



CITY COUNCIL
Regular Meeting

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

Monday, December 1, 2025, 6:00 PM

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

5:00PM Legislative Affairs Sub-Committee Meeting

5:20PM Zoning Sub-Committee Meeting

5:40PM Climate, Workforce, & Sustainability Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 24, 2025

3. **25-299** The City Council award the Revere Jr. Patriots Flag Football team for its undefeated season, which concluded with a championship at the NCYFC 2025 Flag Football tournament on November 1st.

4. **25-300** The City Council award a Certificate of Commendation to Sebastian Agudelo Gomez for his exemplary contribution to educating and informing the residents of Revere and representing the Colombian-American community with integrity and distinction here in the largest Colombian-American community in the Commonwealth of Massachusetts.

5. **25-260** The Chief of Planning & Community Development will present the City Council with an overview and full scope of planned work on Harris Street and the surrounding area.

6. **25-312** The City Assessor will appear before the City Council to conduct a presentation on the local property tax exemptions for veterans.

Public Hearings

7. **25-296** Hearing called as ordered for the purpose of establishing the minimum residential factor, so that the Board of Assessors may proceed with the establishment of the tax rate for Fiscal Year 2026.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Legislative Affairs Sub-Committee Report

8. **25-265** An Ordinance Further Amending the Revere Revised Ordinances Relative to the Affordable Housing Trust Fund. (attached)

9. **25-266** An Ordinance Further Amending Title 12 and Title 17 of the Revere Revised Ordinances Relative to Overhanging Signs and Storefront Sign Maintenance. (attached)

Zoning Sub-Committee Report

10. **25-304** Shirley Avenue Realty Trust, Trustee James Perry, 65 County Road, Chelsea, MA 02150 requesting a special permit from the Revere City Council to allow the existing storefront and nine residential units to remain in place where City records indicate a storefront and six residential units at 85 Shirley Avenue, Revere, MA 02151.

Climate, Workforce, & Sustainability Sub-Committee Report

11. **25-283** Communication from the Chief of Planning & Community Development requesting time to conduct a presentation on the work of the North Suffolk Office of Resiliency & Sustainability.

Communications

12. **25-313** Communication from the City Auditor requesting an appropriation from the Community Improvement Trust Fund in the amount of \$35,000 for renovations to Fitzhenry Park.

Motions

13. **25-314** Motion presented by Council President Silvestri: That the City Council award a Certificate of Merit to Pheachey Chhom of the Revere Police Department in recognition of his promotion from Master Sergeant to Sergeant Major in the Massachusetts Army National Guard.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 24, 2025

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of November 10, 2025

RESULT: ACCEPTED

3 25-293 The City Council will award Certificates of Commendation to the Revere Bocce Team in honor of their victory over their ‘friendly’ rivals in the Revere vs. Chelsea Bocce Tournament this past September.

Councillors Haas and Guarino-Sawaya presented Certificates of Commendation to the Revere Senior Center Bocce Team in recognition of their victory over Chelsea.

RESULT: PLACED ON FILE

4 25-302 The Chief of Police to provide the City Council with an update on the use of body cameras for officers to include cost and expected start time.

During the City Council discussion, the Police Chief LaVita delivered an update on the development and roll out of the department’s body-worn camera program. She explained that the

initiative has been in progress for many months, resulting in an implementation plan and a negotiated 14-page policy agreed upon with both unions. The total program cost is projected at just over \$1.1 million over five years. The department is finalizing an application for a state grant, which opened on October 30 with a December 3 submission deadline, and could provide up to \$250,000 to fully cover the program's first year. If awarded, notification is expected in December. Chief LaVita outlined a phased timeline: the policy will be issued in January, followed by roll-call training led by the Training Division to ensure officers are fully informed and able to ask questions. A pilot program involving 3–5 volunteer officers will begin with February training and equipment setup, including docking stations for cloud-based video uploads, with the pilot launching in late February or early March. Full hardware delivery is anticipated in March 2026, with department-wide training from March to April and full deployment targeted for May 2026. She confirmed that officer stipends for wearing cameras were settled in the previous contract and noted annual maintenance costs of roughly \$215,000 beyond the first year. A dedicated video evidence unit, overseen by Lieutenant Romboli, will manage storage, redaction, and related software needs, with cloud storage included in the overall pricing. Councillors expressed support for the program, asked clarifying questions regarding costs, storage, and officer participation, and confirmed that 113 cameras will be purchased—one for each current and future officer rather than shared across shifts.

