



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, December 4, 2023, 6:00 PM

5:00PM Zoning Sub-Committee Meeting

5:45PM Legislative Affairs Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 27, 2023

3. **23-261** Motion presented by Councillor Silvestri: That the City Council award Certificates of Merit to Officer Brendon Leslie (Medal of Honor), Officer Christopher Panzini (Medal of Valor), and Sgt. Jackie Dean (Medal of Valor) in recognition of receiving the Trooper George L. Hanna Memorial Award.

4. **23-283** Brian Dakin, Senior Project Manager of Leftfield will provide an update to the City Council relative to the ongoing Revere High School project.

Public Hearings

5. **23-250** Hearing called as ordered by the Board of Assessors requesting adoption of the Minimum Residential Factor for Fiscal Year 2024.

Unfinished Business

6. **23-256** AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

Zoning Sub-Committee Report

7. **23-251** A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE BY ESTABLISHING GREEN STREET AND SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICTS PURSUANT TO MASS. GEN. LAWS CHAPTER 40R.

8. **23-263** Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

9. **23-264** Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.

Legislative Affairs Sub-Committee Report

10. **23-243** Motion presented by Councillor Morabito: That the Acting Mayor be requested to establish a Water Main Break Recovery Grant Program that offer grants to affected business and property owners who suffer financial material losses due to water main breaks. This will allow certain eligible businesses and property owners who sustain damage and losses not covered from their insurance to apply for funds of up to \$5,000.

Motions

11. **23-277** Motion presented by Councillor Cogliandro: That the Mayor-Elect be requested to conduct an investigation, through an external source, of the City Solicitor relative to recent allegations brought to the attention of the administration and City Council by multiple city employees.
12. **23-278** Motion presented by Councillor Cogliandro: That the Mayor-Elect and Director of Parks and Recreation appear before the City Council to discuss the classes offered at the new Health and Wellness Center. Further, that they discuss the impact offering these classes at a largely discounted rate which will impact local small businesses and potentially hurt their revenue.
13. **23-279** Motion presented by Councillor Serino: That the Mayor-Elect request the Traffic Commission to examine the feasibility of extending the left lane split on Washington Avenue at Sherman Street in Linden Square to help to ease traffic backup on Washington Avenue.
14. **23-280** Motion presented by Councillor Zambuto: That the City Clerk be requested to install a perpetual plaque in the City Councillor Joseph A. DelGrosso City Council Chambers in recognition and honor of all women who have served and will serve on the Revere City Council. The plaque will be similar to that of the perpetual plaque honoring all City Council Presidents which is currently installed at the rear of the Chambers.
15. **23-281** Motion presented by Councillor Powers: That the Mayor-Elect be requested to submit an appropriation request to the City Council from the Community Improvement Trust Fund in the amount \$23,000 for three air quality sensors to be installed in Ward 5 and in addition to the City's existing sensor network.
16. **23-282** Motion presented by Councillor Powers: That the Mayor-Elect be requested to submit an appropriation request to the City Council from the Community Improvement Trust Fund for an amount to be determined for the purpose of resurfacing the Oak Island Playground with handicap accessible rubberized surface.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 27, 2023

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of November 13, 2023

RESULT: ACCEPTED

- 3 23-254 Motion presented by Councillor Cogliandro, President Pro Tempore McKenna: That the City Council award a Certificate of Appreciation to Anthony Parziale for hosting a fundraiser for the Good Diner and Hector's Barbershop, which were both heavily impacted by a water main break on Broadway.

Council President McKenna and Councillor Cogliandro presented a Certificate of Appreciation to Anthony Parziale in recognition of his upstanding citizenry by holding a fundraiser for two local businesses damaged by a water main break.

RESULT: PLACED ON FILE

Public Hearings

- 4 23-263 Hearing called as ordered on the application of Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned

pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

Proponents

Lawrence Simeone, Attorney for the applicant

Opponents

John Colleran, 25 Thurlow Ave., Revere, MA

Mark Mattera, 33 Thurlow Ave., Revere, MA

Several Councillors indicated that granting a special permit for this use would set precedent by opening the door for other property owners to request special permits for converting sheds to residential units. The applicant's attorney indicated that the existing structure would be repaired and the garage side would continue to be used as a garage. However, the abutting neighbors in opposition and Councillors cited that the structure appears to be a tear-down and would like an opinion from the Building Inspector.

RESULT:	REFERRED TO ZONING	Next: 12/4/2023 6:00 PM
----------------	---------------------------	--------------------------------

- 5 23-264 Hearing called as ordered on the application of Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.

Proponents

Rick Salvo, Engineering Alliance

Gerry Goodwin, Quarter Master, Beachmont VFW

Anthony Parziale, 51 Arcadia Street

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 12/4/2023 6:00 PM
----------------	---------------------------	--------------------------------

- 6 23-265 Hearing called as ordered on the application of Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.

Proponents

Nancy O'Neil, Attorney for the applicant

Opponents

Minutes Acceptance: Minutes of Nov 27, 2023 6:00 PM (Salute to the Flag)

none

The applicant filed a request to withdraw the application without prejudice.

“SHALL THE CITY COUNCIL APPROVE THE APPLICANT’S REQUEST TO WITHDRAW THE APPLICATION WITHOUT PREJUDICE?”

RESULT:	WITHDRAWN WITHOUT PREJUDICE [9 TO 1]
AYES:	Cogliandro, Morabito, Novoselsky, Powers, Rizzo, Silvestri, Visconti, Zambuto, McKenna
NAYS:	Serino

7 23-251 Hearing called as ordered on, A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE BY ESTABLISHING GREEN STREET AND SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICTS PURSUANT TO MASS. GEN. LAWS CHAPTER 40R.

Proponents

Tom Skwierawski, Chief of Planning & Community Development
Attorney Lawrence Simeone, 300 Broadway, Revere, MA

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 12/4/2023 6:00 PM
----------------	---------------------------	--------------------------------

8 23-256 Hearing called as ordered on, AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

Proponents

none

Opponents

none

RESULT:	TABLED [UNANIMOUS]	Next: 12/4/2023 6:00 PM
AYES:	Cogliandro, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna	

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, November 27, 2023 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Novoselsky, Silvestri, Visconti, President McKenna (ex-officio), and Chairman Zambuto. Councillor Powers was

Minutes Acceptance: Minutes of Nov 27, 2023 6:00 PM (Salute to the Flag)

absent.

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

Attorney Lawrence Simeone addressed the committee. Michael Tucker, 9 Ellerton Street addressed the committee and asked if the plan submitted included the modifications requested by the Fire Department. The attorney indicated that an updated plan was submitted.

The Zoning Sub-Committee adopted the same findings and conditions as the previously approved special permit C-21-71:

FINDINGS

After reviewing the Project plans the City Council made the following findings in accordance with G. L. 40A §6, and Sections 17.40.030(B) and 17.48.080(C) of the Revised Ordinance of the City of Revere (R.R.O.):

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

The City Council's determination is based upon consideration of each of the following factors as set forth in R.R.O. Section 17.48.080(C):

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

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

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

Traffic flow and safety

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

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

Adequacy of utilities and other public services.

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

Neighborhood character and social structures.

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

Impacts on the natural environment.

The Property is located in the RC1 District in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot 5, A and B Revere Beach Boulevard, consists of forty-five and six tenths (45.6) feet of frontage on Revere Beach Boulevard, a public

way, and consists of ten thousand seven hundred and fifteen (10,715) square feet of land with one (1) nonconforming structure thereon.

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

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

Potential Fiscal Impact

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

Conditions

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

Motion to offer a favorable recommendation for granting the relief requested was approved. Councillors Novoselsky, Silvestri, Visconti, President McKenna (ex-officio), and Chairman Zambuto. Councillor Powers was absent.

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

Beals & Associates addressed the committee and confirmed their client's commitment to perform a clean-up of the property including removing trash and debris from the creek and abutting conservation area. It is expected that the Conservation Commission would include clean-up requirements in its Order of Conditions.

Motion to offer a favorable recommendation for changing the existing use to a storage facility was approved. Councillors Novoselsky, Silvestri, Visconti, President McKenna (ex-officio), and Chairman Zambuto. Councillor Powers was absent.

9 23-247 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify

and alter an existing nonconforming five (5) unit apartment structure by constructing an additional six (6) units to enable the appellant to develop an eleven (11) unit apartment structure and providing seventeen (17) off street parking spaces at 465 Revere Beach Boulevard, Revere, MA 02151.

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

10 23-248 1784 Holdings, LLC, Attn: John Auchenback, 8777 North Gainey Center Drive, Scottsdale, AZ 85258 requesting a special permit from the Revere City Council to enable appellant to operate a self-storage facility located within the IP District at 195 American Legion Highway, Revere, MA 02151.

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

Communications

11 23-266 Communication from the City Auditor requesting a supplemental appropriation to the FY2024 Election Department budget in the amount of \$30,000 for expenses related to a recount.

"SHALL THE CITY COUNCIL APPROVE A SUPPLEMENTAL APPROPRIATION TO THE FISCAL YEAR 2024 ELECTION DEPARTMENT BUDGET IN THE AMOUNT OF \$30,000?"

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

12 23-267 Communication from the Mayor-Elect requesting that in recognition of Small Business Saturdays, that parking meters not be enforced on the following Saturdays in December: 2nd, 9th, 16th, and 23rd.

"SHALL THE CITY COUNCIL APPROVE THE NON-ENFORCEMENT OF PARKING METERS ON DECEMBER 2ND, 9TH, 16TH, 23RD, IN RECOGNITION OF SMALL BUSINESS SATURDAYS?"

RESULT: ORDERED - VOICE VOTE

13 23-268 Communication from the Mayor-Elect requesting the temporary appointment of Savannah Carlson to the Cultural Council, expiring on January 1, 2024.

