



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151

Calendar

Monday, December 6, 2021, 6:00 PM

5:00PM Zoning Sub-Committee Meeting

5:20PM Ways & Means Sub-Committee Meeting

5:40PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 22, 2021

3. **21-390** Motion presented by Councillor Rotondo: That the City Council award a Certificate of Appreciation to WBZ reporter and Revere resident Cheryl Fiandaca for her diligence and reporting on the removal of parking meters on Revere Beach. Without her coverage the meters would have never been removed.

4. **21-410** Motion presented by Councillor Rotondo: That a Certificate of Appreciation be awarded to Pat Melchionno, Cynthia (Cindy) Kiejna, Roxanne Aiello, Rick Sarno, Peter Martino, Wayne Rose and the residents of the Jack Satter House as a whole for their advocacy against parking meters on Revere Beach.

Public Hearings

5. **21-405** Hearing called as ordered on the re-purposing of the Mckinley School Bond Authorization for DPW and Fire Station Projects.

Zoning Sub-Committee Report

6. **21-351** Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

7. **21-352** Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

8. **21-402** 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 establishing an additional nine (9) units to enable the appellant to develop a fourteen (14) unit apartment structure with seventeen (17) off-street parking spaces on Lots 5, A, and B at 465 Revere Beach Boulevard, Revere, MA 02151.
9. **21-403** Marie Telfort, 23 Hyde Street, Revere, MA 02151 seeking permission from the Revere City Council to alter and extend a nonconforming use and structure to enable the appellant to reconstruct the existing nonconforming three-family structure which was destroyed by a fire in June 2021 on Lot 5B at 23 Hyde Street, Revere, MA 02151.

Ways & Means Sub-Committee Report

10. **21-277** An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.
11. **21-383** Parity Salary Ordinance for Employees not Represented by Collective Bargaining

Appointments Sub-Committee Report

12. **21-406** Communication from the Mayor relative to the Appointment of Paul J. Fahey as Election Commissioner
13. **21-407** Communication from the Mayor relative to the Appointment of Robert Brown to Commission on Disabilities
14. **21-408** Communication from the Mayor relative to a Request for Special Municipal Employee status for ADA Coordinator/Chair of the Commission on Disabilities

Motions

15. **21-411** Motion presented by Councillor Giannino, Councillor Serino: That the City Council go on record as supporting the attached letter from Martin Suuberg, DEP Commissioner relative to WinWaste Solutions (formerly Wheelabrator).

16. **21-412** Motion presented by Councillor Rotondo: That the Mayor request the Revere High School Committee Building Project team provide an update on their scope of work from the enactment of this group until present day. Furthermore, that the Superintendent of Schools provide the student population growth per year since 2010 to present.
17. **21-413** Motion presented by Councillor McKenna: That the Mayor request Citizens Bank on Broadway to relocate the ATM to the front of the bank. Noise including loud music and slamming car doors from customers using the ATM are affecting the quality of life of the residents around this bank 24 hours per day, 7 days per week.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 22, 2021

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Present	
Arthur F. Guinasso	Councillor	Present	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Richard J. Serino	Councillor	Present	
George J. Rotondo	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

2 Approval of the Journal of the Regular Meeting of November 15, 2021

RESULT: ACCEPTED

Public Hearings

- 3 21-401 Hearing called as ordered on a joint petition submitted by National Grid and Verizon, to relocate 1 JO Pole #2222 on Albert Avenue, 15' southwest along Albert Avenue and install an anchor to the northeast.

Proponents

Moses Okokuro, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID AND VERIZON TO RELOCATE ONE JOINTLY OWNED POLE #2222 ON ALBERT AVENUE IN ACCORDANCE WITH THE PLAN ON FILE?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

4 21-383 Hearing called as ordered on the Parity Salary Ordinance.

Proponents

Rich Viscay, CFO

Opponents

none

Mr. Viscay addressed the City Council and indicated that this proposed ordinance will provide the same percentage increases for those employees who are not entitled to union representation as those employees who are covered by a collective bargaining agreement.

RESULT:	REFERRED TO WAYS & MEANS	Next: 12/6/2021 6:00 PM
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5 21-384 Hearing called as ordered for the purpose of establishing the Minimum Residential Factor for adoption of the Fiscal Year 2022 tax rate.

Proponents

Dana Brangiforte, City Assessor

Opponents

none

Councillor Rotondo inquired about the percentage of residences that are owner-occupied. Mr. Brangiforte stated that approximately 83% are owner-occupied. He also stated that the sale prices remained consistent throughout the City and not one specific Ward realized a greater differential.

“SHALL THE CITY COUNCIL APPROVE THE ESTABLISHMENT OF THE MINIMUM RESIDENTIAL FACTOR FOR THE PURPOSE OF ADOPTING THE FISCAL YEAR 2022 TAX RATE?”

RESULT:	ORDERED - ROLL CALL [10 TO 1]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Visconti, Zambuto
NAYS:	Rotondo

6 21-388 Hearing called as ordered on, An Ordinance Repealing Section 2.03.050(E) of the Revised Ordinances of the City of Revere Relative to Meeting Times of Governmental Bodies.

Proponents

Minutes Acceptance: Minutes of Nov 22, 2021 6:00 PM (Salute to the Flag)

Opponents

none

The City Council members overwhelmingly are in favor of the proposed special permit. This request is due to the existing structure being a total loss caused by a terrible fire over the summer. The Telfort family was also in attendance to show their support for allowing the reconstruction of their property.

RESULT:

REFERRED TO ZONING

Next: 12/6/2021 6:00 PM

Committee of the Whole Report - Reprecincting Map

The Committee of the Whole held hearings on Monday afternoon, November 15, 2021 at 5:00PM and on Thursday evening, November 18, 2021 at 6:00PM. At both hearings, Reuben Kantor, Chief of Data and Innovation, James Klough, CDM Smith, and Attorney Kate Cook addressed the Committee of the Whole on the reprecincting map and presented a Power Point.

The main question the City Council had was relative to the accuracy of and how the US Census data is collected. This question arose especially in Ward Two represented by Councillor Novoselsky in that the data indicated that there are 67 people reported living at Atlas Autobody and another 62 at a memorial park a block away from Atlas. In addition, the manner in which the precinct line is drawn in Ward Two creates an odd jagged section on the map.

