



CITY COUNCIL

Regular Meeting

In accordance with Governor Baker's March 12, 2020 Executive Order, please be advised that this meeting of the Revere City Council will be held by remote participation only.

Spanish translation of this meeting is available through Zoom.

Join Meeting Using Link Below:

<https://us02web.zoom.us/j/86442052307>

Meeting ID: 864 4205 2307

Or Telephone: +1 312-626-6799

Calendar

Monday, December 7, 2020, 6:00 PM

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 23, 2020

3. **20-405** Carol Tye, Chairwoman of the George V. Colella Academic Achievement Awards will introduce this year's highest achieving students and their principals.

4. **20-349** A Certificate of Appreciation will be presented to Olivia's Organics for their ongoing donation of salads to the Veterans' Food Bank in addition to their donation of 60 winter jackets to families in need.

5. **20-406** Scoot Scharffenberg, Executive Director of Roca Massachusetts and Joseph Furnari, Director of Roca Chelsea and Lynn will provide the City Council with a yearly update on Roca.

Public Hearings

6. **20-407** Hearing called as ordered on a petition submitted by National Grid to install underground service from 100 Lancaster Avenue to pole #1461 in accordance with the plan on file.

7. **20-414** Hearing called as ordered on the application of Bradstreet, LLC c/o Paul Buonfiglio, 20 Wing Road, Lynnfield, MA 01940 seeking permission from the Revere City Council to alter an existing non-conforming 4 unit structure by increasing the number of units to 6 and by reducing the number of bedrooms on Lot 11 at 83 Bradstreet Avenue, Revere, MA 02151.

Zoning Committee Report

8. **20-358** AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO KENNELS

9. **20-373** Petition of Squire Road Realty, LLC to amend the Zoning Map of the City of Revere as follows: Section 1. Title 17 of the revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, is hereby amended to change zoning district designation of property known and numbered as Lot A at 398 Squire Road, Revere, MA (MBP 29-437J-14) from the Residential B (RB) district to the General Business (GB) district.
10. **20-375** Hearing called as ordered on the application of Stephen R. Caruso, Trustee, R&S Realty Trust seeking permission to operate commercial automotive storage/parking business for 910 vehicles on Lot 14 at 320 Charger Street, Revere MA.
11. **20-379** Joint petition submitted by National Grid and Verizon to install 1 jointly owned pole (1-1) on the sidewalk between 13-15 Sweeney Avenue and extend secondary from P1 to new pole and install overhead service to #13B Sweeney Avenue in accordance with the plan on file.

Appointments Committee Report

12. **20-385** Communication from the Mayor relative to the appointment of Brian Vesce to the Disability Commission.
13. **20-386** Communication from the Mayor relative to the appointment of Toby Pearlstein to the Library Board of Trustees.
14. **20-387** Communication from the Mayor relative to the appointment of Debora Guimaraes to the Cultural Council.
15. **20-388** Communication from the Mayor relative to appointment of Fatou Drammeh to the Revere Housing Authority.
16. **20-389** Communication from the Mayor relative to the appointment of Cathy Penn to the Planning Board.
17. **20-390** Communication from the Mayor relative to appointment of Farah Sheikh to the Cultural Council.
18. **20-391** Communication from the Mayor relative to the appointment of Asmaa Abou-Fouda to the Disability Commission.
19. **20-392** Communication from the Mayor relative to the appointment of Brendan O'Brien to the Cultural Council.
20. **20-393** Communication from the Mayor relative to the appointment of Catherine Daze to the Cultural Council.
21. **20-394** Communication from the Mayor relative to the appointment of Qin Li to the Cultural Council.
22. **20-395** Communication from the Mayor relative to the appointment of Stephanie Carvalho to the Library Board of Trustees.
23. **20-396** Communication from the Mayor relative to the appointment of Yesenia Arango to the Cultural Council.

- 24. **20-397** Communication from the Mayor relative to the appointment of Elle Baker to the Historical Commission.
- 25. **20-398** Communication from the Mayor relative to the appointment of Jason Barone-Cichocki to the Disability Commission.

Communications

- 26. **20-408** Communication from the Mayor concerning an Intermunicipal Agreement for the establishment of the North Suffolk Office of Resilience and Sustainability.

Motions

- 27. **20-409** Motion presented by Councillor Serino, Councillor McKenna: That the Mayor instruct the Chiefs of the Cabinet to notify Ward Councillors ahead of work being done either by the City of Revere or its agents when a project is happening in their respective wards throughout the city.
- 28. **20-410** Motion presented by Councillor Serino, President Keefe: That the City Council award local business owners Paul and RoseAnne Musto a Certificate of Appreciation on the occasion of their retirement. For sixty-five years, the Musto family has owned and operated China Roma, a staple on Broadway and in our community, and has employed many Revere residents over the last nearly seven decades.
- 29. **20-411** Motion presented by Councillor Serino: That the Mayor request the Police Department to patrol Breeden's Lane in North Revere near the intersection of Morris Street between the hours of 9:30 AM and 10:30 AM on weekday mornings to enforce the "No Heavy Trucks" traffic rule. This has been an ongoing issue with delivery trucks from Kappy's Liquors that are exiting Kappy's via the neighborhood instead of utilizing Route 1.
- 30. **20-412** Motion presented by Councillor Serino: That the Mayor instruct National Grid to add street lights to Pole Numbers 3960-50 and 3961-50 on Salem Street, opposite Overlook Ridge Drive. Further, that immediately and in the interim, that National Grid brighten the LED lights on Pole Numbers 3961, 3962 and 3963 in the same area due to the dangerousness of the curve and darkness.
- 31. **20-413** Motion presented by President Keefe: That the Mayor request the Assessor's Office to coordinate with the Building Department relative to home assessments. Many homes throughout the City are being assessed as multi-families when the homes are listed as single or two families with the Building Department. The systems used by the Assessor's Office and the Building Department need to be cross referenced to eliminate confusion and unfairly tax residents.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 23, 2020

Regular Meeting of the City Council was called to order at 6:00 PM. President Patrick M. Keefe presiding.

Salute to the Flag

1 Roll Call of Members

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

In accordance with the provisions of Governor Baker's March 12, 2020 Executive Order, this meeting of the Revere City Council was held entirely via remote participation on Zoom.

2 Approval of the Journal of the Regular Meeting of November 9, 2020

RESULT: ACCEPTED

- 3 20-369 Motion presented by Councillor Serino: A Certificate of Commendation will be presented to State Representative RoseLee Vincent on the occasion of her retirement from the Massachusetts General Court.

All City Councillors spoke highly of Representative Vincent on the occasion of her retirement, recalling many fond memories of their working relationship, and wished her the best of luck for a well-deserved retirement.

Councillor Serino delivered the following remarks:

RoseLee Vincent was sworn-in to the Massachusetts House of Representatives on April 16, 2014 to represent the communities of Revere, Chelsea and Saugus. She is currently the Vice-

Chair of the House Bonding Committee, and in the past, she served as Vice-Chair of the Joint Committee on the Environment, Natural Resources and Agriculture. Additionally, Rep. Vincent wears the hat of House Chair of the Metropolitan Beaches Commission.

Before her election to the House, RoseLee worked on Beacon Hill for 25 years as the legislative aide and then chief-of-staff to her two immediate predecessors. She is a proud, 4th generation, lifelong Revere resident. Ro has been married for 53 years to her high school sweetheart, Richie Vincent, and is the loving mother of two daughters - Wendy and Robin. Of all the titles she has, the one she takes most pride in is “Mimi” to her five talented grandchildren - Hallie, Max, Ben, Sam and Zachary.

For nearly fifty years, RoseLee has selflessly served to improve Revere and has treated our residents with a genuine compassion. Throughout her daughters’ childhoods, she was very involved the PTA in the Revere Public Schools, as a member and eventual president, where she pioneered women’s athletics, creating opportunities for female athletes that never previously existed in the city. She was also a Bluebird Mom who led Wendy, Robin and their friends through Girl Scouts.

As the girls got older, RoseLee volunteered her time to the community in other ways. She was a founding board member of RevereTV, as well as a part of the charette that gave way to the Revere Beach Partnership. Along with Rose Napolitano and Rose’s girls, she was an active member of Revere 1st. Before becoming our state representative, she was also a member of the Revere Beautification Committee. Her work in the community as a private citizen led to RoseLee being named a 2012 Unsung Heroine by the Mass Commission on the Status of Women.

Anyone who knows Rep. Vincent knows her passion lies within her advocacy for America’s First Public Beach. Prior to being named a commissioner on the Metropolitan Beaches Commission upon her election in 2014, RoseLee had worked closely with the commission since its inception in 2007 to restore and preserve Greater Boston’s urban beaches - including Revere Beach.

Rep. Vincent is also a staunch environmental advocate, and is a founding member of the “Alliance for Health and Environment,” a coalition of local officials and respected regional environmental groups focused on raising awareness about the public health and environmental impacts of waste incineration and ash disposal, as well as promoting environmental justice for communities impacted by these issues.

She has been tenacious in her quest to advocate for a closure plan for the Saugus incinerator and ash landfill. Bear in mind when she took office, there had been no real organized effort in opposition to the Saugus facility in recent memory. There really was no group or elected official that was sounding the alarm on the issue. The first time she ran for office in 2014, a common theme among the concerns of people who live in the Riverside, Point of Pines and in East Saugus was the public health and environmental hazards that came with hosting a trash incinerator. It became clear to her that a voice was needed in this fight.