Minutes Acceptance: Minutes of Nov 27, 2023 6:00 PM (Salute to the Flag)

“SHALL THE CITY COUNCIL CONFIRM THE TEMPORARY APPOINTMENT OF SAVANAH CARLSON TO THE CULTURAL COUNCIL, EXPIRING JANUARY 1, 2024?”

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

14 23-269 Communication from the Mayor-Elect requesting the temporary appointment of Joseph Heafitz to the Cultural Council, expiring on January 1, 2024.

“SHALL THE CITY COUNCIL CONFIRM THE TEMPORARY APPOINTMENT OF JOSEPH HEAFITZ TO THE CULTURAL COUNCIL, EXPIRING JANUARY 1, 2024?”

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

15 23-270 Communication from the Mayor-Elect requesting a residency waiver pursuant to Section 2.06.060(B) of the Revised Ordinances of the City of Revere for Christine Beals, Assistant City Clerk.

“SHALL THE CITY COUNCIL APPROVE A RESIDENCY WAIVER FOR CHRISTINE BEALS, ASSISTANT CITY CLERK PURSUANT TO SECTION 2.06.060(B) OF THE REVERE REVISED ORDINANCES?”

RESULT: ORDERED - VOICE VOTE

Motions

16 23-271 Motion presented by Councillor Cogliandro: That the Acting Mayor request a member of the MSBA to come before the City Council to discuss the future of the current Revere High School project.

RESULT: ORDERED - VOICE VOTE

17 23-272 Motion presented by Councillor Zambuto: That the City Council rescind special municipal employee status, pursuant to Massachusetts General Laws Chapter 268A, Section 1(n), for the following boards and positions: Conservation Commission (1985), Planning Board (1986), Zoning Board of Appeals (1988), Constables (1995), License Commission (2000), Cultural Council (2003), Clerk to the ZBA (2009), and Auxiliary Police Force (2013).

“SHALL THE CITY COUNCIL RESCIND SPECIAL MUNICIPAL EMPLOYEE STATUS OF THE CONSERVATION COMMISSION, PLANNING BOARD, ZONING

Minutes Acceptance: Minutes of Nov 27, 2023 6:00 PM (Salute to the Flag)

BOARD OF APPEALS, CONSTABLES, LICENSE COMMISSION, CULTURAL COUNCIL, CLERK TO THE ZBA, AND THE AUXILARY POLICE FORCE?"

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

18 23-273 Motion presented by Councillor Novoselsky: That the Mayor-Elect request the appropriate department to relocate the existing electronic speed reader from 102 Campbell to 42 Campbell Avenue in the interest of public safety.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

19 23-274 Motion presented by Councillor Zambuto: That the Acting Mayor be requested to include funding in the IT Department FY2025 budget for city-issued email addresses for all board and commission members.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

20 23-275 Motion presented by Councillor Silvestri: That the City Council send a letter to the Joint Committee on Veterans and Federal Affairs in support of and requesting swift passage of Bill H.4172 An Act Honoring, Empowering, and Recognizing Our Servicemembers. This bill, if enacted, would allow the City of Revere to provide additional property tax relief for veterans.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

21 23-276 Motion presented by Councillor Powers: That the Mayor-Elect request the City Solicitor to appear before the City Council to provide an update on the litigation status of the property at 585 North Shore Road.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

Ordered adjourned at 7:25 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 27, 2023 6:00 PM (Salute to the Flag)

Public Hearing

Notice is hereby given, in accordance with the provisions of Chapter 40, Section 56 of the Massachusetts General Laws, that the Revere City Council will conduct a public hearing on Monday evening, December 4, 2023 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts, 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 2024.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
11/15/2023
Send Invoice to: amelnik@revere.org



City of Revere

Patrick M. Keefe, Jr.
Acting Mayor

BOARD OF ASSESSORS

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

November 29, 2023

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

Dear Honorable City Council,

The Board of Assessors has determined final values, classified all properties, and reported this information to the Department of Revenue. During the public hearing for the purpose of establishing the Minimum residential factor, the Board of Assessors is going to recommend that the City Council Adopt a Residential factor of 0.880912. Historically the Council has always adopted the 175% shift and adopting this Residential Factor will allow us to create a split tax rate and shift the burden to the commercial tax rate thereby providing the greatest tax benefit to the residential taxpayer. This Vote will allow the Board to proceed with the establishment of the Tax Rate for Fiscal year 2024. Attached you find information that will be presented at the public hearing and allows you to see what has happened to the levy, assessed values, growth, and their effects on taxes for Fiscal Year 2024. The Board of Assessors will be on hand to discuss any questions as it pertains to valuation and the Residential Factor.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

FY2024 MRF and Assessment Overview



LEVY LIMIT

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

FY2023 Levy Limit

\$107,656,370

FY2024 Levy Limit

\$107,656,370

Add 2.5%

\$2,691,409

= \$110,347,779

Add New Growth

\$3,367,703

= \$113,715,482

GROWTH

Subject to taxation for the first time

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

FY2024 Growth	Valuation	Tax Dollars
• Residential	\$189,159,688	\$1,798,909
• Comm/Ind/PP	<u>\$82,655,106</u>	<u>\$1,568,794</u>
• Totals	\$271,814,794	\$3,367,703

Where did all this growth come from?

Residential

- 656 Ocean Ave
- 646 Ocean Ave
- 22 Gibson Way - Old G&J towing site
- 257 Washington Ave
- 50 Salt St- HYM - Amaya
- New construction homes
- Additions, rehabs, renos, etc.

Commercial/Industrial/Personal Property

- Amazon – Squire Rd
- 731 Revere Beach Pkwy- Self Storage
- Market Basket- TIF expired
- National Grid- Gas and Electric
- Comcast, RCN
- Sprint, Verizon, T-Mobile

How were values determined

- Massachusetts law requires that all municipalities establish the full and fair cash value of all real estate as of January 1st preceding the start of the fiscal year. FY2024 values are determined as of January 1, 2023. To calculate FY 2024 values, the Assessing Department reviewed all sales that occurred between January 1, 2022, and December 31, 2022. A “Mass Appraisal” computer software model was used to calculate property values based on this market activity as well as certain property-specific attributes such as location, size, construction quality, style, and condition.
- Calendar Year 2022 had 1234 transactions of those transactions 447 were determined to be arms length sales . We typically see between 3-5% of our housing stock transfer each year by arms length sales.
- The Massachusetts Department of Revenue (DOR) performs a statistical analysis of the City’s proposed assessments every year. The DOR conducts a comprehensive analysis of the City's appraisal process and reviews property values in detail to ensure that the assessments represent full and fair market values. Every 5 years the City performs a revaluation in which DOR takes a much greater in-depth analysis of our valuations.



Minimum Residential Factor

- The Minimum residential factor is used to make sure the shift of the tax burden complies with M.G.L. c58 Section 1A. Chapter 200 of the Acts of 1988 amended the law to allow a larger shift of the tax burden from the residential taxpayers to the commercial , industrial and personal property taxpayers up to 175% shift. This provides the greatest available tax relief to the residential taxpayer.
- Adopting a tax shift of 175% results in a MRF of 88.0912%
- Proposed tax rates using 175% shift

Residential \$9.11

Commercial \$18.10

Average Change In Values and Taxes

	Single Family	Condominium	Two Family	Three Family	Apartments	Commercial/mixed use
FY2023						
Avg Value	\$520,830	\$365,801	\$689,128	\$815,729	\$4,903,917	\$1,233,923
Avg Tax Bill	\$4,953	\$3,479	\$6,554	\$7,758	\$46,636	\$23,420
FY2024						
Avg Value	\$566,242	\$388,953	\$753,792	\$855,466	\$5,609,867	\$1,415,335
Avg Tax Bill	\$5,158	\$3,543	\$6,867	\$7,793	\$51,106	\$25,618
FY2024 Difference in Avg Tax Bill	\$205 4.15%	\$65 1.86%	\$313 4.78%	\$36 0.46%	\$4,470 9.58%	\$2,198 9.38%
FY2024 Difference in Assessment	8.72%	6.33%	9.38%	4.87%	14.40%	11.08%
	FY2023	FY2024				
Tax Rate	\$9.51	\$9.11	-\$0.40	-4.21%		
	\$18.98	\$18.10	-\$0.88	-4.64%		



City of Revere

Patrick M. Keefe, Jr.
Acting Mayor

BOARD OF ASSESSORS

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

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

November 7, 2023

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 2024.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Patrick Keefe, Acting Mayor

Richard Viscay, Chief Financial Officer

Attachment: Minimum Residential Factor Hearing Request 1132023 (23-250 : Public Hearing Request - Min. Residential Factor FY2024)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

Be it ordained by the City of Revere as follows:

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

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

And inserting in place thereof:

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

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

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

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

Attest:

Ashley E. Melnik, Clerk
City of Revere

Revere Journal
11/15/2023
Send invoice to: amelnik@revere.org

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.
Acting Mayor

November 29, 2023

Honorable City Council
 Revere City Hall
 Revere, Ma 02151

RE: Smart Growth (Ch 40R) Overlay District Zoning Amendments

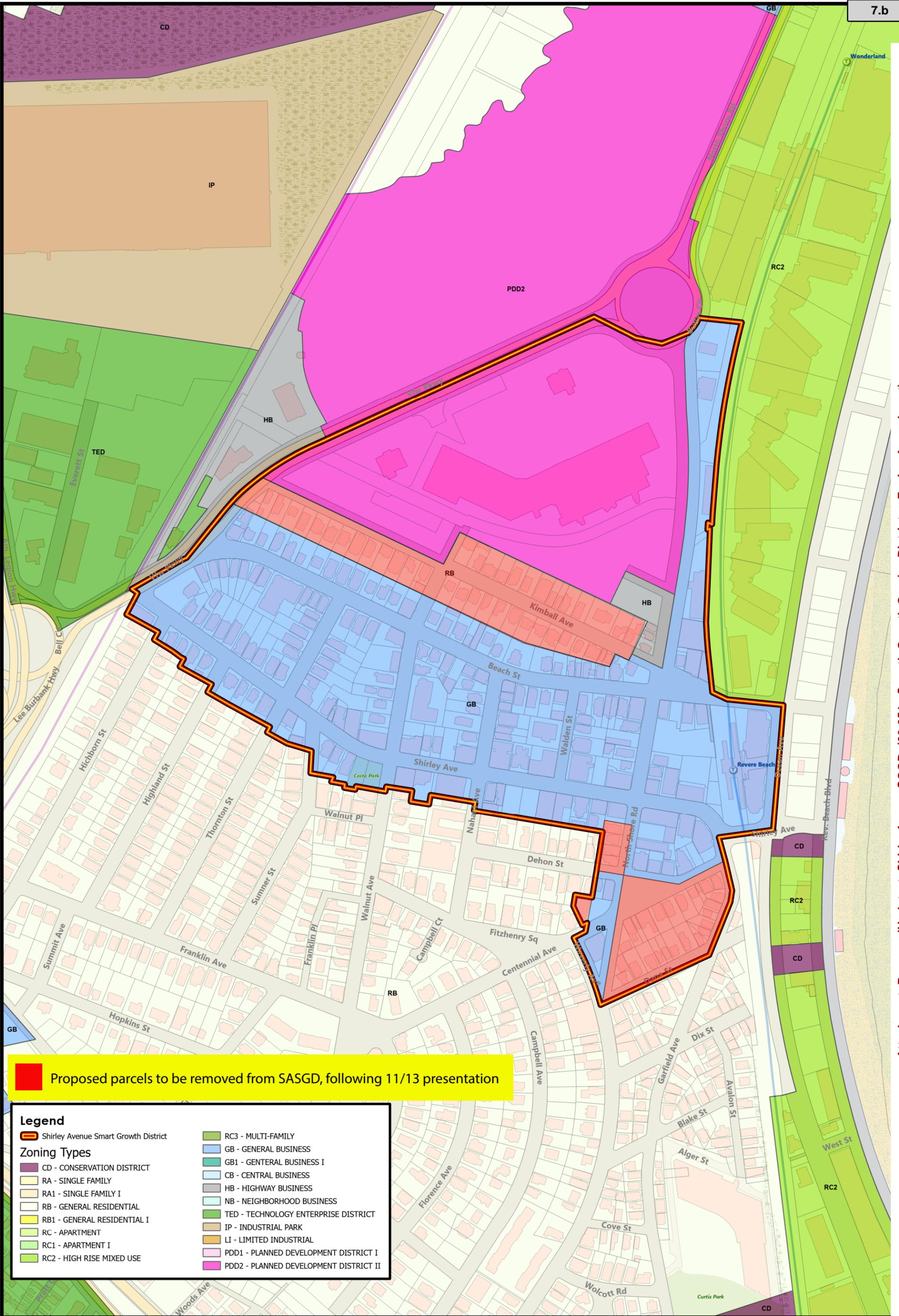
Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a special meeting held on November 28, 2023, subsequent to a public hearing held on November 28, 2023, voted to favorably recommend the adoption of a proposed zoning ordinance to create a Smart Growth (Ch 40R) Overlay District within the Shirley Avenue neighborhood and Green Street area with the following modification:

- That all parcels presently zoned RB along Kimball Ave, Centennial Ave., and Blake Street not be included within the Smart Growth Overlay District within the Shirley Ave. neighborhood,

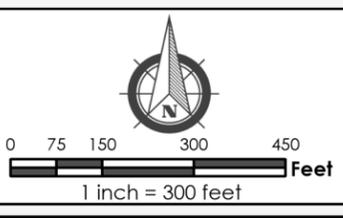
Meg Simmons-Herling
 Meg Simmons-Herling
 Planning Board Chair

(FS)



Proposed parcels to be removed from SASGD, following 11/13 presentation

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



Shirley Avenue Smart Growth District (SASGD)

City of Revere, MA
September, 2023



Attachment: Proposed Update to Shirley Avenue SGOD (23-251 : Smart Growth Overlay Districts - Zoning Amendment)

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Skwierawski".

Tom Skwierawski
Chief of Planning and Community Development

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

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

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

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

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

Section 17.29.010 - PURPOSE

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

[add other objectives as applicable]

Section 17.29.020 - DEFINITIONS

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

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

11/9/2023

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

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

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

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

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

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

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

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

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

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

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

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

11/9/2023

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

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

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

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

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

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

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

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

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

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

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

Section 17.29.030 - APPLICABILITY OF SGODs – SCOPE AND AUTHORITY

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

11/9/2023

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

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

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

Section 17.29.040 - PERMITTED USES - GENERAL

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

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

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

Section 17.29.050 - HOUSING AND HOUSING AFFORDABILITY

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

11/9/2023

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

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

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

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

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

11/9/2023

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

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

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

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

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

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

11/9/2023

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

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

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

11/9/2023

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

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

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

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

11/9/2023

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

Section 17.29.060 - DIMENSIONAL AND DENSITY REQUIREMENTS - GENERAL

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

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

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

Section 17.29.070 - PARKING REQUIREMENTS - GENERAL

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

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

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

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

11/9/2023

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

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

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

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

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

11/9/2023

Section 17.29.080 - PLAN APPROVAL OF PROJECTS: GENERAL PROVISIONS

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

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

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

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

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

Section 17.29.090 - PLAN APPROVAL PROCEDURES

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

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

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

11/9/2023

Design Standards and other requirements of the corresponding SGOD.

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

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

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

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

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

11/9/2023

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

SECTION 17.29.100 PLAN APPROVAL DECISIONS

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

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

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

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

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

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

11/9/2023

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

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

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

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

Section 17.29.110 -CHANGE IN PLANS AFTER APPROVAL BY PAA

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

11/9/2023

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

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

Section 17.29.120 - DESIGN STANDARDS - GENERAL

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

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

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

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

11/9/2023

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

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

17.29.130. - SEVERABILITY.

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

17.29.140 - Establishment and Delineation of the Smart Growth Overlay Districts

1. GREEN STREET SMART GROWTH OVERLAY DISTRICT

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

2. PERMITTED USES – (DISTRICT-SPECIFIC)

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

11/9/2023

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

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

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

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

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

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

11/9/2023

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

]

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

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

4. PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)

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

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

11/9/2023

2. THE SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICT

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

2. PERMITTED USES – (DISTRICT-SPECIFIC)

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

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

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

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

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

Office or Laboratory Uses (C):

General office Use or Building

11/9/2023

Business Uses and Consumer Services (D):

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

Industrial Uses (E):

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

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

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

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

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

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

11/9/2023

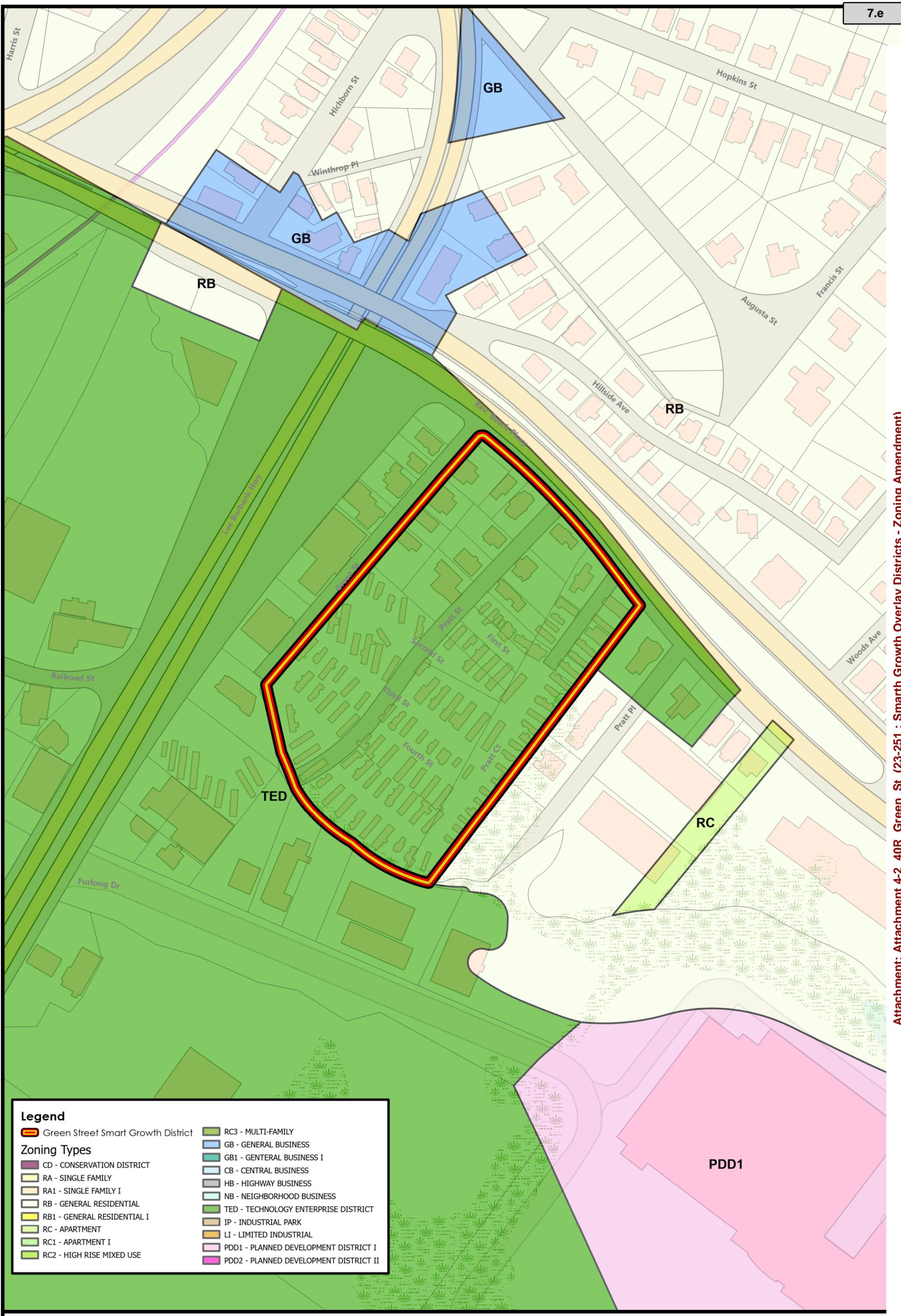
within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 17.29.140 and herein, in accordance with Section 11.3.

4. PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)

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

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

11/9/2023



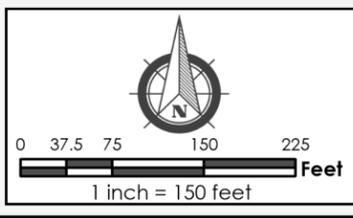
Attachment: Attachment 4-2_40R_Green_St (23-251 : Smarth Growth Overlay Districts - Zoning Amendment)

Legend

- Green Street Smart Growth District

Zoning Types

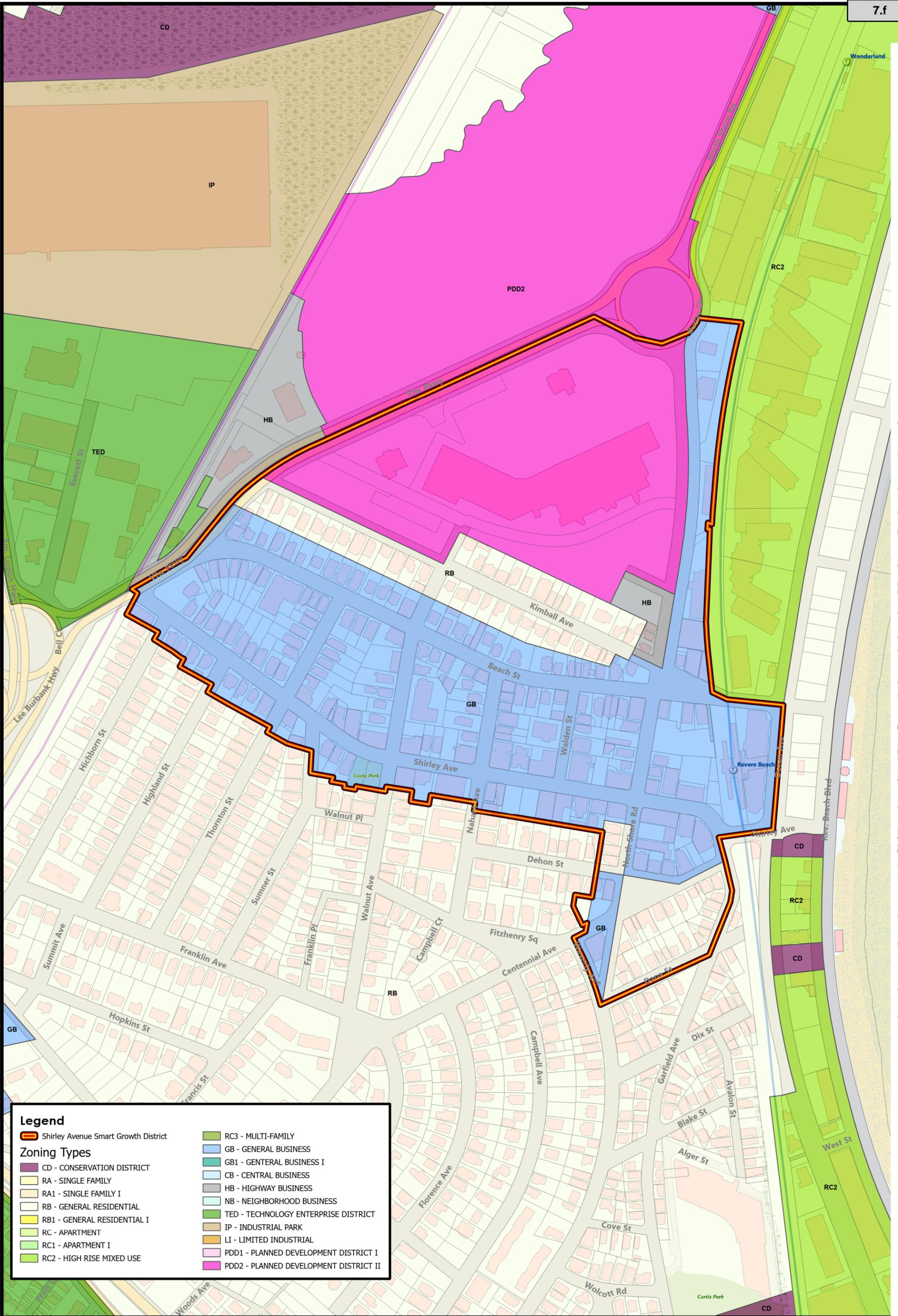
CD - CONSERVATION DISTRICT	RC3 - MULTI-FAMILY
RA - SINGLE FAMILY	GB - GENERAL BUSINESS
RA1 - SINGLE FAMILY I	GB1 - GENERAL BUSINESS I
RB - GENERAL RESIDENTIAL	CB - CENTRAL BUSINESS
RB1 - GENERAL RESIDENTIAL I	HB - HIGHWAY BUSINESS
RC - APARTMENT	NB - NEIGHBORHOOD BUSINESS
RC1 - APARTMENT I	TED - TECHNOLOGY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



Green Street Smart Growth District (GSSGD)

City of Revere, MA
September, 2023





Legend

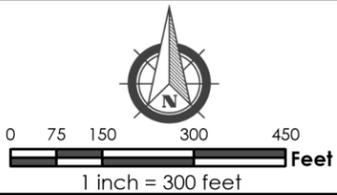
Shirley Avenue Smart Growth District

Zoning Types

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

Shirley Avenue Smart Growth District (SASGD)

City of Revere, MA
September, 2023





Green Street Smart Growth District

A. Uses

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

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

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

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

B. Dimensional Requirements

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

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

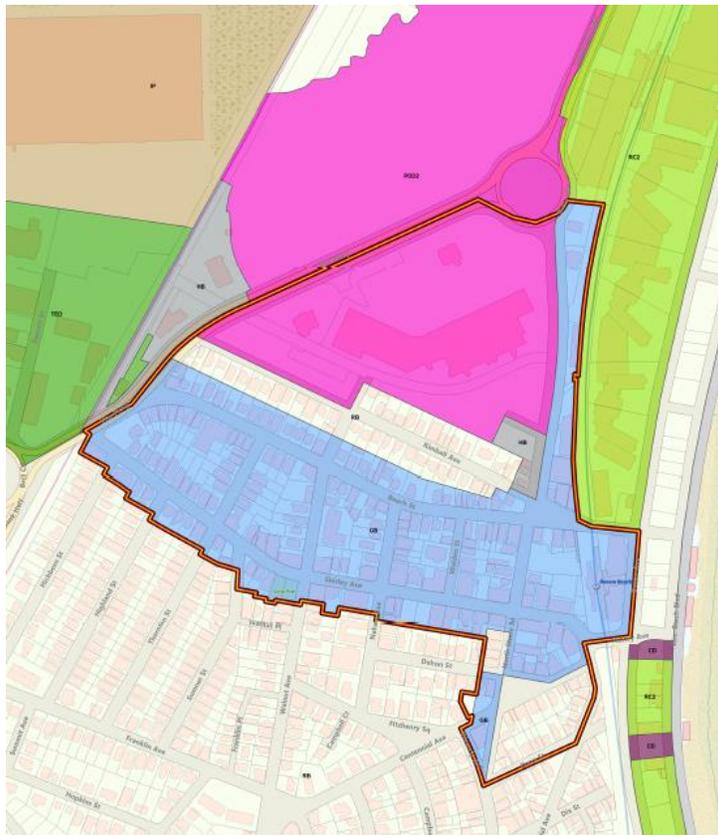
*PUD as a Special Permit, not by-right

**PUD if directly adjacent from a residential lot

C. Parking Requirements

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

* PUD (as a Special Permit)



Shirley Avenue Smart Growth District

A. Uses

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

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

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

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

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

C. Parking

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

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

C-23-08

PUBLIC HEARING

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

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

Attest:

Ashley E. Melnik
City Clerk

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

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

FORM B

Application No. _____

Date: November 1, 2023

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

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

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

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

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

1. Applicant submitting this application is:

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

OFFICE CITY CLERK
REVERE, MASSACHUSETTS

NOV 1 2023

FILED

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

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

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

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

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

Name: Applicant
 Address: _____
 Tel. #: _____

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

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

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

Lot 4 Harris Street, Sq. Ft. 8478

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

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

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

At this time, the applicant seeks a special permit to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit⁵ in the rear of the Property ("the Project"). See attached SPRC letter.

Date of Denial by Building Inspector and/or Planning Board

_____ not required _____

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

Applicant

Date

Applicant's Representative

Date 11/1/23

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

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

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

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

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

1. That the proposed modification would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
 - (b) The facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
 - (c) said facilities shall remains within the existing buildings on the site.

2. That the specific site is an appropriate location for such modification for the following reasons:
 - (a) The subject property is zoned, RB, which allows for the request of this special permit;
 - (b) The location of has a nonconforming use; similar to the zoning district which has various residential nonconforming uses and structures in the neighborhood;
 - (c) the proposed modification can exist at this site, without impeding the normal use of the property or surrounding property.

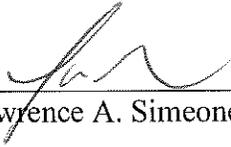
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The proposed facility exists a public ways which possess water and/or sewer services.