At the hearing on November 18th, Mr. Kantor opened up the meeting and provided a thorough explanation of the conflicting information on the US Census block map. In looking at past maps, Atlas Autobody showed 35 people in 2010 and 57 in 2000. The US Census uses differential privacy practices which is the causes the appearance of inaccuracy. Depsite Councillor Rotondo's earlier request to have the State Auditor conduct an audit of the results, Mr. Kantor explained that only the US Congress Audit Department has the authority to do so. To reiterate, the folks who collect the US Census data are not hired by the City. If the City Council opts not to approve the reprecincting map

Attorney Kate Cook stated that US Census data is private. Data collected is blurred to protect the privacy of individuals. Other municipalities throughout the United States have the same issue, but not one has ever brought up the accusation of fraud concerning the data. Attorney Cook also could not provide an evidence of any municipality complaining of an over-count.

Councillor Novoselsky rebutted that he is not happy with any of the explanations provided and prior US Census counts were not discussed in prior years as the count did not affect reprecincting like it did this year. He further stated that it would be helpful if the US Census did not use empty lots or commercial buildings to move data around so the map accurately depicts where people actually reside.

The Committee of the Whole did not offer a favorable recommendation based on the alleged inaccurate data by the US Census. Councillors Giannino McKenna, and Powers voting "YES".

Councillors Novoselsky, Rotondo, Serino, Visconti, and President Zambuto voting "NO". Councillors Guinasso, Keefe, and Morabito were absent.

- 9 21-385 Communication from the Mayor relative to the 2021 Proposed Ward and Precinct Map

Councillor Novoselsky would like to see the Federal government investigate and develop best practices for the census. The manner in which the US Census data is illustrated does not make sense.

Councillor Serino though voting "NO" initially during the Committee of the Whole explained that after being notified of the consequences for not approving the map he has re-evaluated his decision as he does not want the State to draw the precinct lines for the City of Revere. He also expressed concerns that the US Census data has the appearance of being inaccurate.

"SHALL THE CITY COUNCIL ACCEPT, AS PRESENTED BY THE MAYOR AND THE CITY OF REVERE'S REPRECINCTING COMMITTEE, THE 2021 WARD AND PRECINCT MAP FOR THE CITY OF REVERE?"

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, November 22, 2021 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 Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe. There were several applications for special permits and zoning amendments up for discussion:

C-21-13 Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

The Zoning Sub-Committee received an email communication from Attorney Chris Cridler on November 22, 2021 requesting a continuance until the next meeting to be held on December 6, 2021. The Chair allowed for the continuance and this special permit will remain in committee.

C-21-14 Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

The Zoning Sub-Committee received an email communication from Attorney Chris Cridler on

November 22, 2021 requesting a continuance until the next meeting to be held on December 6, 2021. The Chair allowed for the continuance and this special permit will remain in committee.

C-21-15 T-Mobile Northeast, LLC, 15 Commerce Way, Norton, MA 02766 seeking permission from the Revere City Council to install a wireless communications facility to include nine (9) roof mounted antennas and related equipment at 385 Broadway, Revere, MA 02151.

A letter of opposition from Victoria DeCicco, 18 Central Avenue, Revere, MA was filed with Chairman Keefe and made part of the record.

Adam Braillard, Attorney for the applicant addressed the Zoning Sub-Committee. Councillor McKenna expressed concern relative to the sound of the proposed backup generator as was discussed at the initial public hearing. In response, Attorney Braillard was positive that a generator plug could be used as an alternative wherein his client could work with the landlord to hook up a generator temporarily in the event of a long-term power outage. Councillor McKenna also cited potential harmful effects of radio frequencies generated by 5G antennae. Attorney Braillard did submit a radio frequency report which does show that the frequencies emitted are within FCC limits. Councillor Giannino mentioned that 3G technology will be phased out in Massachusetts and questioned if not granting the proposed special permit, the effect that would have on cell service. Attorney Braillard indicated that if the special permit is not approved, capacity and service issues will only get worse. Councillor Serino also expressed concern that there has not been enough research or data to show that 5G is a public health risk. To address the potential generator noise, Chairman Keefe asked if the generator can be installed on the roof. Attorney Braillard responded that he was not able to answer that at this time, but was able to offer removing the generator from the special permit request and install a generator plug at a later time, which would not require City Council approval. Chairman Keefe requested a roll call with the condition that there shall not be a generator installed.

“SHALL THE ZONING SUB-COMMITTEE GRANT THE RELIEF REQUESTED SUBJECT TO THE CONDITION THAT THE GENERATOR WILL NOT BE INSTALLED?”

Councillors Giannino, Guinasso, Serino, Visconti, and Zambuto (ex-officio) voting in the affirmative. Chairman Keefe voting “NO”. The special permit received a favorable recommendation and will be forwarded to the City Council for a vote.

C-21-16 Wellness Connection of Massachusetts Inc., 44 Railroad Street, Revere, MA 02151 and Gunnar Holding LLC, 30 Railroad Street, Revere, MA 02151, seeking permission from the Revere City Council to revise and change the original site plan and the special permit conditions in the Notice of Decision, Application No. C-15-12/15-258 granted on December 7, 2015 and seeking permission to operate a commercial parking lot for the purpose of storing or parking automobiles, buses or trucks available to the public generally on a daily basis at 44 Railroad Street, Revere, MA 02151.

Site Plan Review filed the following findings and recommendations with the Zoning Sub-Committee on November 22, 2021 and were made part of the record:

1. The parking lot layout plans shall be reviewed and approved by the Fire Dept. with respect to fire safety codes.
2. A standing accessory sign shall be installed as represented on the Revised Site Plan. The accessory sign shall be a low-profile sign to be approved by the Site Plan Review Committee.
3. Fencing shall be installed around the perimeter of the proposed commercial parking lot, with a security gate at the commercial parking lot entrance as represented on the Revised Site Plan.
4. The entrance drive shall include signage designating entrance and exit drives at the site.
5. Proper illumination shall be provided including all entrances to the buildings, parking lots and entrance drives.
6. The site shall include pavement markings for the designated entrance for two-way traffic including pavement marking arrows showing traffic circulation within the site.
7. A raised planter shall be installed separating the entrance drive from the abutting property parking lot to the south and the installation of a permeable paver strip separating the parking lot to the north of the entrance drive.
8. A final landscaping plan must be approved by the Site Plan Review Committee.
9. The water, sewer and stormwater management plan must be approved by the City Engineer and DPW Chief of Infrastructure.
10. A final as-built plan including the location of all parking spaces, fencing and landscaping plan must be filed with the Site Plan Review Committee prior to the issuance of an occupancy permit. The final as-built plan shall show the location of all utilities within the site including water, sewer, and drainage.