As she reflects on her time in office, she is most proud of the strides that have been made in fighting Wheelabrator Saugus. During her tenure, for the first time in many years, the Mass DEP held public hearings and sought public input when it came to actions pertaining to

Wheelabrator. Although there is still a lot of work to be done, because of her efforts, we have moved the needle on this issue.... Don't let the naysayers say otherwise because the alternative would have been nothing. If not for the ferocity of Rep. Vincent's commitment to fighting, the Wheelabrator issue would not have become as mainstream as it is today. It is why both Clean Water Action and the Saugus River Watershed Council honored her for her resolute commitment to this issue.

Legislatively, with the support of Speaker DeLeo, Rep. Vincent has championed CAPIC's Emergency Services Program, securing funds in the state budget each year that help many needy families in Revere and Chelsea. She has been an advocate on Beacon Hill for our seniors, our veterans, and for the blue-collar working men and women of the Sixteenth Suffolk District who are trying to make ends meet. This summer, when the House passed landmark legislation to combat climate change, her name was attached to the provision which would codify the concept of 'Environmental Justice' into our general laws. If enacted before the end of this legislative session, the language will provide stronger protections from pollution, and a greater public process for communities like Revere, Chelsea and Saugus that are overburdened by polluters.

On a personal note, I would be remiss if I did not express my gratitude and appreciation to a mentor. RoseLee has taught me the importance of fighting for what you believe in and for standing up for what's right, even in the face of criticism or political backlash. She has taught me that elected officials should always follow their heart and conscience, and that integrity matters. She has taught me that "politician" is a dirty word, and that those of us in elected office are public servants and we are here to try to help make people's lives better. I will always cherish my time on Team Vincent.

As she winds down her time in public life, she has assured me multiple times that she is not going anywhere when it comes to issues she is passionate about. With the advent of Zoom, I say to my colleagues don't be surprised if she attends a Council meeting while on vacation in Marco Island next winter.

Rep. Vincent, we wish you the very best for a long and healthy retirement. You've earned it and you deserve it. Your mother taught you that if you're going to dance, you dance. For almost fifty years, you have danced every day in service to the people of Revere. It's time to tune out the noise to focus your attention on what's truly important in your life - Richie, the girls and the grandkids.

RESULT:	PLACED ON FILE
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Public Hearings

4	<u>20-365</u>	Hearing called as ordered on the Minimum Residential Factor for Fiscal Year 2021.
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Proponents

Dana Brangiforte, City Assessor
Eric Lampedecchio, 43 Tapley Avenue

Opponents

None

“SHALL THE CITY COUNCIL ADOPT A RESIDENTIAL FACTOR OF .886758 TO ENABLE THE BOARD OF ASSESSORS TO ESTABLISH THE TAX RATE FOR FISCAL YEAR 2021?”

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

- 5 20-358 Hearing called as ordered on: AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO KENNELS Section 1. Title 17, Chapter 17.16, Section 17.16.205(A) Kennel is hereby amended by continuing the sentence after the word “district” and inserting in place, “,except when a kennel and residential use or residential district is separated by a highway.”

Proponents

Michael Tucker, 9 Ellerton Street

Opponents

none

Councillors Zambuto and Powers spoke favorably on the amendment.

RESULT:	REFERRED TO ZONING	Next: 12/7/2020 6:00 PM
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- 6 20-370 Hearing called as ordered on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Transient Vendors, Door-to-Solicitors, and Canvassers.

Proponents

none

Opponents

none

Councillor Guinasso indicated that the cost of a Transient Vendor license is intentionally high so as to protect the brick and mortar flower shops from being severely undercut.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 7 20-372 Hearing called as ordered on the petition of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114 for the purpose of considering the discontinuance and abandonment of a certain portion of Washburn Avenue, Revere, MA as illustrated on petitioner’s plan of discontinuance.

Proponents

Tom O'Brien, HYM

Michael Barowsky, HYM

Robert O'Brien, Director of Economic Development

Opponents

none

SHALL THE CITY COUNCIL DISCONTINUE AND ABANDON A CERTAIN PORTION OF WASHBURN AVENUE, REVERE, MA AS ILLUSTRATED ON THE PETITIONER'S PLAN DATED OCTOBER 2, 2020?

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

- 8 20-373 Hearing called as ordered on the application of Squire Road Realty, LLC to Zoning Map of the City of Revere. Section 1. Title 17 of the revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, is hereby amended to change zoning district designation of property known and numbered as Lot A at 398 Squire Road, Revere, MA (MBP 29-437J-14) from the Residential B (RB) district to the General Buisness (GB) district.

Proponents

Lawrence Simeone, Attorney for the applicant

Opponents

none

The City Council requested that a deed restriction be considered to ensure that the property cannot be developed into a development larger than the existing structure. The intent of the request is to allow the applicant to add a unit which would not normally be allowed in the RB District.

RESULT:	REFERRED TO ZONING
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- 9 20-374 Hearing called as ordered on the application of Fonseca Real Estate, LLC, 209 Broadway, Revere, MA 02151 seeking permission from the Revere City Council to install an awning at 209 Broadway.

Proponents

Lawrence Simeone, Attorney for the applicant

Opponents

none

“SHALL THE CITY COUNCIL APPROVE AN AWNING PERMIT TO BE EXERCISED AT 209 BROADWAY, REVERE, MA?”

RESULT:	ORDERED - ROLL CALL [10 TO 0]
AYES:	Giannino, Guinasso, McKenna, Morabito, Powers, Rotondo, Serino, Visconti, Zambuto, Keefe
ABSTAIN:	Novoselsky

- 10 20-375 Hearing called as ordered on the application of Stephen R. Caruso, Trustee, R&S Reatly Trust seeking permission to operate commercial automotive storage/parking business for 910 vehicles on Lot 14 at 320 Charger Street, Revere MA.

Proponents

Lawrence Simeone, Attorney for the applicant

Opponents

Christine Robertson, 117 Charger Street
Wayne Rose, 19 Thorndike Street

Both opponents cited truck congestion which already exists at this location. The opponents stated that the change of this use from a stone/gravel yard to a automotive storage and parking yard would cause more traffic. Ms. Robertson would like to see a traffic study done for this location.

Nick Moulaison, Conservation Commission Chairman indicated that the new use appears to be less intrusive than the stone/gravel yard and would generate less traffic than the proposed use.

RESULT:	REFERRED TO ZONING
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- 11 20-376 Hearing called as ordered on the application of 21 Revere Beach Blvd, LLC, c/o Gate Residential, 265 Franklin St, Boston, MA 02110 requesting a Chapter 148 License to enable the appellant to store a total of 7,555 gallons of flammables and combustibles to be contained within 133 vehicles in a parking garage at 50 Ocean Avenue, Revere, MA 02151

Proponents

Robert O'Brien, Director of Economic Development
Paul Moan, Code Red Consultants

Opponents

none

SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE FOR THE USE INDICATED ON THE APPLICATION TO BE EXERCISED AT 50 OCEAN AVENUE?

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

- 12 20-377 Hearing called as ordered on the application of 21 Revere Beach Boulevard, LLC, c/o Gate Residential, 265 Franklin Street, Boston MA 02110 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 7952 gallons of flammables and combustibles to be contained within 140 vehicles in a parking garage at 21 Revere Beach Boulevard, Revere MA 02151

Proponents

Robert O'Brien, Director of Economic Development
Paul Moan, Code Red Consultants

Opponents

none

SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE FOR THE USE INDICATED ON THE APPLICATION TO BE EXERCISED AT 21 REVERE BEACH BOULEVARD?

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

- 13 20-378 Hearing called as ordered on the application of Sachem Revere, LLC, 4 Gerrish Ave., Chelsea, MA 02150 requesting a Chapter 148 License to enable the appellant to store a total of 2074 gallons of flammables to be contained within a CAT sub-base fuel tank (394 gallons) and 84 vehicles (1680 gallons) parked underneath a multifamily residential structure at 571 Revere Street, Revere MA 02151

Proponents

Robert O'Brien, Director of Economic Development
Kari-Ann Greene, Attorney for the applicant

Opponents

none

SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE FOR THE USE INDICATED ON THE APPLICATION TO BE EXERCISED AT 571 REVERE STREET?

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

- 14 20-379 Hearing called as ordered on a joint petition submitted by National Grid and Verizon to install 1 jointly owned pole (1-1) on the sidewalk between 13-15 Sweeney Avenue and extend secondary from P1 to new pole and install overhead service to #13B Sweeney Avenue in accordance with the plan on file.

Proponents

none

Opponents

none

National Grid did not appear at the public hearing, therefore the matter will not be voted on and the petition will be referred to the Zoning Sub-Committee.

RESULT:	REFERRED TO ZONING	Next: 12/7/2020 6:00 PM
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Public Works Sub-Committee Report

The Public Works Sub-Committee met on Monday evening, November 23, 2020 at 5:30PM. Committee members present were Councillors Guinasso, Morabito, Zambuto, Keefe (ex-officio), and Chairman Novoselsky. Councillor Rotondo was absent.

There was one item in committee up for discussion:

- 20-231** Motion presented by Councillor Keefe: That the Mayor request the DPW and the City Engineer to amend the rules and regulations, in accordance with Section 2.63.070(B)(1) Public Way Disturbances and Occupancy Permits, so as to provide notification to and approval by the Ward Councillor prior to the issuance of a curb cut permit.

Paul Argenzio, Superintendent of Public Works addressed the committee on this request. Mr. Argenzio suggested that the City Council may want to address Councillor Keefe's concerns through modifications to the zoning ordinances rather than curb cut regulations.