4. That the modification proposed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed Property with modification will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate traffic or activity; and

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

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

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

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

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

CERTIFICATION

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

017664678

Social Security Number or
Federal Identification Number

NICHOLAS GIACOBBI

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

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

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

017668678

Social Security Number or
Federal Identification Number

NICHOLAS GIACOBONE

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

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

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

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

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

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

Name: See above
Address: _____

(Attach additional pages, if necessary)

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

Partner's Name: _____
Address: _____

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

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

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

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

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

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

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

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

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

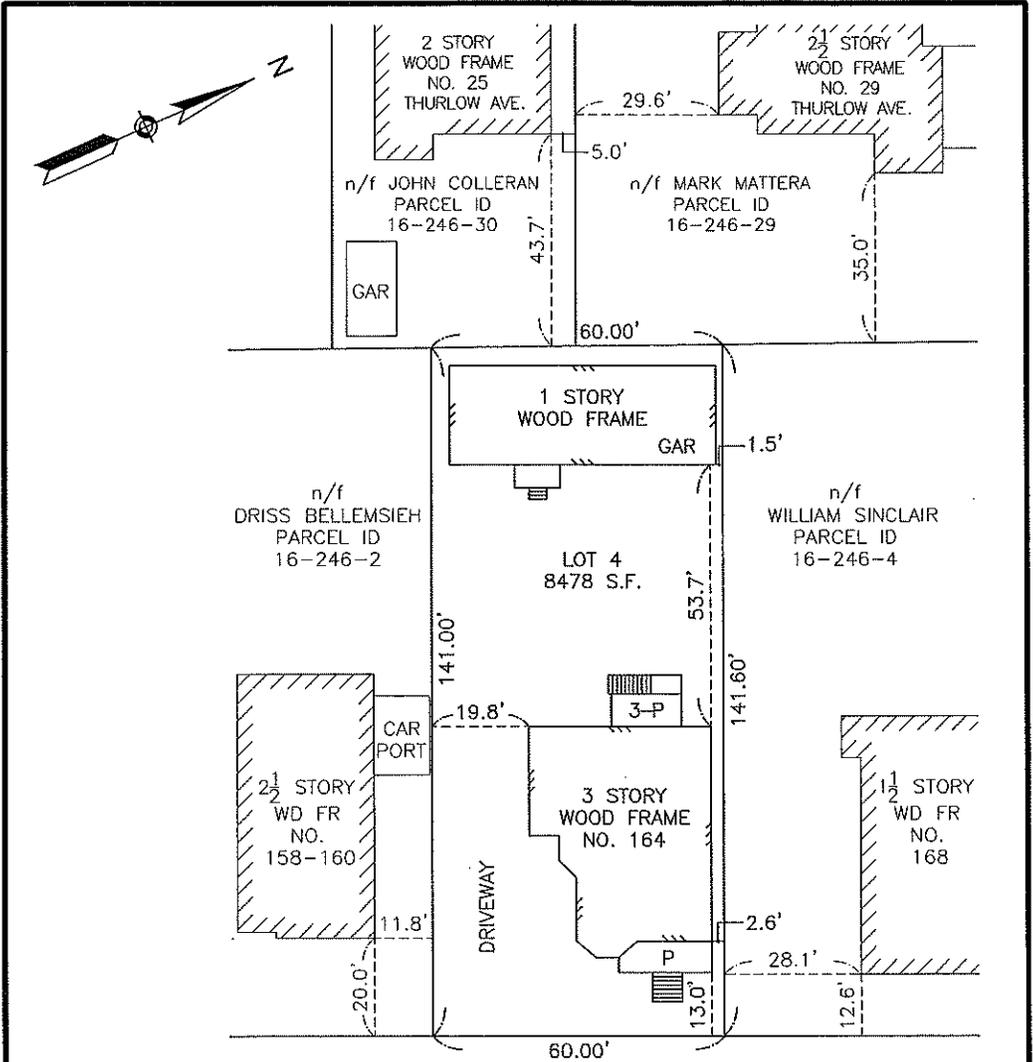
Name of Applicant: Nicholas Giacobbe
(Person, corporation or business enterprise applying for license of permit)

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

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

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

EXHIBIT A



HARRIS (PUBLIC 50.00' WIDE) STREET

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

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

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

APPEALS BOARD

OWNED BY NICHOLAS GIACOBBE

SCALE: 1" = 30' 04/24/2019



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

EXHIBIT B

WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



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



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

LOCUS MAP
164 HARRIS STREET
REVERE, MA 02151



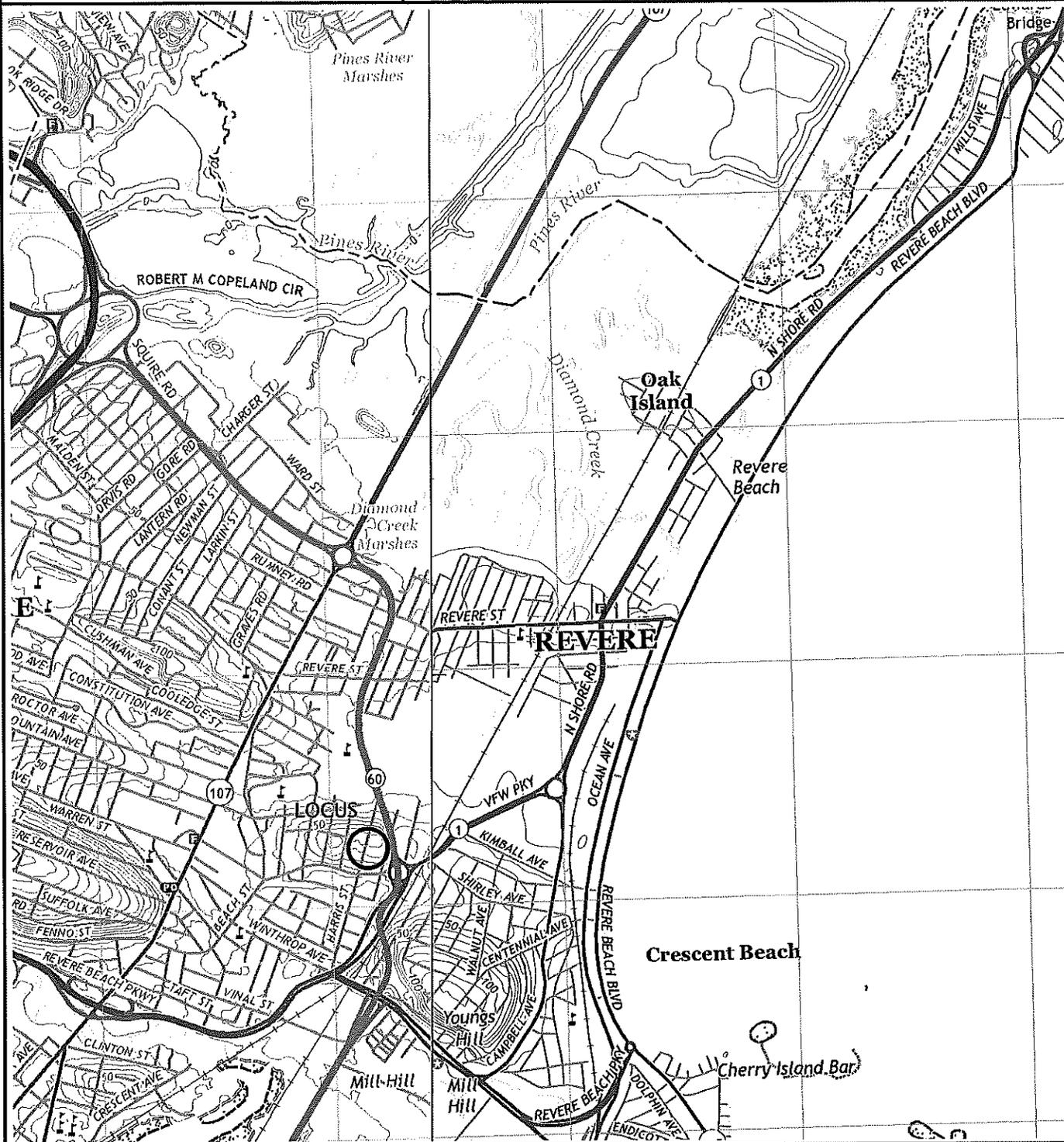
Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

EXHIBIT C

WILLIAMS & SPARAGES
CIVIL ENGINEERS &
LAND SURVEYORS



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



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

LOCUS MAP
164 HARRIS STREET
REVERE, MA 02151



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

R:\Support\Revere\USGS.dwg, 11/1/2023 11:20:47 AM, PMB

EXHIBIT D

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 16-246-3
 Prior Parcel ID RB --
 Property Owner GIACOBBE NICHOLAS
 Mailing Address 164 HARRIS ST
 City REVERE
 Mailing State MA Zip 02151
 ParcelZoning RB

Account Number 16/246/3
 Property Location 164 HARRIS ST
 Property Use MULT HS
 Most Recent Sale Date 3/24/2006
 Legal Reference 39264-189
 Grantor SAVINO ANIELLO LUIGI,
 Sale Price 630,000
 Land Area 0.195 acres

