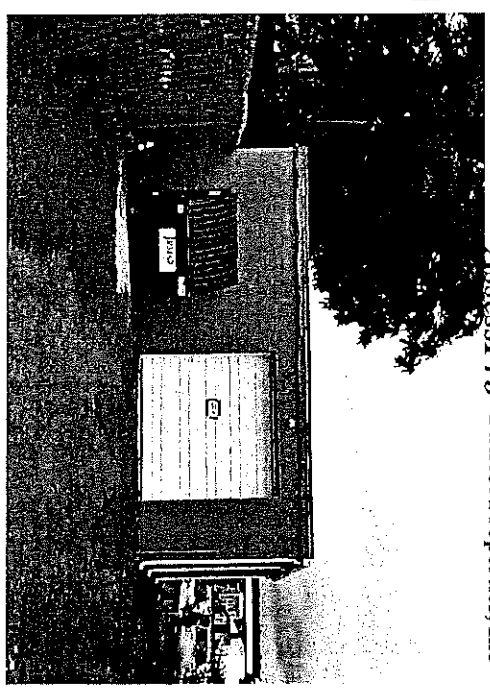
SUB AREA	SUB AREA DETAIL
Code	Description
Area - SQ	Rate - AV
Undepr Value	
Sub Area	% Usbl
Descrp	% Type
Qu # Ten	

Net Sketched Area:	Gross Area	Fin Area	Total:
Size Adj			

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				

Code	Description	A YIS Qty	Size/Dim	Qual	Con Year	Unit Price	DIS Dep	LUC	Fact NB Fa	Appr Value	Jurisd/Fact	Jurisd Value
3	GARAGE	D-Y	1.50X40	A	AV 1970	16,251	30	106		22,800		22,800

More: N	Total Yard Items:	22,800	Total Special Features:		Total:	22,800
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AssessPro Patriot Properties, Inc

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.



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



City of Revere

CFO/City Auditor/Budget Director

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

Richard Viscay
CFO/City Auditor/Budget Director

December 1, 2022

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

RE: Appropriation of Opioid Settlement Funds to Opioid Recovery and Remediation Trust Fund

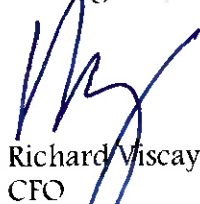
Dear Council President,

As a follow-up to the establishment of the Opioid Recovery and Remediation Trust Fund, I am now requesting that the council appropriate \$254,470 to the Fund. This amount represents the amount received for the settlement for FY2023.

Also find attached a pro-forma schedule of anticipated revenues from the settlement for your benefit.

I will be in attendance Monday to answer any questions.

Best regards,



Richard Viscay
 CFO

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

Attachment: Opioid Funds (22-330 : Appropriation of Opioid Settlement Funds to Opioid Recovery and Remediation Trust Fund)



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: December 1, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Other Revenue (01001-431200)	\$254,470.28
	<i>Available Balance:</i>	<i>\$ 254,470.28</i>
TO:	Opioid Settlement Abatement Trust Fund (84351-497000)	\$254,470.28
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of December 1, 2022, there are sufficient funds to support such a transfer.

Account verified by  _____

Reviewed by  _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Maximum Distributor and Johnson and Johnson Payments for Revere			
Calendar Year	Distributor Amount	Johnson and Johnson Amount	Total
2022	86,203	168,267	254,470
2023	44,172	-	44,172
2024	55,288	-	55,288
2025	55,288	-	55,288
2026	55,288	8,487	63,775
2027	55,288	8,487	63,775
2028	65,025	8,487	73,512
2029	65,025	10,805	75,830
2030	65,025	10,805	75,830
2031	54,660	10,805	65,465
2032	54,660	-	54,660
2033	54,660	-	54,660
2034	54,660	-	54,660
2035	54,660	-	54,660
2036	54,660	-	54,660
2037	54,660	-	54,660
2038	54,660	-	54,660
			\$ 1,210,025

Attachment: Opioid Funds (22-330 : Appropriation of Opioid Settlement Funds to Opioid Recovery and Remediation Trust Fund)