Councillor Novoselsky indicated that the property in question which prompted this motion is located in an RB district and the property owner has a right to convert from a single family dwelling to a two-family dwelling without notification to abutters as long as the expansion meets the zoning requirements.

Councillor Keefe expressed his concerns that these types of single to two family conversions are happening without any input from area residents or the Ward Councillor and property owners may converting without proper permits in place.

- 15 20-371 Motion presented by President Keefe: That the Mayor request the DPW and the City Engineer to amend the rules and regulations, in accordance with Section 2.63.070(B)(1) Public Way Disturbances and Occupancy Permits, so as to provide notification to and approval by the Ward Councillor prior to the issuance of a curb cut permit.

RESULT: **REFERRED TO PUBLIC WORKS**

Communications

- 16 20-380 Communication from the City Auditor relative to the Library appropriation.

Rich Viscay, Director of Finance addressed the City Council on this request.

SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF \$1,567 FROM FREE CASH TO LIBRARY SERVICES?

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

- 17 20-381 Communication from the City Auditor relative to an appropriation for the resident parking sticker program.

Rich Viscay, Director of Finance addressed the City Council on this request.

SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF \$65,000 FROM FREE CASH TO PARKING SUPPLIES?

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

- 18 20-382 Communication from the City Auditor relative to the reduction of appropriation for the Revere Public Schools.

Rich Viscay, Director of Finance addressed the City Council on this request.

SHALL THE CITY COUNCIL REDUCE THE APPROPRIATION OF THE SCHOOL DEPARTMENT BUDGET FOR FISCAL YEAR 2021 BY \$1,953,926?

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

- 19 20-383 Communication from the City Auditor relative to an appropriation for water and sewer rates retained earnings.

Rich Viscay, Director of Finance addressed the City Council on this request.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$1,150,000 FROM THE WATER & SEWER RETAINED EARNINGS ACCOUNT TO THE WATER & SEWER FUND BALANCE?

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

- 20 20-384 Communication from the Mayor relative to An Ordinance Relative to the Establishment of a Public Art Commission.

Elle Baker, Project Planner, Economic Development addressed the City Council on the proposed ordinance.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 12/7/2020 6:00 PM
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- 21 20-385 Communication from the Mayor relative to the appointment of Brian Vesce to the Disability Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 22 20-386 Communication from the Mayor relative to the appointment of Toby Pearlstein to the Library Board of Trustees.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 23 20-387 Communication from the Mayor relative to the appointment of Debora Guimaraes to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 24 20-388 Communication from the Mayor relative to appointment of Fatou Drammeh to the Revere Housing Authority.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 25 20-389 Communication from the Mayor relative to the appointment of Cathy Penn to the Planning Board.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 26 20-390 Communication from the Mayor relative to appointment of Farah Sheikh to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 27 20-391 Communication from the Mayor relative to the appointment of Asmaa Abou-Fouda to the Disability Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 28 20-392 Communication from the Mayor relative to the appointment of Brendan O'Brien to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 29 20-393 Communication from the Mayor relative to the appointment of Catherine Daze to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 30 20-394 Communication from the Mayor relative to the appointment of Qin Li to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 31 20-395 Communication from the Mayor relative to the appointment of Stephanie Carvalho to the Library Board of Trustees.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 32 20-396 Communication from the Mayor relative to the appointment of Yesenia Arango to the Cultural Council.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 33 20-397 Communication from the Mayor relative to the appointment of Elle Baker to the Historical Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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- 34 20-398 Communication from the Mayor relative to the appointment of Jason Barone-Cichocki to the Disability Commission.

RESULT:	REFERRED TO APPOINTMENTS	Next: 12/7/2020 6:00 PM
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Motions

- 35 20-399 Motion presented by Councillor Morabito: That the Mayor be requested to forward a letter to our Federal Delegation requesting swift action to re-designate the commuter line in Chelsea as a "Quiet Zone". Since Chelsea lost the Quiet Zone designation, the residents of Revere have been negatively impacted by the sudden noise disturbances through loss of sleep and has lowered the quality of life for those who live within range of the sound.

Ralph DeCicco, 49 Washington Street, addressed the City Council relative to the sound of idling trains in the City of Revere.

RESULT:	ORDERED AS AMENDED VOICE VOTE
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- 36 20-400 Motion presented by Councillor Morabito, Councillor Giannino: That the City Council or to a public hearing a proposed amendment to the Revised Ordinances of the City of Revere relative to wage theft prevention. An Ordinance Establishing Wage Theft Prevention Regulations (attached).

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 12/7/2020 6:00 PM
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- 37 20-401 Motion presented by Vice-President Novoselsky: That the Mayor direct the DPW to remove all advertising/solicitation signage throughout the City of Revere.

Addressing the City Council were the following residents:

Ralph DeCicco, 49 Washington Street
Wayne Rose, 19 Thorndike Street

RESULT:	ORDERED - VOICE VOTE
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- 38 20-402 Motion presented by Councillor McKenna: That the Mayor request the Public Health Director to require residents who are utilizing the food pantry to wear masks to prevent the spread of Covid. Folks who drive up to receive their packages are not wearing masks and exposing volunteers at the food pantry. This motion is offered in the interest of public health and safety.

Ralph DeCicco, a volunteer at the food pantry, believes that the situation described by Councillor McKenna is inaccurate and if her constituent's statements are true, the volunteers affected should notify someone working at the food pantry.

RESULT: ORDERED - VOICE VOTE

Late Communications

- 39 20-403 Communication from the Mayor relative to Holiday Parking Ticket Amnesty for Toy Donation

ORDERED: UPON PAYMENT OF AN UNPAID PARKING FINE AND THE DONATION OF A NEW, UNUSED TOY OF SIMILAR OR GREATER VALUE FOR DONATION TO A WORTHY CHARITABLE PURPOSE, THE PARKING DIRECTOR, BEGINNING ON DECEMBER 4, 2020 AND ENDING AT THE CLOSE OF BUSINESS ON DECEMBER 18, 2020, SHALL WAIVE UP TO \$30.00 PER TICKET MAXIMUM FIVE TICKETS, IN UNPAID PARKING FINES AS PROVIDED IN RRO 10.48.160. NOTWITHSTANDING THE FOREGOING, THE PARKING DIRECTOR SHALL NOT WAIVE ANY SURCHARGE IMPOSED BY THE MASSACHUSETTS REGISTRY OF MOTOR VEHICLES (RMV) IF THE PARKING DIRECTOR HAS NOTIFIED THE RMV OF AN UNPAID FINE AND A NON-RENEWAL OF LICENSE AND/OR REGISTRATION HAS BEEN RECORDED BY THE RMV.

RESULT: ORDERED - VOICE VOTE

- 40 20-404 Communication from the Mayor relative to Free Holiday Parking

ORDERED: THAT THE CITY COUNCIL APPROVE THE MAYOR'S REQUEST TO NOT ENFORCE PARKING METERS ON DECEMBER 5TH, 12TH, AND 19TH TO ENCOURAGE SHOPPING AT LOCAL BUSINESSES DURING THE HOLIDAY SEASON.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 9:00 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 23, 2020 6:00 PM (Salute to the Flag)



Department of Veterans Services

LEGION BUILDING REAR, 249 BROADWAY, REVERE, MASSACHUSETTS 02151
(781) 286-8119 FAX (781) 485-2787

Marc Silvestri
Director

Brian M. Arrigo
Mayor

October 19, 2020

2020 OCT 20 AM 9:52
OFFICE CITY CLERK
REVERE, MASS

FILED

Dear Madam Clerk,

I am writing as the Director of Veteran Services asking our honorable council to present a Certificate of Appreciation to Olivia's Organics. The last 2 years their team has gone above and beyond in helping the City of Revere's veterans. During this time, they have donated 100s of Olivia's salads a month. This has given our veterans fresh salad option to help meet their nutritional needs. Olivia's team also has adopted our Veterans that are most in need during the holidays, in supporting the most vulnerable families during the Christmas holiday. This year they will be donating 60 winter jackets to help those in need. Before Covid-19 a team from Olivia's would come support our Veterans Food Bank with several man hours.

I ask that the council please approve this request for the amazing support shown by this small business to the City of Revere's veterans.

Marc Silvestri

Director of Veteran Services

Attachment: OliviasOrganicsCertificateRequest10262020 (20-349 : Certificate of Appreciation - Olivia's Organics)



101 Park Street
 Chelsea, MA 02150

TEL (617) 889-5210
 FAX (617) 889-2145

www.rocainc.org

Ashley Melnik, City Clerk
 City of Revere City Hall
 Revere City Hall
 281 Broadway
 Revere, MA 02151

Patrick Keefe, President
 Revere City Council
 Revere City Hall
 281 Broadway
 Revere, MA 02151

November 13, 2020

Dear City Clerk Melnik and Revere City Council President Keefe:

I write to respectfully request that Scott Scharffenberg, Executive Director of Roca Massachusetts and Joseph Furnari, Director of Roca Chelsea and Lynn appear before the Revere City Council on Monday, December 7, 2020 for the purposes of delivering their yearly update to the members of the City Council.

I have also attached our most recent covid-19 update and information on participant engagement. If either of you, or any member of the Revere City Council would like further information, you can always try our website at www.rocainc.org. If there is anything additional, please reach out to me directly.

Thank you for your attention to this matter. I look forward to hearing from you regarding the date of Monday, December 7th. If this date is not convenient, please respond with additional dates in the future.