Current Property Assessment

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

Building Description

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

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

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

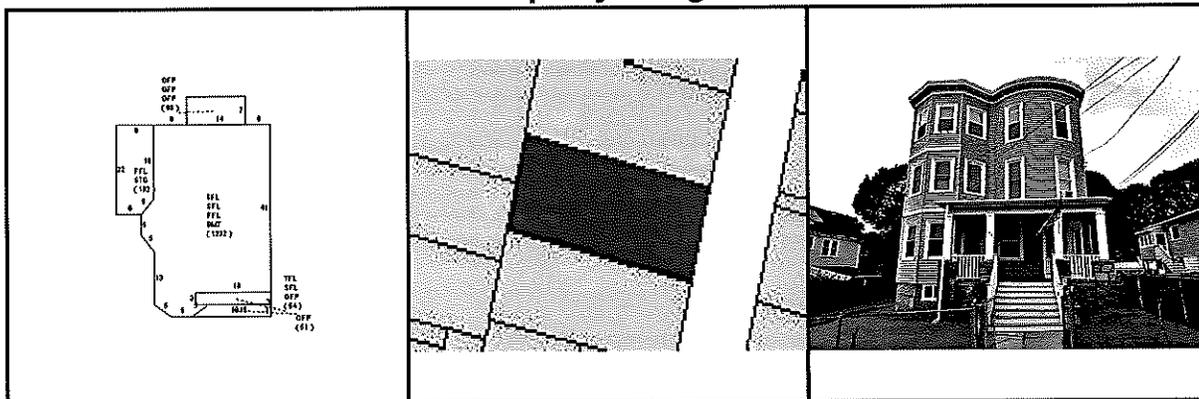
Legal Description

LOT 4

Narrative Description of Property

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

Property Images



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

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

Application Review Comments

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

Tue 10/31/2023 4:06 PM

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

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

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

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

Reviewer: Frank Stringi, Community Development, Denied

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

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

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

Parcel ID	Map	Block	Lot	Lot2	Lot3	CARD	Reverse
109							

RTY LOCATION	Direction/Street/City
164	HARRIS ST, REVERE

OWNERSHIP	Unit #
Owner 1: GIACOBBE NICHOLAS	
Owner 2:	
Owner 3:	

PREVIOUS ASSESSMENT	Parcel ID
Tax Yr: 109	16-246-3
Tax Yr: 108	
Tax Yr: 107	

PREVIOUS OWNER	ANIELLO LUIGI
Owner 1: SAVINO	
Owner 2:	
Owner 3:	

NARRATIVE DESCRIPTION
This parcel contains .195 Acres of land mainly classified as MULT HS with a THREE FAMILY Building built about 1930, having primarily VINYL Exterior and 3996 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS	Amount	Com. Int
Code Description		

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

IN PROCESS APPRAISAL SUMMARY	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109		0.195	644,200		234,600	878,800
Total Parcel		0.195	714,900		234,600	949,500
Source: Market Adj Cost				Total Value per SQ unit /Card: 219.92	Parcel: 201.34	Land Unit Type: SF

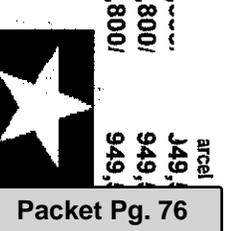
BUILDING PERMITS	Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/24/2015	14453	SOLAR	58,000	C					RE MOUNTED SOLAR
11/10/2015	14380	WINDOWS	3,964	C					11 REPLACEMENT
10/6/2015	14231	GENL RE	7,000	C					3 DOORS/2 BSMT DOO
12/1/2014	13128	ROOF	7,275	C					NEW RUBBER ROOF
2/22/2002	8450	Resident	17,500	C					Residential VINYL
10/4/2001	8090	Resident	44,000	C					Residential 17 REP

TAX DISTRICT	Legal Ref	Type	Date	Sale Code	Sale Price	V 1st	Verif
SAVINO	39264-189		3/24/2006	ESTATED/DIV	630,000	No	No
UNKNOWN	10747161		12/16/1983				

PAT ACCT.	Notes
6573	

ACTIVITY INFORMATION	Date	Result	By	Name
5/10/2017	MEASURED	427	DEREK	
7/20/2016	PERMIT	TO	TOWN	
5/21/2006	MEASURED	294	DENNIS M	

LAND SECTION (First 7 lines only)	LUC	No of Units	Depth / Pitches/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	% Spec Land	Code	Use Value	Notes
109 MULT HS		84/78		SITE		1.0	0	7.1	3,905	1.00					234,551	0			234,600	



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

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

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

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

Location:	
Total Units:	
Floor:	
% Ovr:	
Name:	

1st Res Grid:	Desc: Line 1	# Units: 3
Level:	FY LR DR D K FR RR BR FB HB L O	
Other:		
Upper:		
Lvl 2:		
Lvl 1:		
Lower:		
Totals:	Rms: 15 BRS: 6 Baths: 3	HIB

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Totals:	3	15	6
---------	---	----	---

INTERIOR INFORMATION	DEPRECIATION			
Avg Ht/Ft:	STD	Phys Cond:	AVG - Avg-Good	25%
Prim Int Wall:	2 - PLASTER	Functional:		
Sec Int Wall:		Economic:		
Partition:	T - TYPICAL	Special:		
Prim Floors:	3 - HARDWOOD	Override:		
Sec Floors:		Total:	25.6%	

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

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

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

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	1,424	176,990	252,038
SFL	SECOND FLOOR	1,286	176,990	227,613
TFL	THIRD FLOOR	1,286	176,990	227,613
BMT	BASEMENT	1,232	44,250	54,514
OFF	OPEN FRM PRC	399	15,760	6,286
STG	STORAGE	192	7,040	1,352
	Net Sketched Area:	5,819		769,416
	Gross Area	5,819	Final Area	3,996

MOBILE HOME	Make:	Model:	Year:	Color:

PARCEL ID	116-246-3
Serial #	

Code	Sub %	Descr	%	Qu #	Ten

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

Year:	
Color:	

Sub Area	Area - SQ	Rate - AV	Underpr Value
FFL	1,424	176,990	252,038
SFL	1,286	176,990	227,613
TFL	1,286	176,990	227,613
BMT	1,232	44,250	54,514
OFF	399	15,760	6,286
STG	192	7,040	1,352

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Totals:	3	15	6
---------	---	----	---

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

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

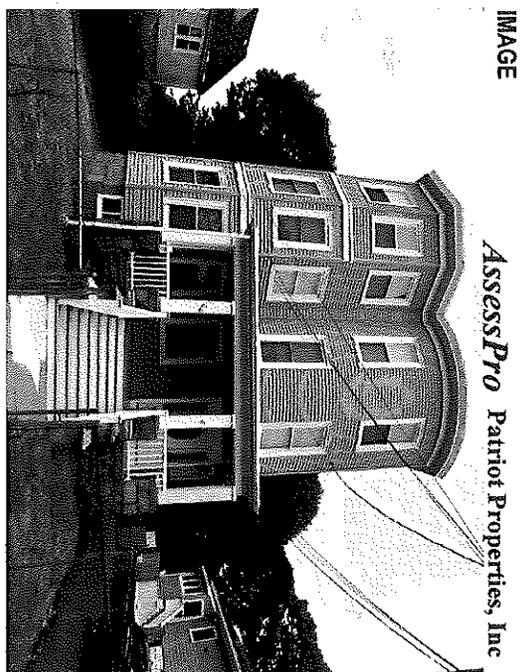
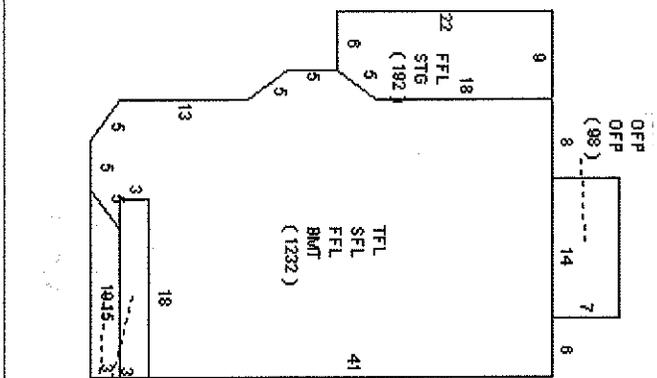
Totals:	3	15	6
---------	---	----	---

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

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Totals:	3	15	6
---------	---	----	---

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



ASSESSPRO Patriot Properties, Inc

Type:	1 - 1 STORY	A Bath:	Rating:
by Ht:	1	3/4 Bath:	Rating:
Units:	1	A 3QBth:	Rating:
Total:	4	1/2 Bath:	Rating:
ation:	9 - CRAWL SP	A HBth:	Rating:
Frame:	1 - WOOD	OtherFix:	Rating:
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	TAN		
View / Desir:			

PORTABLE HEAT OPEN SPACE	FUNC=NO
KITCH:	
RESIDENTIAL GRID	
1st Res Grid Desc:	Line 1
Level:	FY LR DR D K FR RR BR FB HB L O
Other:	
A Kits:	Rating:
Fpl:	Rating:
WSEFlue:	Rating:
LM 1:	
LM 2:	
Lower:	
Totals:	Rms: 1 Brs: 1 Baths: 1 HB

REMODELING	RES BREAKDOWN
Exterior:	No Unit RMS BRS FL
Interior:	1 1 1 1
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1 1 1

INTERIOR INFORMATION	
Avg Ht/Ft:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	
Partition:	1 - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext S:	
Heat Fuel:	6 - WOOD
Heat Type:	8 - NONE
Heat Sys:	0
% Heated:	0
Solar HW:	NO
% Com Wall:	Central Vac: NO
	% Sprinkled

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

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

GENERAL INFORMATION	
Grade:	D - FAIR
Year Bilt:	1939
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

REMODELING	RES BREAKDOWN
Exterior:	No Unit RMS BRS FL
Interior:	1 1 1 1
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1 1 1

MOBILE HOME	Make:	Model:	Year:	Color:

PARCEL ID	16-246-3		
Parcel ID	Typ	Date	Sale Price

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Under Value
FFL	FIRST FLOOR	720	202.220	145,601
GAR	GARAGE	360	21,940	7,900
OPF	OPEN FRM PRC	45	33,500	1,508
	Net Sketched Area:	1,125		
	Gross Area	1125	Final Area	720
	Total:			155,009