Attorney Simeone for the applicant addressed the Zoning Sub-Committee and provided an overview of the special permit request - to alter change and revise the original site plan approved in 2015 and the second request is to operate a commercial parking lot on the site in question. Attorney Simeone also presented a traffic study completed by Vanasse & Associates, Inc., Mr. Dirk, PE and filed on November 22, 2021 as was requested during the initial public hearing. The reduction in traffic will be significantly less over the uses that were approved prior as compared to the proposed park-n-fly operation. Attorney Simeone further presented a hard copy of proposed findings of fact for the Zoning Sub-Committee to adopt, which also includes the findings and recommendations submitted by the Site Plan Review Committee:

After reviewing the Project plans and a study relating to traffic respecting the Project the following findings have been made:

1. The Project is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
2. The Property Lot A Railroad Street, consists of one hundred and one thousand seven hundred and eighty-seven (101,787) square feet of land with a nonconforming (commercial) multiple use structure consisting of eleven thousand seven hundred (11,700) square feet thereon.
3. The Property's address is 44 Railroad Street. The Property has frontage of one hundred (100) feet on Railroad Street a public way. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.
4. Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts prepared by Engineering Alliance, 194 Central Street, Saugus, MA 01906 dated

- September 27, 2021, establishes the accepted proposed changes with respect to the original site plan.
5. Applicant's changes accepted to the special permit conditions set forth in the City Council Decision (new language bold and underlined below):
 - a. Condition No. 2 to be changed as follows: The Parking Lot shall be cleared of all truck and trailers and shall be striped **for thirty-nine (39) parking spots** including 4 spaces for handicapped parking.
 - b. Condition No. 3 to be changed as follows: The site shall include pavement markings for the designated driveway entrance for two-way traffic including pavement marking arrows showing traffic circulation within parking lot in accordance **with the "Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts" dated September 27, 2021.**
 - c. Condition No. 6 to be changed as follows: Fencing a minimum of ten feet in height with an entrance booth shall be installed substantially as shown on the **"Revised Site Plan, 44 Railroad Street, Parcel ID 7- 211-3A, Revere, Massachusetts" dated September 27, 2021.**
 - d. Condition No. 7 : The site shall be appropriately illuminated including all entrances to the building, parking lot and entrance driveways. Illumination shall be provided by attached flood lights to the building and free-standing light **poles to be provided on the "Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts" dated September 27, 2021.**
 - e. Condition No. 8 to be changed as follows: Both interior and exterior security cameras shall be installed at the site in accordance with **the Cannabis Control Commission** and the Revere Police Department requirements.
 6. The Project is in harmony with the other commercial uses in the zoning district as well as the general purpose and intent of the Zoning Ordinance wherein: (a) the Project facilities will not impede light, air, and space to adjoining properties; (b) the Project facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon; (c) said Project facilities shall remain within the existing multiple use building and the site and (d) the approval of this use will allow Wellness Connection of Massachusetts Inc. and Gunnar Holdings LLC to improve the condition of the Property, and therefore benefit the public at large in the community.
 7. The Property is an appropriate location for the Project for the following reasons: (a) the Property is located in the TED district, which allows for the request of this special permit; (b) the Property has a nonconforming (commercial) multiple use structure; similar to the zoning district which has various commercial nonconforming structures in the neighborhood; and (c) the proposed use can exist at the Property, without impeding the normal use of the Property or surrounding property.
 8. That the Property has adequate public sewerage and water facilities and water systems for the following reasons: (a) the Project facility is on a public way which has water and sewer services.
 9. The Project traffic study also established that based upon a review of volume of new traffic projected to be generated by the Project, physical improvements will not be necessary along Railroad Street to accommodate the Project traffic.
 10. The Project traffic study further established that there will be a significant reduction in traffic volume (up to 59 percent) over that of the larger marijuana grow facility and dispensary, both of which have been reduced in size and had been approved for construction at the Property by the City Council; and that the Project will result in less

- impact on the transportation infrastructure in the district and the neighborhood.
11. The Project will not adversely affect the neighborhood, for the following reasons: (a) the Project will not create adverse impact of noise, odor, smoke or dust (b) the Project will not substantially generate commercial traffic or activity; and (c) the Project does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has other businesses operating similar fee parking facilities.
 12. The Project will have a potential fiscal impact consisting of additional jobs, real estate tax revenue and licensing fees.
 13. The Project will not cause a nuisance or serious hazard to motor vehicles or pedestrians using the Project facility in that: (a) the only traffic generated by the Project facility will not substantially affect the existing traffic patterns in the neighborhood.
 14. Adequate and appropriate facilities will be provided in concert with Project for the following reasons: The Property is in the TED district, the Project, a commercial parking lot, shall compliment the economic needs of the area where the travel and hospitality industries exist. The Project is in harmony with this district which includes oil storage farm(s), a disposal and collection company, commercial retail and wholesale uses, hotel, rental car business, and various commercial storage facilities. Also the current utilities, infrastructure and roadways meet existing requirements of this industrial and business area.
 15. That Project is determined by this City Council to have beneficial effects that outweigh the detrimental effects on the city and the neighborhood in view of the particular characteristics of the Property and the Project in relation to the Property.

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

The Project will have no detrimental social impact on the neighborhood or city. The Project does not deviate from or substantially change the character of this already relative commercial/industrial area of the city, which has other businesses operating similar fee parking facilities. The Project will advance economic needs by providing jobs and additional municipal revenue including real estate tax revenue and parking lot licensing fees. The Project will address the community need for additional parking.

Traffic flow and safety

The plans and traffic study demonstrate no adverse effects on traffic flow and no traffic related safety concerns. There are no general safety concerns given the fencing, manned booth and surveillance.

Adequacy of utilities and other public services.

Adequate and appropriate utilities already exist at the Project site and the Project will not require additional utilities. Snow removal and trash removal will be privately provided. There will be no additional requirements for police, fire or other public services.