Sincerely,

Kathi Reinstein
 Chief of Government Relations & External Affairs
kathi_reinstein@rocainc.com

Attachment: RocaPresentationRequest12072020 (20-406 : Roca Presentation)

NAVIGATING THE COVID-19 PANDEMIC: A ROCA UPDATE

Draft: August 21, 2020

Introduction

In mid-March 2020, like many across the nation, it became painfully clear that the COVID-19 pandemic was both more dangerous than anyone could understand and was going to negatively impact the people we know and love in ways we could not even imagine. Roca quickly moved to shut down buildings, outreach in homes, and work crews, and pivoted to run socially distanced outreach, implement an aggressive learning agenda on the quality of programming and launch virtual programming, and provide intensive support to young people and their families.

At that time, Chelsea, MA, where we are headquartered, was well on its way to becoming one of the national hotspots for the virus, shining an even brighter light on poverty, race, and health disparities beyond belief. In Chelsea and the surrounding communities, Boston, Lynn, Holyoke, Springfield, and in Baltimore, our courageous team changed the way they worked overnight. Partnering with the remarkable young people we know and serve, Roca staff worked to help them deal with increasing levels of trauma and to help them meet the basic needs necessary to survive and thrive.

Then, several months later on May 25, 2020, George Floyd was murdered by the Minneapolis Police, and the nation and then the world brought forth yet another, most remarkable, and hopeful change effort from his tragic death – the resounding and coordinated call for Black Lives Matter (BLM), for justice, and a reckoning with the long-standing racism in our country.

Roca stands in solidarity with Black Lives Matter. Roca stands against racism and works relentlessly for justice for all. At Roca, we believe that justice is a verb. It is about what people do. The injustices we have witnessed in our communities, and through the media, bring light to the unspeakable maltreatment and infringement of rights too many have experienced for too long. Our commitment is to listen, learn, and take action through our daily work, with daily resolve, against daily injustice. To heal and move toward justice, it's going to take all of us – young people, their families, community members, police officers and public leaders. We know this country can be different and that change is possible.

Today, some five months after March, the nation is in even worse shape regarding the COVID-19 virus and is still without coordinated and high level leadership. At the same time, the country is in the throes of what one might hope to be a reckoning with racism that will bring about sustained change.

At Roca, we know that our intervention work is needed now more than ever. We continue safely to do outreach, work with young people and work with partners. We continue to serve an estimated 950 young people in our communities. Each of our sites has begun a phased opening to our young people, with our buildings in MA operating at 50% capacity, our Baltimore site at 33% capacity and limited work crews operating again in both states.

At Roca, we embrace and seek to act on the words of the late Supreme Court Justice, Thurgood Marshall on racism as well as navigating through the pandemic: “We must dissent from the indifference. We must dissent from the apathy. We must dissent from the fear, the hatred and the mistrust... We must dissent because America can do better, because America has no choice to do better.”

Touchstone: Roca's Commitment to Mission and Strategic Approach

Roca's mission is to be a relentless force in disrupting incarceration and poverty by engaging the young adults, police and systems at the center of urban violence in relationships to address trauma, find hope, and drive change. Roca's love for young people, conservative business approach, commitment to learning, and willingness to restructure our work, demanded embracing the following principles: 1) quickly, carefully, and safely adjust how we serve young people, our partners and our communities; 2)

Navigating the COVID-19 Pandemic: A Roca Update

Draft: August 21, 2020, Page 1

Attachment: Roca COVID 19 Update - Brief 08 21 2020 (20-406 : Roca Presentation)

be compassionate, transformational and grateful; 3) be transparent and communicate; 4) stabilize the organization, cut costs, and do the best we can to incur no debt; 5) use this time for: strengthening infrastructure, training and innovation; 6) be forward thinking and adjust management and strategies for the next two years; and, 7) seek wisdom, support, and help.

Roca has strived to meet these commitments. We have made difficult decisions along the way but we know that the work we are doing during this pandemic will make us a stronger, and a more effective organization – one better able to meet the needs of our young people, partners and communities.

COVID-19 Impact on Young People and Communities

For Roca's young people, and many others like them, the challenges began piling up exponentially from the start of the pandemic, and these challenges were on top of what were already difficult circumstances associated with poverty, violence, and trauma. In addition to dealing with the reality of the virus in communities with disproportionately high rates like Chelsea, our young people now face increased rates of joblessness, homelessness and an inability to pay rent, lack of childcare, food insecurity and increases in domestic violence and surrounding community urban violence. Added to this, our young people have also lost the safe place that Roca's facilities afford and the loss of work through Roca's transitional employment programming. **Despite these incredible challenges, the courage and resilience of these young people continue to amaze and inspire us.**

COVID-19 has derailed much of the existing interventions to urban violence across the country, pausing the ongoing efforts of criminal justice institutions, community service organizations, and community outreach and engagement organizations.

In spite of this, Roca did not and cannot stop our critical local responses to these pressing issues. We must work to build a coordinated response that addresses the longer term impacts of both the pandemics: COVID-19 and urban violence.

Changing the Way We Work with Young People: Transition to Virtual Programming & Moving Forward

Since the start of COVID, following recommendations and executive orders in two states, Roca has worked quickly and diligently across our sites to make key adjustments to all of our work with young people. These changes are outlined below.

Closing Buildings and Transitioning to Virtual Programming: On Monday, March 16, Roca prepared for an organizational closure of all sites for programming, stopping work crews, and began remote work with social distance outreach starting March 17. There has been careful focus on individual and overall staff support.

While all buildings were closed for a time, MA sites have now reopened their buildings at 50% capacity and our Baltimore site is functioning at 33% capacity, in accordance with all state and local mandates.

Creating Safety by Meeting Basic Needs: The COVID pandemic created an added level of instability for the young people Roca serves. To address this issue and help stabilize young people – through food, housing and financial support - so that they could continue to work towards behavior change, Roca quickly set up systems to help with basic needs, including non perishable food, fresh produce, toys, books, diapers, rental assistance, direct cash support and gift cards. And finally, in emergency situations due to domestic violence or health issues, putting several participants into hotels for periods of time. These services are being provided to 1200 participants across the organizations 6 sites in Massachusetts and Baltimore.

Outreach and Youth Work: We have learned and understand the impact of trauma on the brain and what that looks like for our young people, including hypersensitivity to threats and danger, challenges with relationships and trust, harder time identifying and managing emotions, an urgent need to control an environment, and increased risk taking. We have also learned that we can literally rewire our brains and that the unhelpful habits or patterns of thinking, feeling, and doing that likely served a purpose as part of a survival response can change too.

In order for us to support our young people through their own rewiring of unhelpful patterns, we must build and ***maintain*** meaningful, transformational relationships. To ensure we are able to do this, we have **increased our level of contacts with young people for both outreach and transformational relationships**, striving for youth workers to have contacts with young people a minimum of three times per week.

Programming Structure: Because young people need services now more than ever, Roca has set a goal for ensuring that all young people are engaged in programming 1 to 2 times per week. Given that Roca's work is based on relationships and relentless outreach, the move to social distance outreach and the "left turn" to virtual programming was a big step for the organization. After carefully working on improvements, learning about virtual programming, documenting computer literacy of the young people and Wi-Fi access, the organization is committed to the following going forward: 1) tablet training for staff and participants;; 2) integration of upgraded materials and activities for CBT, harm reduction, and health habits 3) CBT parenting conversations, and expanded work with young fathers.

Programming Improvements: Roca is focused on learning how to deliver quality programming to all of our young people remotely. Specifically, Roca has implemented programming improvements and staff coaching in: 1) Roca's CBT simple materials; 2) increased integration of harm reduction regarding substance abuse 3) piloted virtual parenting groups, increased parenting skills discussions using CBT. 4) launched an organization-wide Education Team implementing best practices; 5) updated workforce readiness curricula; 6) increased on-line certifications available; and, 7) implemented peacemaking listening and support circles across the organization.

Changing the Way We Work With Young People – The Results So Far

Youth Work Contacts: Despite Roca's transition to virtual outreach and programming, and reductions in staffing size, we have, in fact, **retained the vast majority of participants served prior to COVID and, in some cases, increased the number of young people engaged with their youth workers.**

Programming: Roca's move to change the way we deliver programming has shown dramatic results. **While many of our staff teams are smaller, the new structures have allowed for tighter controls over programming and increased levels of supervision across the organization, resulting in more efficient and effective teams.**

Across Massachusetts we have seen a 46% increase in programming engagement for our young men's program in the 90 days before and after the start of remote programming. Young mothers have seen a 49% increase in program engagement during this same period. We believe the shift is largely attributable to our changes in both content, delivery method and increases in ability to access virtual programming.

The COVID pandemic has played out differently in Baltimore, with cases continuing to rise and young people not really understanding the risks involved with the pandemic. The shutdown of Roca's building and the loss of safety that resulted created a great deal of anger among participants. This was only increased by the shutdown of Roca Baltimore's TEP crews. Roca Baltimore has worked hard to address these issues and is slowly opening the building back up for programming and transitional employment.

Changing the Way We Work With Partners – Engaged Institutions

A core component of Roca's work is a deliberate strategy called **Engaged Institutions (EI)**, in which we develop intentional relationships with institutions that directly impact the lives of young people who drive violence in communities. These institutions include police, probation, parole and corrections departments, juvenile services, child and family services, and a variety of nongovernmental community partners.