SUB AREA DETAIL				
Sub %	Descr	%	Qu #	Ten
Area Usbl	Type			

WMA\$/SQ:	AVRate:	Ind Val
Juris. Factor:	Before Depr:	151,617
Special Features:	Val/Su Net:	62,84
Final Total:	Val/Su SZAd:	98,19

SUB AREA DETAIL				
Sub %	Descr	%	Qu #	Ten
Area Usbl	Type			

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

WMA\$/SQ:	AVRate:	Ind Val
Juris. Factor:	Before Depr:	151,617
Special Features:	Val/Su Net:	62,84
Final Total:	Val/Su SZAd:	98,19

SUB AREA DETAIL				
Sub %	Descr	%	Qu #	Ten
Area Usbl	Type			

MOBILE HOME	Make:	Model:	Year:	Color:

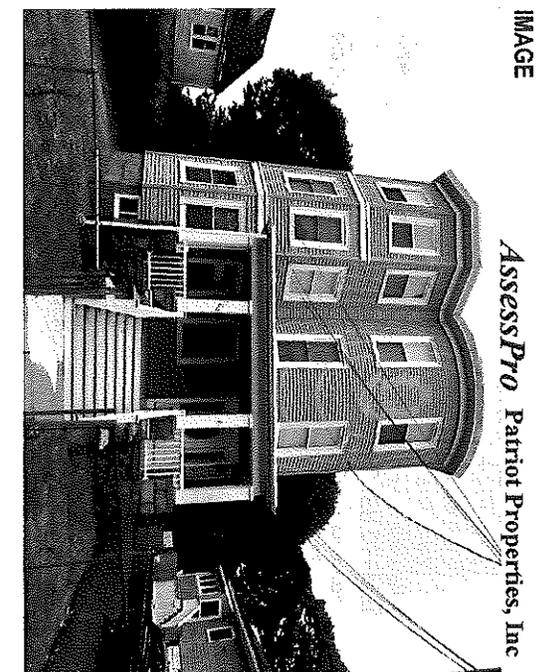
PARCEL ID	16-246-3		
Parcel ID	Typ	Date	Sale Price

SUB AREA DETAIL				
Sub %	Descr	%	Qu #	Ten
Area Usbl	Type			

MOBILE HOME	Make:	Model:	Year:	Color:

PARCEL ID	16-246-3		
Parcel ID	Typ	Date	Sale Price

SUB AREA DETAIL				
Sub %	Descr	%	Qu #	Ten
Area Usbl	Type			



AssessPro Patriot Properties, Inc

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATE: 4/1/23

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

C-23-09

PUBLIC HEARING

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

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

Attest:

Ashley E. Melnik
City Clerk

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

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



Engineering Alliance, Inc.

Civil Engineering & Land Planning Consultants

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

October 31, 2023

Revere City Council
 281 Broadway
 Revere, MA 02151

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

Dear Members of the Council:

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

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

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

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

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

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

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

Very Truly Yours,

ENGINEERING ALLIANCE, INC.



Richard A. Salvo, P.E.
Principal

Copy to:

EAI File #: 23-90701

FORM B

APPLICATION NO. _____
DATE: _____

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

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

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

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

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

1. Applicant submitting this application is:

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

Address: 150 Bennington Street

Tel. #: (617) 401-6677

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

Officer of the VFW

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

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

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

Name: Richard A. Salvo, P.E.

Title: Project Engineer

Address: 194 Central Street Saugus, MA 01906

Tel. #: (781) 231-1349

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

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

Address: 150 Bennington Street

Tel. #: (617) 401-6677

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

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

Book _____, Page _____.

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

Proposed Site Plan dated August 11, 2023

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

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

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

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

yes

no

do not know

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

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

_____ do not know; _____ no.

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

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

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

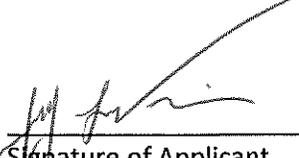
The exception includes the conversion of a nonconforming use to another non conforming use by changing accessory parking to commercial auto storage/parking including parking by contract or lease. This proposal does not expand the existing parking lot, rather re-assigns a portion of the existing parking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

Date of denial by Building Inspector and/or Planning Board

_____.

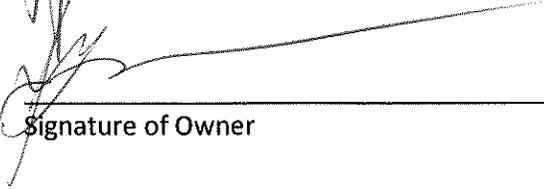
Attachment: PH.C2309.150BenningtonStreet (23-264 : Special Permit C-23-09, 150 Bennington Street)

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



Signature of Applicant

10-31-23
Date



Signature of Owner

10-31-23
Date



Signature of Designated Representative

10-31-23
Date

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

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

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

1. Name and residential address of party submitting application:

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

Address: 150 Bennington Street, Revere, Ma 02151

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

Name: _____

Address: _____

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

Partner's Name: _____

Address: _____

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

Name: _____

Address: _____

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

Trustee's Name: _____

Address: _____

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

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

Joint Venture Name: _____

Address: _____

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

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

Page 2
General Disclosure Form

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

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____

(50% or more)

Address: _____

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

General Partner's Name: _____

Address: _____

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

General Partner's Name
of Limited Partnership: _____

Address: _____

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

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

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

Request for Finding of Fact – Special Permit

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

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) *The site contains an existing parking lot*
 - (b) *The spaces will be allocated during the work day and will not be needed by the VFW*
 - (c) *The project does not include an expansion of the existing lot.*

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) *It is an existing parking lot.*
 - (b) *The lease of the spaces will bring needed revenue to the VFW Post 6712*
 - (c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) *The site is serviced by public water and sewer.*
 - (b) *The proposed use will not create additional demand to water or sewage.*
 - (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) *The site does not abut any occupied property*
 - (b) *The parking lot is existing and will not be expanded*
 - (c) *The lot will only be utilized during normal working hours for the rented 22 spaces.*

Page 2

Finding of Fact Form

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

(streets)

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

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

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

Date: 10-31-23

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

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

Requested Return
Date: _____

Hearing
Date: _____

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

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

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

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

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

Certification

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



Signature of Individual or
Corporate Name

by: Jeremiah Goodwin Quartermaster
Corporate Officer (if applicable)

Certification

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



Signature of Individual or
Corporate Name

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

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

Rick Salvo

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

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

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

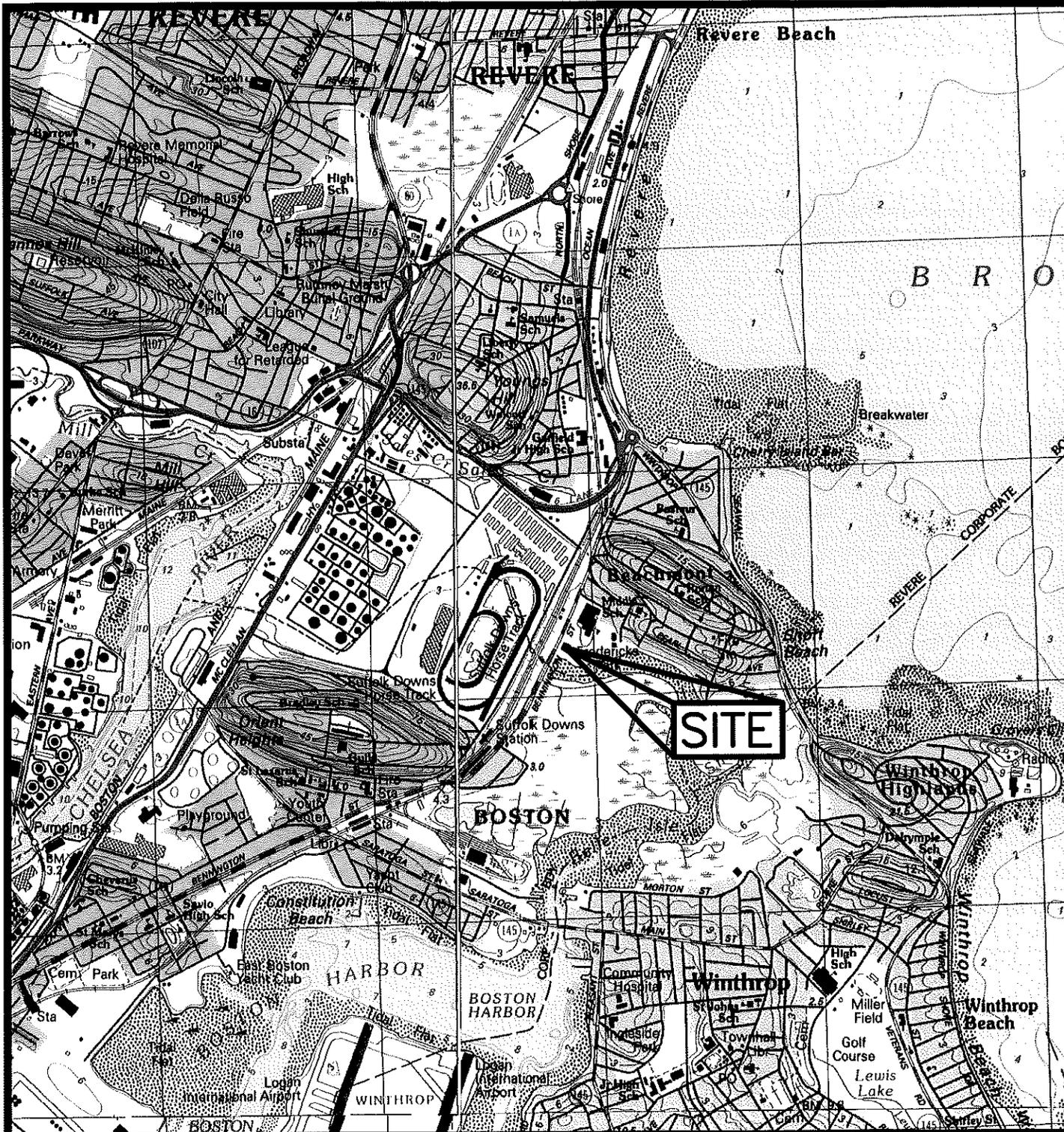
Thank you for your recent permit application for Lease 22 Parking Spaces. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments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