RESULT: PLACED ON FILE

- 5 25-297 **AFC Urgent Care located at 339 Squire Road will appear before the City Council to conduct a presentation on the healthcare needs and services provided.**

Councillor McKenna introduced Shreya Patel, Director of Operations for AFC Urgent Care Revere, to raise public awareness of the clinic located at 339 Squire Road in the Northgate Shopping Center, noting that many residents—including herself—were unaware of its presence despite the high quality of care it provides. Patel explained that the clinic is marking its one-year anniversary and was established to address two common challenges faced by community members: long emergency room wait times and difficulty securing timely primary care appointments. Over the past year, the clinic has partnered with the Revere Police and Fire Departments to conduct new-hire physicals, required vaccinations, drug screenings, and has provided discounted school physicals and other reduced-cost services to members of the public. AFC recently hosted a flu vaccine clinic and has begun offering immigration physicals to better support the city's immigrant population. Patel highlighted the clinic's broad range of services, including blood testing, on-site X-ray capability, rapid testing for flu, strep, COVID-19, and STDs, as well as minor procedures such as stitches, staples, and sutures. Several councillors expressed appreciation for the clinic's accessibility, efficiency, and positive impact, sharing personal experiences with short wait times and convenient care. They also emphasized the need for increased advertising to ensure the public is aware of the clinic's availability. Patel reiterated the clinic's readiness to serve anyone in need of medical attention, and the presentation concluded with acknowledgment that the information would be placed on file.

RESULT: PLACED ON FILE

Public Hearings

- 6 25-304 Shirley Avenue Realty Trust, Trustee James Perry, 65 County Road, Chelsea, MA 02150 requesting a special permit from the Revere City Council to allow the existing storefront and nine residential units to remain in place where City records indicate a storefront and six residential units at 85 Shirley Avenue, Revere, MA 02151.

Proponents

James Cipoletta, Attorney for the applicant

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 12/1/2025 6:00 PM
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Public Comment Pursuant to Chapter 402 of the Acts of 1965

Jim Mercurio, 193 Crescent Avenue, Revere, MA spoke in favor of Council Order 25-305.

Unfinished Business

- 7 25-232 **An Ordinance Repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere. - 3rd Reading**

"SHALL THE CITY COUNCIL APPROVE AN ORDINANCE REPEALING THE POLITICAL SIGN ORDINANCE OF THE CITY OF REVERE?"

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

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

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

September 29, 2025 Ordered on a first reading.

October 27, 2025 Ordered on a second reading. Councillors Jaramillo & Novoselsky voting "NO".

November 10, 2025 Ordered on a third and final reading. Councillor Novoselsky voting "NO".

November 24, 2025 Ordered Engrossed & Ordained on a Roll Call. Councillor Novselsky voting "NO".

RESULT:	ORDERED ENGROSSED AND ORDAINED [9 TO 1]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Zambuto, Silvestri
NAYS:	Novoselsky
ABSENT:	Jaramillo

Ways & Means Sub-Committee Report

8 24-257 **Communication from the Chief of Planning & Community Development relevant to a proposed special act to support the family of Robert O'Brien.**

The Ways & Means Sub-Committee convened to consider proposed special legislation intended to allow the family of the late Robert “Bob” O’Brien—who resigned from his position as Revere’s Director of Planning and Community Development in December 2023 and died in February 2024—to receive a lump-sum refund of his retirement contributions rather than the minimal monthly benefit otherwise available under Option D. Councillor Argenzio supported the measure, emphasizing that O’Brien had designated his wife Annette as his Option D beneficiary, had relied on guidance from the Commonwealth website that suggested his benefit election would be nullified upon resignation, and that the special act merely returns the contributions O’Brien paid into the system. Councillor Zambuto opposed the legislation, expressing respect for O’Brien but asserting that granting such relief would create precedent exposing the city to financial risk, consistent with his long-standing position against similar special acts. The Committee then heard extensive testimony from O’Brien’s brother, Paul, joined by O’Brien’s daughter, who argued that the result under the current interpretation of Option D is grossly inequitable because it restricts Annette, age 82, to approximately \$80-\$100 per month despite more than \$80,000 in accumulated contributions. He explained that the family relied on state retirement guidance describing Option D as applicable only when a member dies while actively employed, leading to the reasonable assumption that the option became void upon resignation and that a lump-sum refund would remain available. He further contended that the system’s interpretation of “retire” is inconsistent with common usage, that the administrative magistrate acknowledged the unfairness of the outcome, and that special legislation is the appropriate remedy to correct an anomalous and unintended result. Additional questions from councillors focused on whether the benefit resembled other retirement options and whether the funds belonged to the city or to the employee’s own contributions. After discussion, the Ways & Means Sub-Committee proceeded to a roll-call vote to determine a recommendation on the special legislation. The proposed legislation received an unfavorable recommendation for approval. Committee members Argenzio and Novoselsky voting “YES”. Councillors McKenna, Zambuto, and Chairman Cogliandro voting “NO”.