Roca staff teams have continued to be actively involved with all our partners, working together to support young people and their families. **In Massachusetts**, Roca hosted the Statewide Young Adult Meeting in partnership with the MA Department of Probation and the Emerging Adult Justice Lab at Columbia University focused on updates during the spring shut down and next steps for Coordination. **Roca Baltimore** has also extensively engaged with our institutional partners throughout the COVID pandemic in three key areas during the pandemic.

Roca Impact Institute

The Roca Impact Institute serves as Roca's path to scale the key lesson learned from over 30 years of work with the young people most likely to shoot or be shot: to impact urban violence we must work with the **young people who are engaged in violence** and we must work with **the organizations and systems charged with serving them**. The Roca Impact Institute was designed to deliver intensive coaching through a face-to-face service delivery model to community-based organizations and criminal justice partners in cities across the country. We address this through virtual delivery, designing a blended learning to put training into interactive content, thinking about interpersonal organizational strategies and sharing what we are learning.

Diversity, Equity and Inclusion and Staff Development

We know that change is possible. With this in mind, we have created a committee to support, inform, and advise our Diversity, Equity and Inclusion (DEI) work across the organization. The purpose of this committee is: to learn together, deepening our knowledge and understanding and bringing that learning to others in the organization in areas where there are gaps or areas for growth particularly related to Organizational Culture and Learning Environment.

Changes in Workforce and Financial Impacts

Workforce Changes: As of March 25, 2020, Roca directly communicated a temporary furlough to 37 employees in Massachusetts (28) and Baltimore (9), reducing active staffing from 117 to 80. Within several weeks **Roca brought back 7 staff positions**.

In addition, the entire Executive Team agreed to reduced wages, effective March 23, 2020 through June 30, 2020.

Roca quickly worked to adjust existing job descriptions to address changes required as a result of COVID. These changes included the need for increased capacity and skills to enable virtual service delivery and the ability for individuals to fill multiple roles. We also began an organizational structure review. Many of the furloughed positions were not able to be rehired, as a result, at the end of May 2020, Roca laid off the furloughed staff. Roca hopes to add additional staff back into our workforce.

Additional COVID Related Accommodations for Working Parents: A new challenge resulting from COVID is the need to have adjusted work schedules to address parenting needs while schools and childcare remain closed.

Workforce Capacity Building: We have worked since that time to streamline how we deliver programming, with significantly higher levels of supervision and support to address the impacts of operating remotely. There has been a focus on staff development and supporting increased staff integration of CBT and related educational and skills development work into their on-going outreach and communication, as well as support for leading small virtual groups.

Over the next six months we will work on the following organizational capacity efforts: increased training for supervision of front line staff; re-structure senior management to meet the needs of the organization going forward; increase distribution of process and outcomes evaluations internally and externally to integrated learnings and share with the field; and increase revenue diversification.

Financial Changes:

Roca worked diligently to ensure that Roca operated within its means and without borrowing any resources. Of note, Roca applied for a PPP loan, but quickly returned the \$1.1 million in funding rather than use funds intended for organizations with greater financial challenges.

Roca is currently in a solid financial position for FY 2021. We have been the recipients of remarkable generosity and support from our state, local and philanthropic partners.

We are working to diversify our funding streams, looking at both new federal funding sources as well as new sources of earned revenue.

In addition, as we expect the impacts of COVID-19 to last for an extended period of time, we have been fortunate enough to raise more than \$250,000 in emergency funding for participants with COVID related needs moving forward.

Moving Forward

We are grateful for the privilege of working with our young people and our partners during these challenging times.

The COVID pandemic has shone a bright light on the inequities that exist across our communities. At the same time, we are seeing increases in both urban and domestic violence across the country.

Roca's services are critical now and the need for our services is likely to grow over the next several years.

At the same time, the governments that support much of our work are facing unprecedented challenges resulting from smaller tax bases and growing demand for public services.

To address these challenges we commit to the following steps over the next fiscal year.

Service Delivery:	<ol style="list-style-type: none"> 1. Roca commits to operate programming safely for young people, staff, and partners to both navigate the COVID-19 crisis and the safety of young people. 2. Roca will update our deliverables and outcomes for current times (i.e. limits due to COVID-19 and increasing concerns regarding the economy and jobs.) 3. Roca will work to finalize all updates and improvements to our CBT and programming content and deliver that content with fidelity. 4. Roca will create a national model for virtual education for young people with limited educational and digital literacy skills. 5. Roca will complete and roll out our improved employment and job placement strategy. 6. Roca will develop and implement enhanced Front Line Staff Support and Supervision. 7. Roca will continue to enhance and expand our engaged institutions work in Massachusetts and Baltimore.
Organization Wide Strategies	<ol style="list-style-type: none"> 1. Roca will continue to implement and expand its Diversity, Equity, and Inclusion Efforts. 2. Roca will continue to launch and expand the work of the Roca Impact Institute. 3. Roca will increase organizational capacity to meet the needs of young people, partners and the challenges of the current times, i.e. impact of COVID-19, the economy, and work for racial justice.

CHANGING THE WAY WE WORK WITH YOUNG PEOPLE – ROCA PRE AND POST COVID-19 PARTICIPANT ENGAGEMENT

Updated: August 25, 2020

Contacts – Pre and Post Transition to Virtual Programming

Despite Roca's transition to virtual outreach and programming, and reductions in staffing size, we have, in fact, retained the vast majority of participants served prior to COVID and, in some cases, increased the number of young people engaged with their youth workers.

Massachusetts has seen an 8% increase in the number of young people engaged with their youth workers. While young mothers have seen a slight decrease in the percentage of young mothers engaged with their youth workers, 86% of enrolled young mothers were engaged with their youth workers, far exceeding our goal of 80%. Similarly, while Baltimore saw a slight decline in the percentage of young people engaged with their youth workers, 82% of young men in Baltimore were regularly engaged by their youth workers during this period, exceeding our organizational goal of 80%. We expect that part of this drop was a result of closing the buildings in response to the virus.

	PRE-REMOTE WORK			POST-REMOTE WORK			Period over Period Change		
	90 DAYS	60 DAYS	30 DAYS	30 DAYS	60 DAYS	90 DAYS	30 DAYS	60 DAYS	90 DAYS
Young Men	73%	73%	74%	82%	82%	78%	12%	12%	8%
Roca Boston	64%	63%	67%	73%	71%	66%	8%	12%	3%
Roca Chelsea	71%	72%	74%	80%	81%	77%	9%	11%	9%
Roca Chelsea Central American	81%	68%	63%	85%	77%	76%	35%	13%	-6%
Roca Holyoke	68%	82%	75%	87%	85%	85%	15%	4%	25%
Roca Lynn	67%	66%	82%	79%	82%	72%	-3%	24%	8%
Roca Springfield	85%	85%	79%	90%	94%	91%	14%	10%	7%
Young Women	89%	88%	87%	91%	92%	86%	5%	5%	-4%
Roca Chelsea Young Mothers	88%	87%	84%	89%	90%	82%	6%	3%	-7%
Roca Springfield Young Mothers	91%	89%	91%	94%	97%	92%	3%	9%	1%
Roca MA	77%	77%	77%	84%	85%	80%	10%	10%	4%
Roca Baltimore	91%	92%	87%	86%	85%	82%	-2%	-8%	-10%

Programming – Pre and Post Transition to Virtual Programming

Roca's move to change the way we deliver programming has shown dramatic results. While many of our staff teams are smaller, the new structures have allowed for tighter controls over programming and increased levels of supervision across the organization, resulting in more efficient and effective teams.

Navigating the COVID-19 Pandemic: A Roca Update

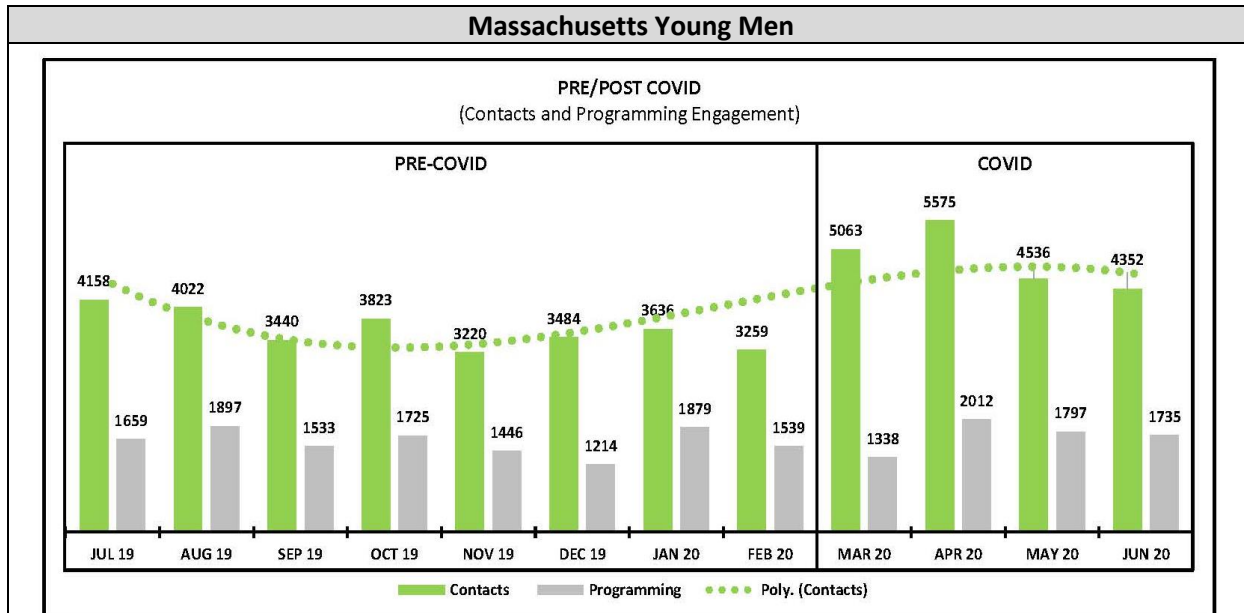
Draft: August 21, 2020, Page 1

Across Massachusetts we have seen a 46% increase in programming engagement for our young men's program in the 90 days before and after the start of remote programming. Young mothers have seen a 49% increase in program engagement during this same period. While some of this increase may be credited to the fact that young people were easier to engage as more things were shut down, in actuality we believe that the shift is largely attributable to our changes in both content, delivery method and increases in ability to access virtual programming (through the delivery of Chromebook and wireless hot spots.)