Community Development: Frank Stringi

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

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

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



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

PREPARED BY:



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

PROJECT:

Special Permit Request

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

PROJECT: 23-90701

DATE: October 31, 2023

SCALE: 1:25,000

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

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

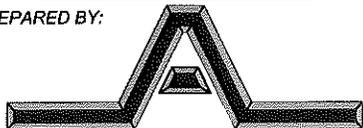
DRAWING TITLE:
FIGURE 1 - USGS LOCUS MAP

Page #:
1 of 4



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

PREPARED BY:



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

PROJECT:

Special Permit Request

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

PROJECT: 23-90701

DATE: October 31, 2023

SCALE: 1"=200'

DWG FILE NAME: Figures.dwg

DESIGNED BY: Calvin Reach

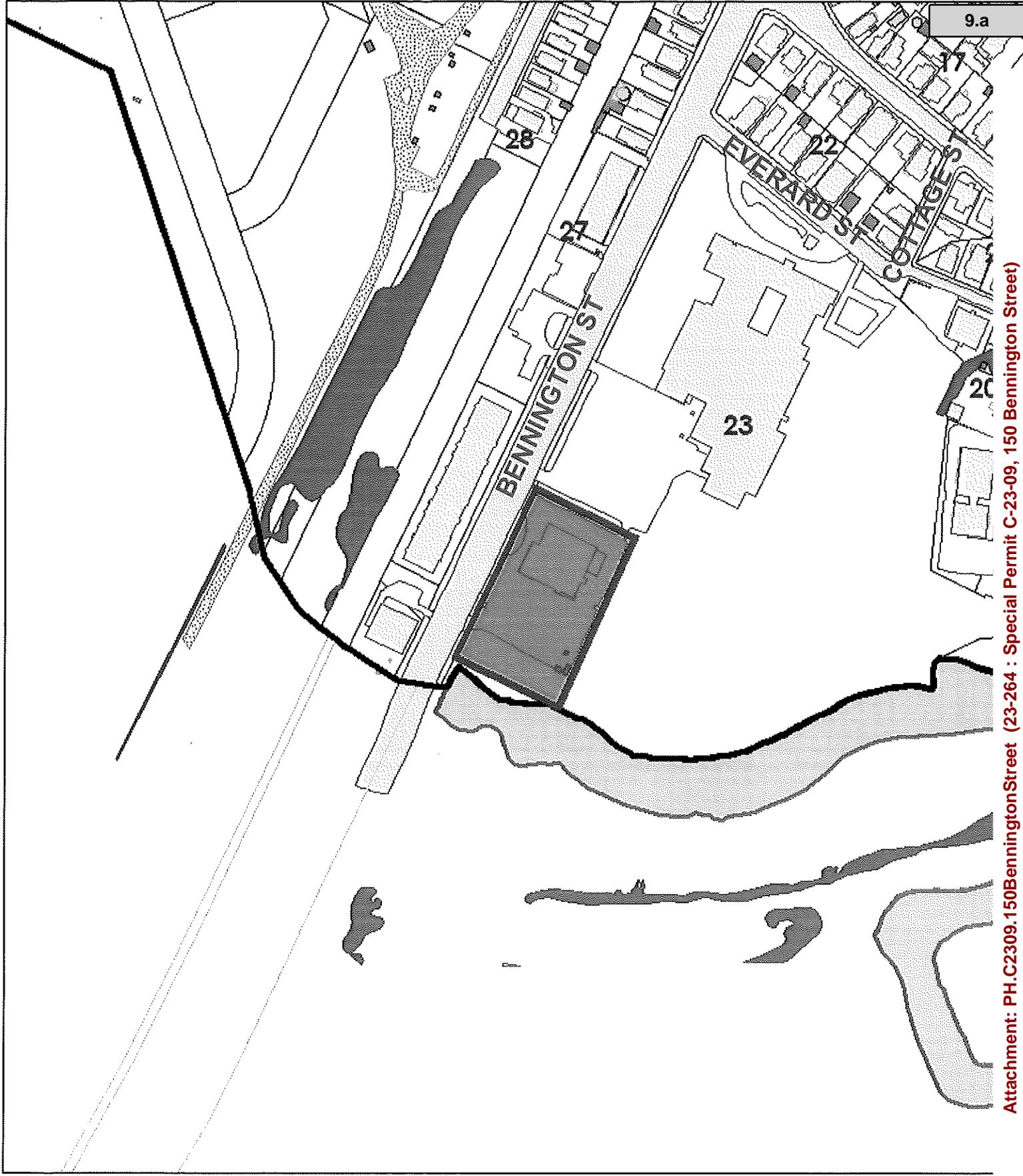
CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE:

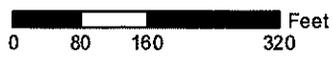
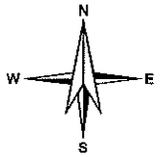
FIGURE 2 - ORTHO PHOTO

Page #:

2 of 4



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



Assessors Map

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



Unofficial Property Record Card - Revere, MA

General Property Data

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

Current Property Assessment

Card 1 Value	Building Value 443,500	Xtra Features Value 32,500	Land Value 1,267,500	Total Value 1,743,500
---------------------	-------------------------------	-----------------------------------	-----------------------------	------------------------------

Building Description

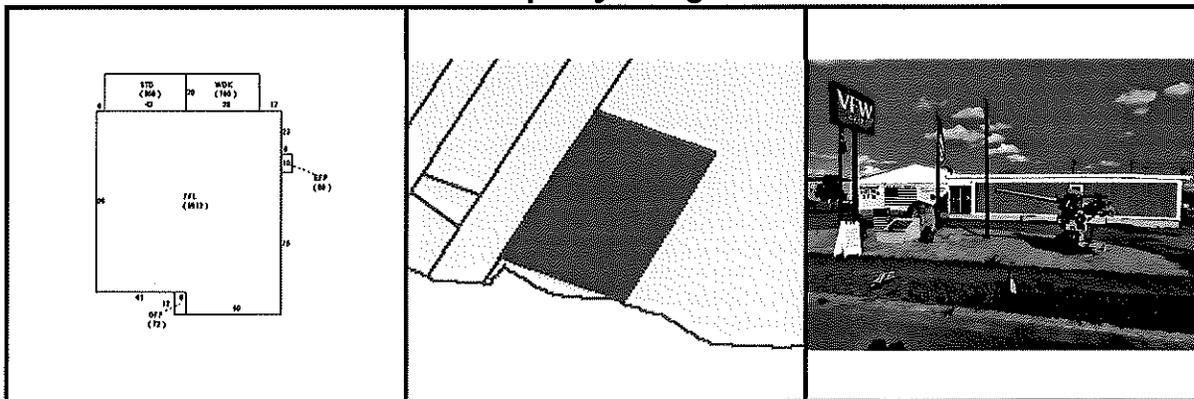
Building Style CLUB/LODGE	Foundation Type TYPICAL	Flooring Type LINO/VINYL
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1965	Roof Structure FLAT	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover TAR+GRAVEL	Heating Fuel GAS
Building Condition Average	Siding WOOD SHING	Air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

Legal Description

Narrative Description of Property

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

Property Images

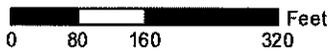
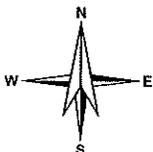


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

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



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



Zoning Map

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



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

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

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

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

LUC: 102

SELIM EDRES A

ADELY ENAAM Z

145 BENNINGTON ST

UNIT 316

REVERE, MA 02151

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

LUC: 102

KOSTA RAIMOND

KOSTA BLERTA

145 BENNINGTON ST

UNIT 317

REVERE, MA 02151

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

LUC: 102

KOUTU HARIKA

145 BENNINGTON ST

UNIT 318

REVERE, MA 02151

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

LUC: 102

LEUCI PAULA

145 BENNINGTON ST

UNIT 319

REVERE, MA 02151

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

LUC: 102

DECOFF THOMAS A

145 BENNINGTON ST

UNIT 320

REVERE, MA 02151

BENNINGTON ST 3-27-16A

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

BENNINGTON ST 3-27-16B

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

RAILROAD LOCATIO 3-28-18

LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PL

BOSTON, MA 02116

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

DATE: 8-16-23

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

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, November 29, 2023 12:10 PM
To: Ashley Melnik; Erin Leary; Louis Cavagnaro
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

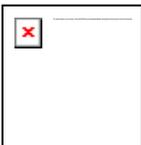
From: Frank Stringi
Date: November 29, 2023
Application #: SPR23-000103
Address: 150 BENNINGTON ST
Description: Lease 22 Parking Spaces
Review Status: Pending

The SPR Committee has reviewed the above referenced request for a special permit with respect to the application to change a nonconforming use at 150 Bennington Street for the purpose of creating 22 leased parking spaces. The following findings and conditions have been made with respect to this special permit application at 150 Bennington Street:

1. That the 22 parking spaces to be leased be clearly marked on the site and do not encroach on the parking aisles for access and egress to the site.
2. That the parking layout plans be reviewed and approved by the Site Plan Review Committee and Fire Department prior to the request for occupancy to the Inspectional Services Dept.

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: 150BenningtonStreetSPConditions (23-264 : Special Permit C-23-09, 150 Bennington Street)

??

Attachment: 150BenningtonStreetSPConditions (23-264 : Special Permit C-23-09, 150 Bennington Street)