Prior to the vote on the Council floor Councillor Argenzio offered a minority report reiterating his statements during the sub-committee meeting and speaking in favor of the proposed special act.

"SHALL THE CITY COUNCIL APPROVE AN ACT EXEMPTING ANNETTE V. O'BRIEN FROM BEING AWARDED A MEMBER-SURVIVOR ALLOWANCE AS SET FORTH IN CHAPTER 32, SECTION 12(2)(d)) OF THE GENERAL LAWS AND INSTEAD RECEIVE A ONE-TIME, LUMP SUM PAYMENT OF THE ACCUMULATED TOTAL DEDUCTION ACCOUNT OF ROBERT B. O'BRIEN ON FILE WITH THE REVERE CONTRIBUTORY RETIREMENT SYSTEM.?"

After the vote, Councillor Cogliandro requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended and reconsideration fails. Councillor Argenzio voting “NO” against suspension.

RESULT: DEFEATED - ROLL CALL [3 TO 7]
AYES: Argenzio, Guarino-Sawaya, Novoselsky
NAYS: Cogliandro, Giannino, Haas, Kelley, McKenna, Zambuto, Silvestri
ABSENT: Jaramillo

- 9 25-107 Motion presented by Councillor Guarino-Sawaya: That Mayor request the Department of Public Works to install appropriate signage and/or blinking lights ahead of all speed bumps to provide sufficient warning to drivers and improve roadway safety. Furthermore, that the Traffic Commission and Department of Public Works conduct a review of all existing speed bump locations to ensure proper signage is in place and report back to the City Council with its recommendations.

RESULT: PLACED ON FILE

Appointments Sub-Committee Report

- 10 25-276 **Communication from the Mayor relative to the reappointment of Ellie Vargas to the Disability Commission.**

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

- 11 25-277 **Communication from the Mayor relative to the appointment of Nicholas Gauvin to the Parks and Recreation Commission.**

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

- 12 25-278 **Communication from the Mayor relative to the appointment of Jacklyn Damiano to the Parks and Recreation Commission.**

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

- 13 25-279 **Communication from the Mayor relative to the appointment of Wilson Correa to the Parks and Recreation Commission**

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

- 14 25-280 **Communication from the Mayor relative to the appointment of David Leary to the Parks and Recreation Commission.**

Mr. Leary is not a Revere resident and ineligible for confirmation pursuant to Section 2.57.050(A)(1) of the Revised Ordinances of the City of Revere.

RESULT:	PLACED ON FILE
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- 15 25-281 **Communication from the Mayor relative to the appointment of Natalia Ardagna to the Parks and Recreation Commission.**

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

- 16 25-282 **Communication from the Mayor relative to the appointment of John Shannon Bianchi to the Parks and Recreation Commission**

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

Motions

- 17 25-305 Motion presented by Councillor McKenna: That the Mayor request MassDOT to mark a "Don't Block the Box" on Bennington Street at the intersection of Crescent Avenue.

Councillor Zambuto is recorded as recused from discussion on this motion.

RESULT:	ORDERED - VOICE VOTE
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- 18 25-306 Motion presented by Councillor McKenna, Councillor Cogliandro, Councillor Novoselsky: That the Mayor request MassDOT to mark a "Don't Block the Box" on VFW Parkway at the intersection of Beach Street.

Councillor Zambuto is recorded as recused from discussion on this motion.

RESULT: ORDERED - VOICE VOTE

- 19 25-307 Motion presented by Councillor McKenna: That the Mayor request MassDOT to increase the timing of the traffic signalization on Winthrop Avenue for traffic headed West to Revere Beach Parkway and lower Winthrop Avenue. The current timing has traffic backed up to the intersection of Winthrop Avenue and North Shore Road during rush hour.

Councillor Zambuto is recorded as recused from discussion on this motion.

RESULT: ORDERED - VOICE VOTE

- 20 25-308 Motion presented by Councillor Novoselsky: That the Mayor request the Department of Planning & Community Development to work with the DCR, MassDOT and the Traffic Commission to reduce the crosswalk at the intersection of Campbell Avenue and Revere Beach Parkway for the safety of pedestrians and traffic safety. Also, since there is a new opening at the median strip for the Revere Fire Department, the reduction will force cars to take a right onto the Parkway instead of crossing over to head to Beachmont or Suffolk Downs. This request was previously submitted in 2023 with no action.

Councillor Zambuto is recorded as recused from discussion on this motion.

RESULT: ORDERED - VOICE VOTE

- 21 25-309 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Planning & Community Development and the Emergency Management Director to begin the process of enrolling the City of Revere in FEMA's Community Rating System (CRS) program, if the City is not already enrolled, and to take all necessary steps to update floodplain-management practices to meet FEMA standards. Further, that the departments provide the Council with a report outlining required actions, recommended ordinance updates, and potential benefits to residents, including reductions in flood-insurance premiums.