	PRE-REMOTE WORK			POST-REMOTE WORK			Period over Period Change		
	90 DAYS	60 DAYS	30 DAYS	30 DAYS	60 DAYS	90 DAYS	30 DAYS	60 DAYS	90 DAYS
Young Men	42%	51%	48%	49%	61%	61%	2%	21%	46%
Roca Boston	34%	44%	47%	44%	53%	52%	-8%	19%	51%
Roca Chelsea	32%	41%	43%	38%	57%	55%	-11%	38%	72%
Roca Chelsea Central American	50%	43%	42%	39%	56%	66%	-7%	30%	32%
Roca Holyoke	38%	56%	57%	62%	77%	80%	10%	37%	110%
Roca Lynn	46%	53%	55%	44%	52%	60%	-21%	-2%	29%
Roca Springfield	54%	65%	49%	64%	73%	63%	30%	13%	18%
Young Women	52%	54%	60%	63%	72%	77%	4%	32%	49%
Roca Chelsea Young Mothers	48%	51%	57%	52%	62%	71%	-7%	21%	48%
Roca Springfield Young Mothers	62%	61%	68%	84%	89%	89%	23%	47%	44%
Roca MA	44%	52%	51%	52%	64%	65%	3%	24%	47%

Roca Baltimore has faced some challenges with program engagement with the loss of its building. The COVID pandemic has played out differently in Baltimore, with cases continuing to rise and young people not really understanding the risks involved with the pandemic. The shutdown of Roca's building and the loss of safety that resulted created a great deal of anger among participants. This was only increased by the shut down of Roca Baltimore's TEP crews. These same young people were also disheartened by the prospect of engaging in programming when they viewed there was no hope of gaining employment with their new skills. These issues have been exacerbated by a more challenging digital divide in Baltimore with vast internet deserts across the city and lower digital skill sets among both participants and staff. Roca Baltimore has worked hard throughout the pandemic to address these issues – conducting relentless outreach and engagement, training staff and participants in the use of technology, providing more access to technology, and slowly opening the building back up for programming and transitional employment. We are now seeing an increase in programming engagement, detailed later in this report.

The data below provides additional details regarding each program's programming and contacts pre and post shifting to virtual programming as well as providing additional information on our outcomes for FY 20 (ending 6/30/2020) by program.



Roca Massachusetts served 774 young men in the FY20 fiscal year, 147 of whom were new enrollments. Of those served, 78% were still engaged in programming at the end of the fiscal year, showing little to no impact from COVID on program retention. (Roca's target for retention is 80%.)

While the buildings in Massachusetts were closed for some time, they have since been reopened at reduced capacity and programming is now occurring both virtually and to some limited extent in person. Work crews are now operational at every site.

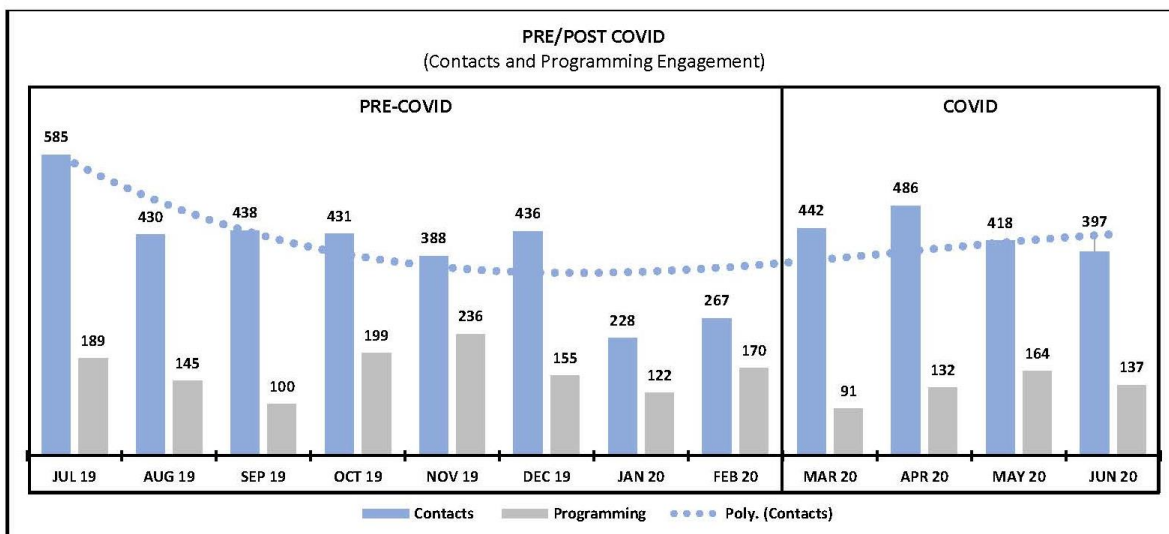
For those dismissed from the program, 26% were dismissed because they moved out of the served area, and sadly 3% were deceased. An additional 30% of dismissals, or 7% of those served) were the result of long term incarceration. These numbers are similar to other years and show no dramatic impacts from COVID.

As you can see from the chart above, Roca's contact and program engagement levels are both higher since we shifted to virtual programming. Perhaps more importantly, programming engagement continues to result in increased skills for participants engaged 18 months or longer:

- 54% of those engaged in CBT demonstrated gains in emotional regulation;
- 88% of those engaged in educational programming demonstrated gains;
- 64% of those engaged in educational and prevocational programming demonstrated gains;
- 88% of those engaged in workforce readiness programming demonstrated gains.

Of those served, 95% of young people engaged 24 months or longer had no new incarcerations. Additionally, while 74% of young men enrolled 21 months or longer were placed in employment, many of these young men have lost their employment due to COVID. Roca is now working with these young men on replacement.

Massachusetts Central American Youth



Roca served 79 young men in the Central American Youth program in the FY20 fiscal year, 10 of whom were new enrollments. Of those served, 78% were still engaged in programming at the end of the fiscal year, showing little to no impact from COVID on program retention. (Roca's target for retention is 80%.)

While the buildings in Massachusetts were closed for some time, they have since been reopened at reduced capacity and programming is now occurring both virtually and to some limited extent in person.

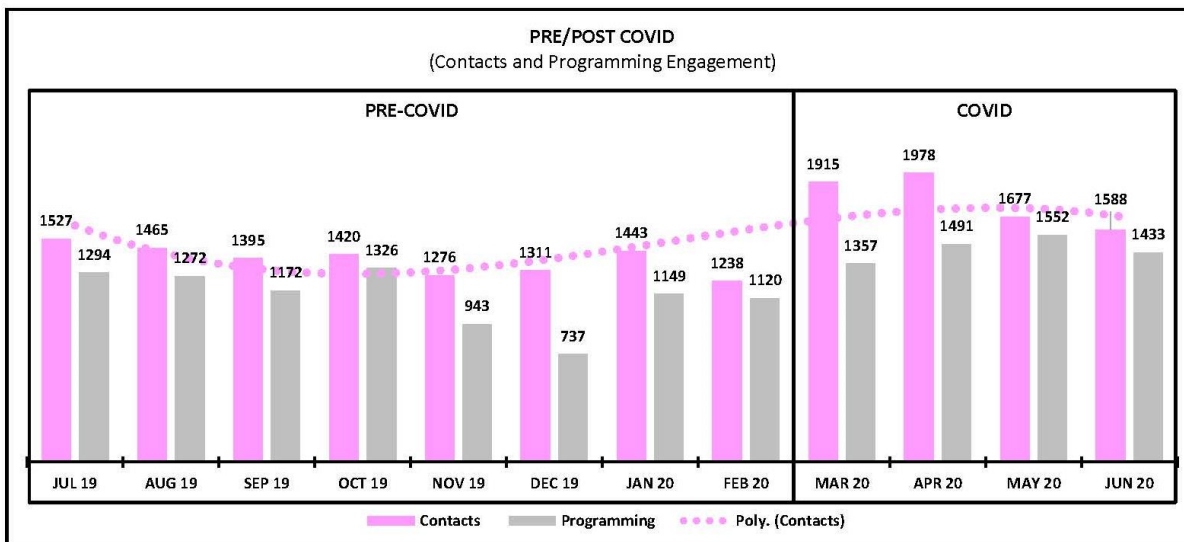
For those dismissed from the program, 29% were dismissed because they were detained by ICE, and 24% were dismissed because they moved out of the served area. An additional 18% of dismissals, or 3.7% of those served) were the result of long-term incarceration. These numbers are similar to previous years and show no dramatic impacts from COVID.