The public ways adjacent to the Project site are sufficient to support the Project. The current infrastructure and roadways handle the existing requirements of this industrial/business area.

Neighborhood character and social structures.

The Project is in harmony with the other commercial/industrial uses in the neighborhood, the zoning district and with the general purpose and intent of the Revere Revised Ordinance. This neighborhood currently has a wide gamut of commercial/industrial uses. Further approval of the Project will allow for the improvement of the condition of the Project site, and therefore benefit the neighborhood and the general public and community.

Impacts on the natural environment

There will be no negative impacts on the natural environment from either the construction or operation of the Project. There will be no generation or discharge of trash, odor, smoke, dust, dirt, pollutants or hazardous substances. There will be no disturbance of or discharge into streams, waterways, bodies of water or environmentally sensitive areas.

Potential Fiscal Impact

The Project will provide jobs and additional municipal revenue including real estate tax revenue and parking lot licensing fees.

Attorney Christopher Agostino representing abutters Burbank Realty Trust, LLC and Durant Performance Coatings, 112 Railroad Street, Revere, MA addressing the Zoning Sub-Committee in opposition of the proposed special permit application for 44 Railroad Street. A memo and several other supporting documents that were provided to the committee on November 22, 2021 from Attorney Agostino's colleague, Attorney Michael Rosen outlines out why the special permit does not satisfy the requirements to operate a park-n-fly use. Attorney Agostino stated that the site plan shows deficiencies and lack of de that are creating several problems: 1.) Turning radius for emergency vehicles or vehicles utilizing the parking lot is not illustrated on the plan. 2.) Plan does not provide parking space dimensions. 3.) Parking spaces are shown on the plan where it is impossible to park a vehicle. 4.) Snow storage is not depicted on plan which will take up a lot of parking spaces. 5.) No shelter or bathroom facilities for people using the park-n-fly business. 6.) No handicap parking spaces.

Attorney Agostino went on to state that there is no storm water management plan submitted with the application. There is no provision for oil/water separators. No operation or maintenance plan. The lack of these issues not being addressed is a clear oversight.

Chairman Keefe offered a point that the storm water management concerns are addressed in the conditions submitted by Site Plan Review and that other boards do take part in the approval process when special permits are granted.

Photographs and commentary from customers submitted to the committee by Attorney Rosen via email depict what happens when you propose and operate a poorly designed parking lot. Attorney Agostino stated that the proposed use is more detrimental to the neighbors than the existing use. He stated that the document submitted by Vanasse & Associates, Inc. is not a traffic study, but rather a memo. Attorney Agostino requested a continuance to address the concerns he mentioned in his presentation and further requested that the special permit be

denied.

At the conclusion of Attorney Agostino’s presentation, Chairman Keefe stated that the DPW, City Engineer, and Fire Department thoroughly review any site work associated with the granting of a special permit.

Guinasso this proposal will be a service to the community by improving an area of the City that has not had many improvements.

Visconti expressed concern that there is no location for customers to wait. Attorney Simeone indicated that his client would be more than willing to accept this suggestion to install a shelter for customers.

Councillor McKenna, Ward One Councillor representing the impacted neighborhood of the proposal expressed that she was in favor of granting the special permit as it will be an improvement to the area and generate revenue.

Chairman Keefe concurred that the following additional conditions be added: 1.) include a shelter for customers 2.) an in-depth traffic study shall be conducted, and 3.) the parking lot and shelter shall be handicap accessible.

Rotondo stated that the site in question is located in an already highly trafficked industrial area and is unsure of how a traffic study would be beneficial. Capital Waste, a hotel use, National Grid, and tractor trailers were provided as examples for the types of traffic being generated on Railroad Street.

Chairman Keefe indicated that the abutter and the applicant have had numerous opportunities to come to an understanding and asked for a roll call on the special permit subject to the conditions provided by Site Plan Review and the added conditions requested by the Zoning Sub-Committee.

“SHALL THE ZONING SUB-COMMITTEE GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AND THE ZONING SUB-COMMITTEE?”

Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe voting in the affirmative. The special permit received a unanimous favorable recommendation and will be presented to the City Council with the findings and conditions set forth.

CZ-21-04Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 seeking an amendment of the Zoning Ordinances to allow by special permit Automotive/Truck Rental Office and Storage Use in the HB District.

Nick Zozula, Esq., addressed the committee on behalf of the applicant. Attorney Zozula indicated that his client is requesting this zoning change because the lease is up at Enterprise’s current location on American Legion Highway and the property owner will not be renewing the lease due to redevelopment plans. Committee member Councillor Guinasso represents Ward

Three where Enterprise’s potential new site on Squire Road is located. Councillor Guinasso stated that the having rental car facilities in this area especially with a new hotel in process and neighboring restaurants, is just not the vision he had for Squire Road.

The Zoning Sub-Committee did not provide a favorable recommendation for adoption to the City Council. Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe voting in “NO” on the proposed zoning change.

CZ-21-05 128 Revere Street Realty Trust, Revere, MA 02151 requesting an amendment to the Zoning Map of the City of Revere as follows: Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

After the Planning Board’s public hearing on this matter, the board voted to favorably recommend the adoption the zoning map amendment as presented by the petitioner. Paul Buonfiglio, Trustee was in attendance and available to answer any questions. Based upon the favorable recommendation, the committee consequently offered a unanimous favorable recommendation to the full City Council. Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio), and Chairman Keefe voting in the affirmative.

- 10 21-351 Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

RESULT:	REFERRED TO ZONING	Next: 12/6/2021 6:00 PM
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- 11 21-352 Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

RESULT:	REFERRED TO ZONING	Next: 12/6/2021 6:00 PM
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- 12 21-392 T-Mobile Northeast, LLC, 15 Commerce Way, Norton, MA 02766 seeking permission from the Revere City Council to install a wireless communications facility to include nine (9) roof mounted antennas and related equipment at 385 Broadway, Revere, MA 02151.