RESULT: ORDERED - VOICE VOTE

- 22 25-310 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Solicitor to draft an ordinance establishing a Building Emissions Reduction & Disclosure (BERDO) program for the City of Revere, including: 1. Annual reporting of energy and water use for large buildings. 2. Phased emissions-reduction standards to meet climate goals. 3. Technical assistance for building owners, prioritizing low-income and Environmental Justice areas. 4. Enforcement for non-compliance and incentives for strong or early reductions. 5. A designated city office to

run the program and a fund to support emissions-reduction projects. 6.
Authority for the appropriate department to issue regulations.

RESULT: ORDERED - VOICE VOTE

- 23 25-311 Motion presented by Councillor Kelley: That the Mayor request the Chief of Police to require Popeye's on Squire Road to provide a police detail for the grand opening of the establishment and continue throughout the following two-weeks of their opening in order to calm traffic and congestion in that area.

RESULT: ORDERED - VOICE VOTE

- 24 25-312 Motion presented by Council President Silvestri: That the Mayor request the CFO to appear before the City Council to conduct a presentation on the local property tax exemptions for veterans.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:26 PM.

Attest:

City Clerk



Patrick M. Keefe, Jr.
Mayor

City of Revere

BOARD OF ASSESSORS

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

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

November 5, 2025

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 2026.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Patrick Keefe, Mayor

Richard Viscay, Chief Financial Officer

Attachment: Minimum Residential Factor Hearing Request 11102025 (25-296 : FY2026 Minimum Residential Factor)

**Public Hearing
City of Revere, MA**

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

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

Be it ordained by the City of Revere as follows:

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

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

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

Attest:

Ashley E. Melnik
City Clerk

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

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, October 27, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, October 28, 2025 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

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

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

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

Section 17.36.060(D) Maintenance

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

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

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

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

Section 12.04.250 Permits for Projections Over the Public Way

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

A. Application

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

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

B. Specifications

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

C. Maintenance

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

D. Enforcement

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

E. Revocation

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

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

Attest:

Ashley E. Melnik
City Clerk

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

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, November 25, 2025 9:45 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 25, 2025
Application #: SPR25-000034
Address: 85 SHIRLEY AVE
Description: Change of apartments from 6 apartments and store front into a 9 apartments and store front
Review Status: Pending

The following findings and conditions have be made with respect to the above referenced special permit request for the increase of 6 residential units to 9 residential units at 85 Shirley Ave:

1. All residential units shall be brought into compliance with building, plumbing, electrical, fire safety and health codes.
2. The additional three units shall not be eligible for a residential parking sticker per Section 10.34.020 (G).3.
3. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. This fee shall be calculated based on the increased number of bedrooms beyond what presently exists. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.4
4. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the increase in the number of residential units from 6 to 9 units.

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.

Attachment: SPR Conditions 85 Shirley Avenue (25-304 : Special Permit, C-25-14, 85 Shirley Avenue)

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: SPR Conditions 85 Shirley Avenue (25-304 : Special Permit, C-25-14, 85 Shirley Avenue)

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

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



Patrick M. Keefe Jr.

Mayor

October 22, 2025

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

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

Dear Councilors:

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

This would include:

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

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

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

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



Patrick M. Keefe Jr.

Mayor

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

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

Sincerely,

Tom Skwierawski

Chief of Planning & Community Development

Abderezak Azib

Sustainability Manager, North Suffolk Office of Resilience & Sustainability

Kristen Homeyer

Resilience Manager, North Suffolk Office of Resilience & Sustainability



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

November 19, 2025

City Council President Silvestri
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Community Improvement Trust appropriation – Fitzhenry Park

Dear Council President Silvestri,

The city, through the Department of Planning and Community Development (DCPD), is renovating Fitzhenry Park through a \$385,000 grant that needs \$35,000 in city matching funds to complete the renovations.

Therefore, on behalf of DPCD, I am requesting an appropriation of \$35,000 from the Community Improvement Trust to fully fund the renovation of Fitzhenry Park. Please find attached a certification of appropriation from the Trust for your benefit. This is a timely request and I hope that we can get this passed at Monday's meeting.

I will be present at Monday's meeting to discuss and answer any questions.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Patrick M. Keefe Jr., Mayor
Elle Baker, Dept of Planning and Community Development
Assunta Newton, Assistant Budget Director

Attachment: Community Improvement Trust (25-313 : Community Improvement Trust)



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Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick M. Keefe, Jr
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: November 19, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000)	\$ 35,000
	<i>Available Balance:</i>	\$ 1,808,057.45
TO:	Fitzhenry Park Construction (40991-497000)	35,000
	<i>Original Certification:</i>	\$ 0.00

Based on the amount available as of November 19, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____