As you can see from the chart above, Roca's contact and program engagement levels were both higher at the start of the fiscal year and began to drop as we moved towards February. Much of these changes pre-COVID were the result of staffing transitions. However, programmatic changes (described above) around COVID have allowed the program to tighten up staffing and service delivery and program and contact numbers are now increasing since our transition to virtual programming. Perhaps more importantly, programming engagement continues to result in increased skills for participants engaged 18 months or longer:

- 76% of those engaged in CBT demonstrated gains in emotional regulation;
- 44% of those engaged in educational programming demonstrated gains;
- 45% of those engaged in educational and prevocational programming demonstrated gains;
- 100% of those engaged in workforce readiness programming demonstrated gains.

Of those served, 100% of young people engaged 24 months or longer had no new incarcerations. Additionally, while 62% of young men enrolled 21 months or longer were placed in employment, many of these young men have lost their employment due to COVID. Roca is now working with these young men on replacement.

Massachusetts Young Mothers



Roca served 254 young mothers in the FY20 fiscal year, 67 of whom were new enrollments. Of those served, 80% were still engaged in programming at the end of the fiscal year, showing little to no impact from COVID on program retention. (Roca's target for retention is 80%.) For those dismissed from the program, 43% were dismissed because they moved out of the served area. These numbers are similar to other years and show no dramatic impacts from COVID.

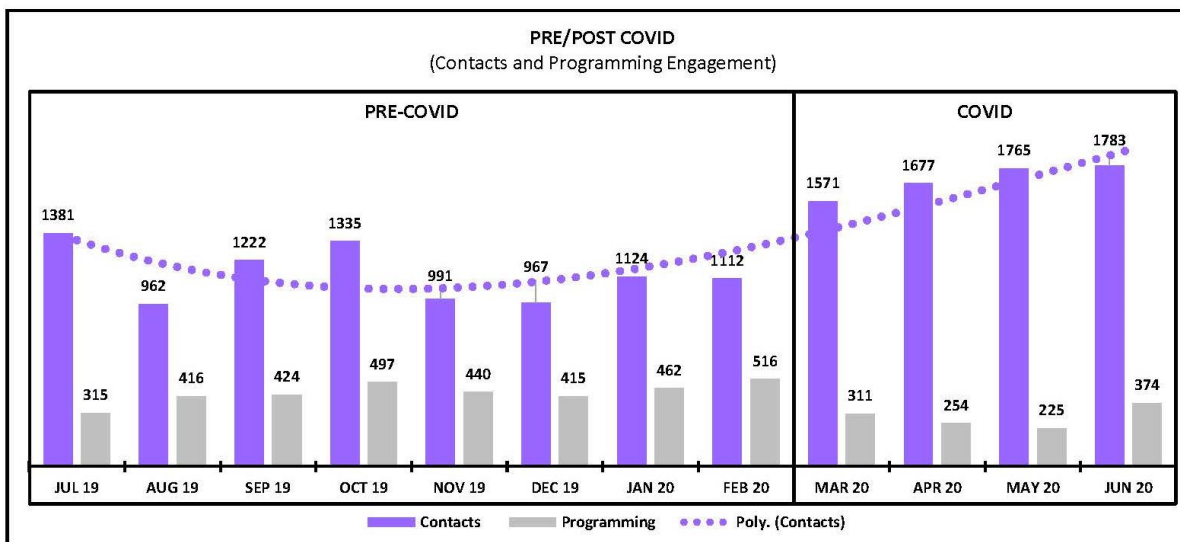
While the buildings in Massachusetts were closed for some time, they have since been reopened at reduced capacity and programming is now occurring both virtually and to some limited extent in person. As you can see from the chart above, Roca's contact and program engagement levels were both higher at the start of the fiscal year and began to drop as we moved towards February. Much of these changes, pre-COVID were the result of staffing transitions. However, programmatic changes (described above) around COVID have allowed the program to tighten up staffing and service delivery and program and contact numbers are now increasing since our transition to virtual programming. Perhaps more importantly, programming engagement continues to result in increases skills for participants engaged 18 months or longer:

- 65% of those engaged in CBT demonstrated gains in emotional regulation;
- 68% of those engaged in educational programming demonstrated gains;
- 68% of those engaged in educational and prevocational programming demonstrated gains;
- 85% of those engaged in workforce readiness programming demonstrated gains.

Since the start of the COVID pandemic, 6 young mothers have finished their GED or received a high school diploma, 6 young mothers have been enrolled in a new parenting class for non-custodial mothers, 15 have made ESL gains and one non-custodial mother has been reunited with her child.

Of those served throughout the fiscal year, 94% of young mothers engaged 24 months or longer delayed subsequent pregnancies. Additionally, while 74% of young mothers enrolled 21 months or longer were placed in employment, several of these young women have lost their employment due to COVID. Roca is now working with them on replacement.

ROCA Baltimore Young Men



Over FY 2020, Roca Baltimore served 182 young people. At the start of the COVID-19 pandemic, Roca Baltimore had 133 Active Eligible Young People. By then end of the fiscal year, this increased to 152 young men and as of July 28, 2020 we have increased that number to 157 Active Eligible Young People. Of those served, 84% were still engaged in programming at the end of the fiscal year, showing little to no impact from COVID on program retention. (Roca's target for retention is 80%.)

While the Roca Baltimore building closed for some time, they have since been reopened at reduced capacity and programming is now occurring both virtually and to some limited extent in person. Work crews are now operational.

For those dismissed from the program (30), two were dismissed because they moved out of the served area, and sadly six were deceased. An additional 12 dismissals (40% of dismissals or 6.6% of those served) were the result of long term incarceration.

As you can see from the chart above, Roca's contact are higher since we shifted to virtual programming. Perhaps more importantly, programming engagement continues to result in increased skills for participants engaged 18 months or longer 70% demonstrated gains in emotional regulation.

In FY 21, a total of nine young people were placed in jobs regardless of the length of time they had been engaged with Roca. Several young people were placed in unsubsidized employment right before the shutdown. Of those, two were terminated in June and one was terminated in July 2020. The remaining six are currently still employed. Of note, one young person in particular has been able to maintain his job at Flagger Force and has maintained constant contact with staff for support and access to resources.

Note: The end of FY 20 was the end of our 24th month of operations in Baltimore. As such, we are just starting to have young people engaged long enough to start looking at intermediate and long-term outcomes. These will be included in our next report.

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing via remote participation on Monday evening, December 7, 2020 at 6:00 PM on a petition submitted by National Grid to install underground service from 100 Lancaster Avenue to pole #1461 in accordance with the plan on file.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised may be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays. Alternatively, commentary on these public hearings may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

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

Attest:

Ashley E. Melnik
City Clerk

Attachment: NationalGridPetition100LancasterAvenue (20-407 : National Grid - 100 Lancaster Avenue)

Questions contact – Sterling Ortiz 508-860-6288

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

To City Council of Revere, Massachusetts

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

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

The following are the streets and highways referred to:

Plan # 30218120 Lancaster Ave - National Grid new 200A, 120/240V 1PH underground residential service for 100 Lancaster Ave, Revere. Petitioning for underground service from customer property to pole #1461- approximately 5ft +/- from edge of property to pole.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
BY Robert Coulter
Engineering Department

Dated: November 18, 2020

Attachment: NationalGridPetition100LancasterAvenue (20-407 : National Grid - 100 Lancaster Avenue)

NGRID

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 18th day of November, 2020.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Lancaster Ave - Revere - Massachusetts. Plan # 30218120.

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

Lancaster Ave - National Grid new 200A, 120/240V 1PH underground residential service for 100 Lancaster Ave, Revere. Petitioning for underground service from customer property to pole #1461- approximately 5ft +/- from edge of property to pole.

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

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

Attest:

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

.....

Attachment: NationalGridPetition100LancasterAvenue (20-407 : National Grid - 100 Lancaster Avenue)

Revere

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 18th day of November, 2020.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Lancaster Ave - Revere - Massachusetts. Plan # 30218120.

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

Lancaster Ave - National Grid new 200A, 120/240V 1PH underground residential service for 100 Lancaster Ave, Revere. Petitioning for underground service from customer property to pole #1461- approximately 5ft +/- from edge of property to pole.

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, 20

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

Attest:

.....