Minutes Acceptance: Minutes of Nov 22, 2021 6:00 PM (Salute to the Flag)

RESULT:	DEFEATED - ROLL CALL [5 TO 6]
AYES:	Giannino, Guinasso, Serino, Visconti, Zambuto
NAYS:	Keefe, McKenna, Morabito, Novoselsky, Powers, Rotondo

- 13 21-393 Wellness Connection of Massachusetts Inc., 44 Railroad Street, Revere, MA 02151 and Gunnar Holding LLC, 30 Railroad Street, Revere, MA 02151, seeking permission from the Revere City Council to revise and change the original site plan and the special permit conditions in the Notice of Decision, Application No. C-15-12/15-258 granted on December 7, 2015 and seeking permission to operate a commercial parking lot for the purpose of storing or parking automobiles, buses or trucks available to the public generally on a daily basis at 44 Railroad Street, Revere, MA 02151.

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AND THE ZONING SUB-COMMITTEE?"

Councillor Giannino requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail.

Reconsideration fails.

Attorney Agostino requested the City Council to read the language that was voted upon. Council President Zambuto indulged the request. The City Clerk read into the record what was presented and considered by the Zoning Sub-Committee.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 14 21-332 Proposed amendment to the Revised Ordinances of the City of Revere requested by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128: An Ordinance Providing for Automotive/Truck Rental Office and Storage Use by Special Permit in the HB District Section 1. Section 17.16.040(D) Business Uses and Consumer Services, Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit^{^^} in the HB District. Section 2. Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote ^{^^}: 1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 10,500 lb limit. 2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time. 3. There shall be a minimum lot size of ½ acre for any property seeking such a use by Special Permit. 4. No stacking of vehicles will be allowed on site. 5. No

repair, maintenance, or body work shall be allowed on site. 6.

Applicants must agree to install and provide substantive screening and buffering on site.

"SHALL THE CITY COUNCIL ORDER THE PROPOSED ORDINANCE ON A SECOND READING?"

RESULT:	DEFEATED - ROLL CALL [0 TO 11]
NAYS:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

- 15 21-380 128 Revere Street Realty Trust, Revere, MA 02151 requesting an amendment to the Zoning Map of the City of Revere as follows: Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

Be it ordained by the City Council of the City of Revere, MA

An Ordinance Further Amending the Zoning Map of the City of Revere

Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

- November 8, 2021 Ordered to a first reading.
- November 22, 2021 Ordered on a second reading.
- November 22, 2021 Ordered on a third and final reading.
- November 22, 2021 Ordered Engrossed and Ordained on a Roll Call.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto

Communications

- 16 21-404 Communication from the Election Commissioner requesting approval of the Warrant for the Special State Primary, on Tuesday, December 14, 2021.

The Election Commissioner addressed the City Council and without discussion approved the warrant for the Special State Primary on December 14, 2021.

Minutes Acceptance: Minutes of Nov 22, 2021 6:00 PM (Salute to the Flag)



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

November 18, 2021

Tony Zambuto, Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Repurpose of McKinley School bond authorization for DPW and Fire Station projects

Dear Council President Zambuto,

As you know, the city has bonded for construction of a new DPW facility and a new Point of Pines fire station. Both projects are preparing to go out bid through the work of the respective project's Owner's Project Manager (OPM). There are concerns that due to the extraordinary times, final bids may exceed the amounts authorized for the respective projects (\$22.5m for DPW facility and \$9.2m for Point of Pines fire station).

To execute contracts once bids submitted, reviewed, and ultimately rewarded, we will need to have funds available to cover all costs related to these projects.

Since we already have a \$2.5 million bond authorization for the McKinley school, and since we are still exploring all options to fund a renovation of that school, including the use of funds from the American Rescue Plan Act (ARPA), I would respectfully request that we repurpose this authorization as written in the attached loan order, to give the city the option of using these previously authorized funds for any potential costs that exceed the original amounts authorized.

This request is timely due to the ability for us to bid these projects over the next few months so construction can begin one the winter months end. I will be in attendance to all meetings scheduled for this request.

Very truly yours,


 Richard Viscay
 Chief Financial Officer/City Auditor

Cc: Mayor Brian Arrigo
 Don Ciaramella, Chief of Infrastructure and Public Works
 Chris Bright, Fire Chief
 Cathy Bowden, City Treasurer/Collector
 Assunta Newton, Assistant Budget Director

Attachment: Repurpose of McKinley School Bond Authorization for DPW and Fire Station Projects (21-405 : Repurpose of McKinley School

City of Revere, Massachusetts
Suggested Form of Loan Order

Capital Improvement Bonds
(Repurpose McKinley School Project Authorization for DPW Building and Fire Station Projects)

Ordered: That Order No. 13-047B adopted by the City Council on April 2, 2013 and approved by the Mayor on April 9, 2013, which authorized borrowing \$2,500,000 for the purpose of paying costs of reconstruction and making extraordinary repairs to the McKinley School, is hereby rescinded in its entirety and replaced by the following in order to repurpose that borrowing authorization to pay additional costs of the new Department of Public Works Building project and the Alden Mills Point of Pines Fire Station project:

“Ordered: That \$2,500,000 is appropriated to pay additional costs of the following two projects: a) designing, constructing, originally equipping and furnishing a new Department of Public Works Building, including the payment of all costs incidental and related thereto, for which the City previously authorized borrowing \$22,500,000 pursuant to Order No. 18-097 adopted by the City Council on May 21, 2018 and approved by the Mayor on May 23, 2018; and b) demolition and construction of the Alden Mills Point of Pines Fire Station, including the payment of all costs incidental and related thereto, for which the City previously authorized borrowing \$9,200,000 pursuant to Order No. 19-150 adopted by the City Council on July 29, 2019 and approved by the Mayor on August 5, 2019; and that to meet this supplemental appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Further Ordered: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.”



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council
FROM: Site Plan Review Committee
RE: 465 Revere Beach Boulevard Special Permit
DATE: November 30, 2021

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit request for the expansion of a nonconforming 5-unit structure into a 14-unit structure at 465 Revere Beach Boulevard. This plan presents significant fire safety issues relating to Fire Dept. accessibility requirements to the side and rear of the property as a result of the proposed plan to construct 9 additional units on the rear of the building and cannot be recommended by the Site Plan Review Committee.

Attachment: 465 Revere Beach Blvd SPR Unfavorable Recommendation (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council
FROM: Site Plan Review Committee
RE: 23 Hyde Street Special Permit
DATE: December 1, 2021

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit for the reconstruction of a three family burn out at 23 Hyde Street. The following findings and recommendations have been made with respect to this special permit.

1. The sewer, water and stormwater drainage plans shall be reviewed and approved by the City Engineer including the requirements for installing new water and sewer service lines to the property if the current services are deemed to be inadequate.
2. The proposed structure shall conform to all fire safety codes including the installation of sprinkler systems.
3. New concrete sidewalks shall be installed along the frontage of the property.
4. The height of the structure shall not exceed the height of the adjacent residential structures.
5. The plans shall be reviewed by the Site Plan Review Committee prior to the issuance of a building permit and shall be subject to additional conditions required by the Site Plan Review Committee with respect to landscaping and final design.

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

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, November 22, 2021 at 6:00 p.m. in the City Councillor Joseph A. DeIGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the following proposed amendment to the Revised Ordinances of the City of Revere:

Be it ordained by the City of Revere as follows:

AN ORDINANCE RELATIVE TO CERTAIN PERSONS NOT REPRESENTED UNDER MGL, CHAPTER 150E, SECTION 10.

Section 1. Division 1, Table III, Section H, Schedule A-1, and Section I, Schedule A-2-A of the Appendix of the Revised Ordinances of the City of Revere are hereby amended by changing the compensation rates to ensure that those employees identified in such sections who are not entitled to collective bargaining representation under M.G.L. c. 150E, §10 shall receive the same percentage increases in compensation negotiated by the City and City Hall Union Units A and B for Fiscal Years 2022, 2023, and 2024.

Section 2. This Ordinance shall take effect as of July 1, 2021.

A copy of the aforementioned proposed ordinance amendment is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M. Written testimony on this public hearing may be submitted to amelnik@revere.org or by mail to the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Revere Advocate
November 12, 2021
Send Invoice To: amelnik@revere.org



CITY OF REVERE

Brian M. Arrigo
Mayor

November 18, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Paul J. Fahey as Election Commissioner. Paul has several decades of experience as an executive in both state and local governments, most recently serving as the Chief of Staff for the City of Amesbury. A graduate of the Harvard Kennedy School, his expertise in municipal operations also enabled him to operate a consulting firm that supported government agencies. His proven track record of government compliance and innovation will serve him well as we tighten our election protocols and work to expand voting access. Given his tremendous acumen for government operations and management, I have full confidence in Paul's ability to lead the Election Department on our growing city.

Regards,

Brian M. Arrigo
Mayor

Attachment: P. Fahey Appointment (21-406 : Appointment of Paul J. Fahey as Election Commissioner)

PAUL J. FAHEY
186 W. Wyoming Avenue, Apt 3
Melrose, MA 02176
202-664-4911
pjfahey@hotmail.com

EMPLOYMENT HISTORY

Chief of Staff/Human Resources Coordinator, Office of the Mayor

City of Amesbury, Massachusetts

2020-present

Support and assist Mayor with administration of all municipal departments. Research, prepare, and submit legislation to City Council. Represent Mayor at City Council and its committees. Act as liaison with intergovernmental agencies (federal, state, regional). Assist Chief Financial Officer with budget preparation and submission to Council and fiscal oversight of all City departments. Serve as Mayor's designee for all labor relations issues and leads negotiations with all City unions. Acted as Human Resources Coordinator with responsibility for functions until May 2021.

Chief of Staff/Chief Operating Officer, Office of the Mayor

City of Methuen, Massachusetts

2018-2019

Managed municipal department heads at Mayor's direction. Served as Mayor's representative at City Council and boards and commissions. Liaisoned with intergovernmental agencies (federal, state, regional) on issues of concern. Supervised preparation and submission of annual budgets. Served as Mayor's spokesman with local media outlets. Negotiated collective bargaining agreements. Implemented state-mandated fiscal oversight, including hiring of City's first Chief Administrative & Financial Officer.

President and Principal Consultant

Fahey Consulting Group

2013-2017

Provided administrative, fiscal, legislative, and policy support to government agencies, consulting firms, and non-profit and trade associations. Monitored state procurement of emergency communications system. Analyzed 9-1-1 tariffs for telecommunications provider. Reviewed and wrote policies and procedures for large urban emergency communications center. Led team studying potential consolidating of emergency communications facilities. Prepared recommendations to municipality on expanded broadband access.

Director of Association & Government Affairs

Cassidian Communications

2006-2013

Led association and government affairs for international emergency communications provider. Tracked legislation and regulations on issues of concern. Represented company on professional association policy boards. Worked with sales teams to identify and pursue major government opportunities in the United States and Canada.

Executive Director, Statewide Emergency Telecommunications Board*Commonwealth of Massachusetts, Executive Office of Public Safety* 2002-2006

Directed state agency responsible for managing statewide 9-1-1 systems. Implemented legislative and regulatory initiatives on wireline/wireless 9-1-1. Managed agency administrative, fiscal, operations, and program activities. Served on national association of state 9-1-1 administrators and policy committees of national professional associations.

Chief of Staff/Legislative Director, Joint Committee on Public Safety*Commonwealth of Massachusetts, State Senate* 1999-2001

Managed staff of Senate Chair. Wrote, filed, and tracked legislation on issue priorities. Prepared testimony in support of legislative initiatives. Researched and wrote reports on enhanced seatbelt enforcement and school & workplace violence issues.

Administrative Assistant, House Committee on Ways and Means*Commonwealth of Massachusetts, State House of Representatives* 1995-1999

Addressed constituent concerns and proposed solutions. Wrote, filed and tracked legislation on issue priorities. Represented Assistant Vice Chair at events in legislative district. Prepared analysis of budget items for Committee consideration. Staffed conference committee meetings on annual state operating budget.

EDUCATION

Harvard University, Kennedy School of Government
New/Old England Senior Executives Program, 2002

Suffolk University, Sawyer School of Business
Master of Public Administration, 1995

University of Massachusetts Boston, College of Arts & Sciences
Bachelor of Arts, Political Science, 1993



CITY OF REVERE

Brian M. Arrigo
Mayor

November 18, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Robert Brown to the Commission on Disabilities. Robert has several years of experience as a public employee and small business owner, and is the father of a child with a disability. Robert is passionate about serving his city and the disability community at large, and I have full confidence in his ability to serve on this essential board.

Regards,

Brian M. Arrigo
Mayor

Attachment: R. Brown Appointment (21-407 : Appointment of Robert Brown to Commission on Disabilities)

ROBERT BROWN

Revere, MA 02151
857-445-5022
bobbyb@thewickedgroup.com

SUMMARY

Organized and motivated employee eager to apply time management and organizational skills in various environments. Seeking entry-level opportunities to expand skills while facilitating company growth. Dedicated employee known for punctuality, pursuing employment options where good customer service and positive attitude will make a difference. Flexible hard worker ready to learn and contribute to team success. Customer-oriented, strategic-thinking operations and sales professional with over 10 years of experience in building relationships, cultivating partnerships, retaining top accounts and growing profit channels.

Multi-tasking and self-motivated leader with expertise on expanding network connections, persuasively introducing products, implementing pricing models, inventory control and projections, turnaround management, territory development and revealing customer needs to deliver solutions. Strategic business professional experienced in impacting business direction with successful leadership decisions. Talented at providing key plan development and implementation. Veteran creator of successful business plans and strategic development initiatives. Adaptive Marketing Manager drives sustainable financial gains by leveraging corporate potential. Special focus on enhancing top-notch marketing solutions.

Brings innovative branding strategies and coordinates dynamic corporate events to promote brand awareness. Results-driven marketing leader born to build strategic, successful campaigns to drive profits, increase market share and cement industry dominance for demanding customers. Focused, performance-minded manager with proven skills in project management, team building, stakeholder relations and campaign optimization. Ready to offer over 10 years of experience to new role dedicated to achieving exceptional results on tight timetables.

SKILLS

- Communication
- Conflict resolution
- Active listening
- Computer skills
- Time management
- Supervision
- Friendly, positive attitude
- Flexible
- Advance imaging skills
- Handling sensitive information
- Customer relations skills
- Training & Development
- People skills
- Analytical
- Team building
- Problem resolution
- Reliable and trustworthy
- Planning and execution
- Business development
- Financial administration
- Schedule management
- Purchasing and planning
- Cross-functional team management
- Customer retention
- Cost analysis and savings
- Performance improvements
- Online marketing and advertising
- Search engine optimization (SEO)
- Brand development and awareness
- Content generation and asset management
- Strategic networking
- Communications leadership
- Mobile marketing
- Sales promotions
- Direct marketing campaigns
- Media relations
- Deadline-driven
- Advertising
- Trade shows
- Branding
- Budget oversight
- Account management
- Start-up background
- Training and mentoring
- Accounting and finance
- Public relations
- Excellent written and verbal communicator

EXPERIENCE

UNITED STATES POSTAL SERVICE, USPS
Chelsea, MA

Letter Carrier

10/2014 to Current

mail.

- Improved operations by working with team members and customers to find workable solutions.
- Provided excellent service and attention to customers when face-to-face or through phone conversations.
- Demonstrated leadership by making improvements to work processes and helping to train others.
- Prioritized and organized tasks to efficiently accomplish service goals.
- Cleaned and checked over vehicle after completion of daily deliveries.
- Delivered various types of mail on routes according to strict timelines.
- Furnished customers with postal information and provided change of address information and other related postal forms.
- Observed road rules, weather and road conditions and other factors to maintain safe driving record.

SELF-EMPLOYED

Revere, MA

Business Owner/Operator

01/2010 to Current

- Consulted with potential clients to determine how company could best meet needs.
- Made financial and logistics decisions in best interest of company.
- Took care of escalated customer concerns to increase satisfaction.
- Assessed quality and approved work before releasing to clients.
- Promoted business on social media platforms to maximize brand identity and generate revenue.
- Managed operations budgeting, accounts payable and accounts receivable and payroll.
- Resolved issues quickly through meticulous research and quick decision making.
- Conferred with customers to understand needs and finalize purchase orders.
- Kept records for production, inventory, income and expenses.
- Collaborated with staff to maximize customer satisfaction, streamline procedures and improve bottom-line profitability.
- Kept up-to-date on regulatory changes affecting business operations.
- Developed business and marketing plans and prepared monthly financial reports.
- Set pricing structures according to market analytics and emerging trends.
- Reconciled daily sales, returns and financial transaction reports and prepared bank deposits.
- Established favorable relationships with vendors and contractors, facilitating contract negotiation and development of marketing and sales strategies.
- Created and implemented marketing and advertising strategies to support revenue goals and promote strategic growth.
- Directed implementation of strategic business plans to achieve goals and objectives.
- Reconciled daily sales and financial transaction reports and prepared bank deposits.
- Assessed business operations to implement realistic annual budget.
- Leveraged social media to expand market reach and facilitate sales agent recruitment.
- Maintained functional and orderly building areas to deliver professional appeal to customers.
- Interviewed, trained, and supervised employees.
- Assessed, optimized and elevated operations to target current and expected demands.
- Provided organizational leadership and established business vision to achieve sales, profit and revenue goals for consignment fashion, perfume and accessories store.
- Monitored industry trends and attended trade shows to select and items for resale in stores.
- Coordinated with webmaster to develop website and create online advertisements.

DEPT OF HOMELAND SECURITY

Boston, MA

Lead Transportation Security Officer

11/2008 to 12/2013

- Designed action plans to respond to emergency situations.
- Supervised and mentored team of 25-60 security officers daily.
- Managed all security operations at various security checkpoints.
- Guarded restricted areas to prevent unauthorized entry.
- Upheld strong customer service standards while completing screenings.
- Watched each individual to assess demeanor and look for suspicious behavior.
- Completed routine and incident-related documentation.
- Worked with local and federal law enforcement agents to apprehend suspicious individuals.
- Noted possible security issues and performed additional reviews.
- Responded to emergency situations quickly to minimize risk and injury.

- Enforced security regulations and escorted non-compliant individuals to private areas for processing.
- Communicated with other screening staff to promptly call attention to potential or active safety problems.
- Checked footage and live feeds from surveillance cameras for trespassers and criminal activity.
- Circulated among patrons and customers to keep abreast of emergent security situations.

DEPT OF HOMELAND SECURITY
Boston, MA

Transportation Security Officer

08/2006 to 11/2008

- Guarded restricted areas to prevent unauthorized entry.
- Searched individuals and baggage for devices, weapons and other prohibited items.
- Monitored and conducted passenger screening.
- Verified integrity and accuracy of photo ID's, tickets and passports prior to authorizing passage.
- Watched each individual to assess demeanor and look for suspicious behavior.
- Utilized metal detectors, wands and X-ray screening machines to perform thorough check of individuals, belongings and cargo.
- Upheld strong customer service standards while completing screenings.
- Worked with local and federal law enforcement agents to apprehend suspicious individuals.
- Protected vessels, passengers and crew by testing items and individuals for explosive material residue.
- Conducted pat-downs and hand-held wand searches of passengers when machine alarms indicated further inspection.
- Manually searched carry-on or checked baggage containing suspect items such as weapons or liquids exceeding volume limits.
- Assessed baggage which triggered alarms to determine whether additional search was warranted.
- Operated scanning equipment to keep entrance lines moving efficiently.

EDUCATION AND TRAINING

HIGH SCHOOL DIPLOMA

Everett High School, Everett, MA



CITY OF REVERE

Brian M. Arrigo
Mayor

November 18, 2021

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

Dear Members of the Honorable City Council:

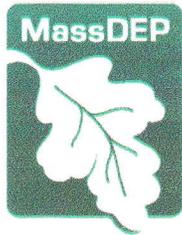
I write to request that the position of ADA Coordinator/Chair of the Commission on Disabilities be hereby designated as a "Special Municipal Employee" in accordance with the provisions of MGL ch. 268A, § 1(n) and MGL ch. 268A, § 20(c).

Regards,

Brian M. Arrigo
Mayor

--

Attachment: ADA Coordinator Special Municipal Employee (21-408 : Request for Special Municipal Employee status for ADA Coordinator)



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

VIA EMAIL

November 16, 2021

The Honorable Jeffrey Turco
Massachusetts House of Representatives
State House
Boston, MA 02133

Dear Representative Turco:

Thank you for taking the time to discuss the WinWaste Solutions (formerly Wheelabrator) ash landfill in Saugus. I appreciate hearing directly from you and your constituents about your concerns related to the landfill. As requested, the following represents MassDEP's position on any potential future expansion of the ash landfill, as that term is defined in the Solid Waste Management Regulations (310 CMR 16.00 and 310 CMR 19.00 or Regulations).

On April 9, 2018, MassDEP issued a solid waste major modification permit to WinWaste allowing a reduction in the final gradient of the landfill to allow additional disposal capacity while keeping the peak elevation of the landfill at 50 feet above mean sea level established in previous enforceable documents. At that time, during conversations with the operators and community members, MassDEP was clear that additional vertical expansion was beyond the limits of the site assignment. Any future proposals for expansion would require a modification to the facility's site assignment and approval from MassDEP and the Saugus Board of Health. As the landfill is located within an Area of Critical Environmental Concern (ACEC), an expansion of the landfill (including vertical expansion) would need to meet the site suitability criteria in the Regulations with respect to the site assignment.

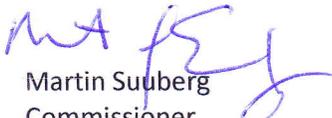
While an applicant is free to propose a site assignment modification, and MassDEP will review information submitted, based upon the information presently before MassDEP, the facility fails to meet the necessary site suitability criteria to allow for expansion within the ACEC and therefore would not receive a positive site suitability determination. Without a positive site suitability determination from MassDEP, a proposal to amend the facility's site assignment to allow for vertical expansion would not advance to the Saugus Board of Health for consideration.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.
TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

I hope this information is responsive to your questions and concerns. If you have any additional questions or would like to discuss this matter further please let me know.

Sincerely,


Martin Suuberg
Commissioner

Cc: Eric Worrall, MassDEP
James Connolly, WinWaste
John Fralick, Saugus Board of Health



City of Revere
City Council

Date: December 6, 2021

Offered by Councilors Serino and Giannino

December 6, 2021

We the undersigned members of the Revere City Council with to go on record today in support of the legal analysis and reasoning against permitting a vertical expansion at Wheelabrator Saugus, Incorporated (the “Landfill”).

Currently, there are two central legal arguments against the permission of expansion. Firstly, the 1989 Amended Consent Order (“ACO”) between MassDEP and the Wheelabrator Saugus Energy from Waste facility (“Facility”) requires the Landfill be shut down when the Landfill reached the grades approved in the 1989 Final Engineering Plan (“FEP”). Over the decades, despite eleven amendments allowing the filling of storm water valleys to the ACO and subsequent modifications to the FEP, the maximum height limit of 50 feet in the FEP has never been amended—and the 2018 final decision by MassDEP to modify the facility’s permit and FEP, preserved that same maximum height limit.

The Landfill must be scheduled for closure, and more modifications shall not be permitted, because as of the filling of the last two storm water valleys, the facility has met its FEP grades—the amendments and modifications have allowed for Phases 1-5 of the facility to be altered to their capacity. There is nowhere else for the Landfill to expand to and MassDEP’s Final decision does not authorize a vertical expansion beyond the 50 feet limit that has been in place for over 30 years. Therefore, Wheelabrator cannot, legally, continue to expand the Landfill and/or extend its operation.

Secondly, if the Landfill is not scheduled to be shutdown based on the above reasoning, and Wheelabrator seeks to undertake a vertical expansion, it must complete the filing process for a major modification/expansion beyond the current ACO and must apply to MassDEP for a new Determination of Suitability. Vertical modifications “beyond the limits of an approved plan” are classified as a “major modification” and as such requires a Determination of Site Suitability.

As MassDEP is barred from issuing a favorable Determination of Site Suitability for any expansion of the Landfill, expansion of the Landfill will not go before the Town of Saugus Board of Health for a site assignment. Local Boards of Health are only required to hold a Site Assignment hearing or issue a Site Assignment to applicants if they first receive a favorable Determination of Site Suitability.

Alongside the legal issues of expansion, there are numerous environmental and health issues as well. Wheelabrator's ash landfill is located within a one-mile radius of Environmental Justice communities in Saugus, and its impacts extend well beyond Saugus to neighboring Environmental Justice communities in Revere and Lynn. For decades, these communities have been burdened by pollution and nitrogen oxides being emitted by Wheelabrator. Breathing air with high NOx concentrations can cause respiratory distress, particularly in people with asthma. NOx also reacts with other chemicals in the air to form ground-level ozone— another respiratory irritant—and particulate matter—which can lead to respiratory irritation, irregular heartbeat, heart attacks, and even death.

For these reasons, we stand in support against permitting a vertical expansion at Wheelabrator Saugus.

Sincerely,

Jessica A. Giannino

Richard J. Serino