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

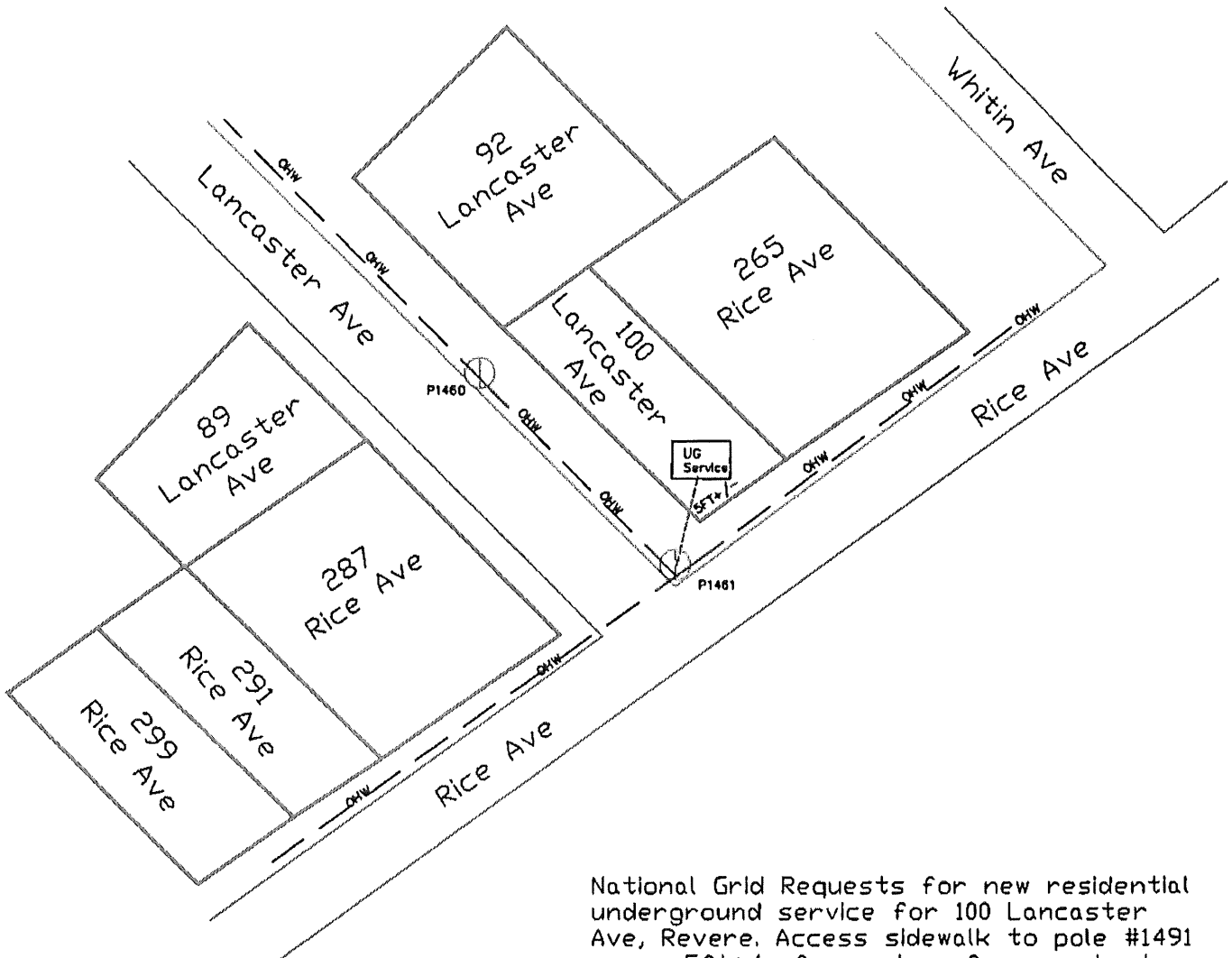
.....

.....

.....

Attachment: NationalGridPetition100LancasterAvenue (20-407 : National Grid - 100 Lancaster Avenue)

EXHIBIT 'A' NOT TO SCALE
THE EXACT LOCATION OF
SAID FACILITIES TO BE
ESTABLISHED BY AND UPON
THE INSTALLATION AND
ERECTION OF THE FACILITIES
THEREOF.



National Grid Requests for new residential underground service for 100 Lancaster Ave, Revere. Access sidewalk to pole #1491 approx 5ft+/- from edge of property to corner pole intersection of Lancaster Ave/Rice Ave.

LEGEND



Existing Jointly Owned Pole

— Overhead Secondary Wire

----- Underground Customer Owned Service

PETITION

UNDERGROUND SERVICE

100 LANCASTER AVE

REVERE

SKETCH TO ACCOMPANY EASEMENT

Date 11/10/2020

Designer S.DRTIZ

W/R 30218120

nationalgrid

C-20-35

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, December 7, 2020 at 6:00 P.M. on the application of Bradstreet, LLC c/o Paul Buonfiglio, 20 Wing Road, Lynnfield, MA 01940 seeking permission from the Revere City Council to alter an existing non-conforming 4 unit structure by increasing the number of units to 6 and by reducing the number of bedrooms on Lot 11 at 83 Bradstreet Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-35) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at www.revere.org/calendar. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #4467
11/18/2020
11/25/2020

Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

FORM B

APPLICATION NO. C-20-35
DATE: 11/10/2020

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 _____.
- 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: Bradstreet LLC (Paul Buonfiglio)
Address: 20 Wing Rd Lynnfield MA 01940
Tel. #: 781-248-3000

2. Applicant is: _____ Tenant _____ Licensee _____ Prospective Purchaser

☒ Owner _____ Other (Describe)

FILED
 2020 NOV 10 PM 5:12
 OFFICE CITY CLERK
 REVERE, MASS

Attachment: Special Permit 83 Bradstreet Avenue C2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

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

Name: Paul Bronsfiglio

Title: Manager

Address: 20 Wing Rd Lynnfield MA 01940

Tel. #: 781-248-3000

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

Name: Bradstreet LLC

Address: 20 Wing Rd Lynnfield MA

Tel. #: 781-248-3000

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

Book 39789, Page 34, 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:

NON CONFORMING
Lot # 3-29-14 Sq. Ft. 5001

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: N/A

_____ 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.):

Lot 50 x 100 = 5001 sq ft Lot
Building existing 4 Unit 4900 sq ft, existing gss, elec, water, se

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

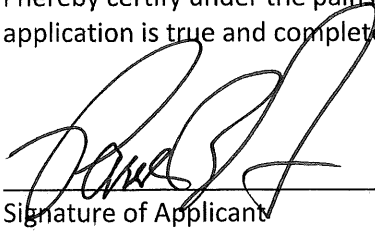
Changing from non conforming 4 units to nonconforming 6 units

Date of denial by Building Inspector and/or Planning Board

10/13/2020

Attachment: Special Permit 83 Bradstreet Avenue C2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

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



Date

Signature of Owner

Date

Signature of Designated Representative

Date

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

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: Paul Buonaglio

Address: 20 Winsy Rd Lynnfield MA 01940

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: _____

Attachment: Special Permit 83 Bradstreet Avenue C2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

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

Page 2

General Disclosure Form

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

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____

(50% or more)

Address: _____

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

General Partner's Name: _____

Address: _____

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

General Partner's Name of Limited Partnership: Bradstreet LLC

Address: 20 Winsz Rd Lynnfield MA

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: Special Permit 83 Bradstreet Avenue C2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Paul Budaszkis
 who has applied to this Honorable City Council for a special permit for property located at 83
Bradstreet Ave and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) Several Meetings with Ward Councilors & Neighbors
 - (b) Existing Problem for Neighbors.
 - (c) Reduce # of Bedrooms
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) Once was 6 units
 - (b) Similar Properties exist in Neighborhood.
 - (c) Walking Distance to transit
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) NOT SURE ANY TUCKERS will be Necessary.
 - (b) Current 4 Kitchen 5 Bath + 1 1/2
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) Not altering size of structure
 - (b) Reduce # of Bedrooms
 - (c)

Page 2
Finding of Fact Form

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

- (a) ^(streets) *Proper Planning*
(b) *Soft guards*
(c)

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

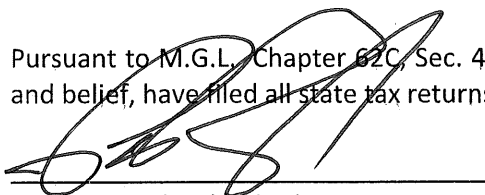
- (a) *Proper Planning*
(b)
(c)

Date: 11/9/2020

Respectfully submitted by: *Paul Buxton*

Certification

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

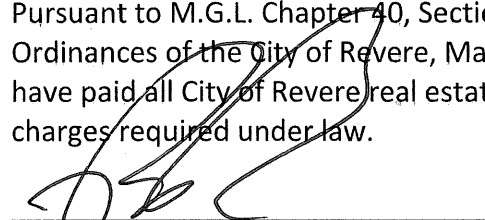


Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Certification

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



Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Ashley Melnik

From: fstringi@revere.org
Sent: Thursday, November 12, 2020 3:30 PM
To: Ashley Melnik
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: November 12, 2020
Application #: SPR20-000181
Address: 83 BRADSTREET AVE
Description: changing non conforming 4 units to non conforming 6 units
Review Status: Denied

Thank you for your recent permit application for changing non conforming 4 units to non conforming 6 units. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). 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.

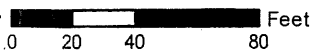
Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030 of the Revised Zoning Ordinance of the City of Revere, the extension of a nonconforming structure and nonconforming use may only be allowed by special permit of the City Council.

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

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

Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



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





WebPro

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[Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#)

Card 1 of 1

Location 83 BRADSTREET AVE

Property Account Number 3/29/14/

Parcel ID 3-29-14

Old Parcel ID RB --

Current Property Mailing Address

Owner LAWS VICTORIA A

City Revere

State MA

Zip 02151

Zoning RB

Address 83 BRADSTREET AVE

Current Property Sales Information

Sale Date 6/9/2006

Legal Reference 39789-34

Sale Price 10

Grantor(Seller) N F W REALTY TRUST,

Current Property Assessment

Year 2020

Card 1 Value

Building Value 502,400

Xtra Features Value 0

Land Value 200,000

Total Value 702,400

Land Area 0.115 acres

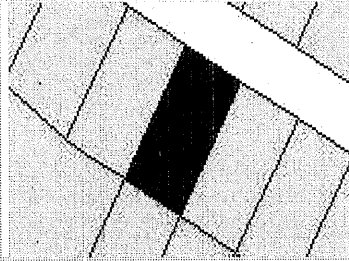
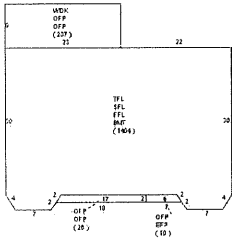
Narrative Description

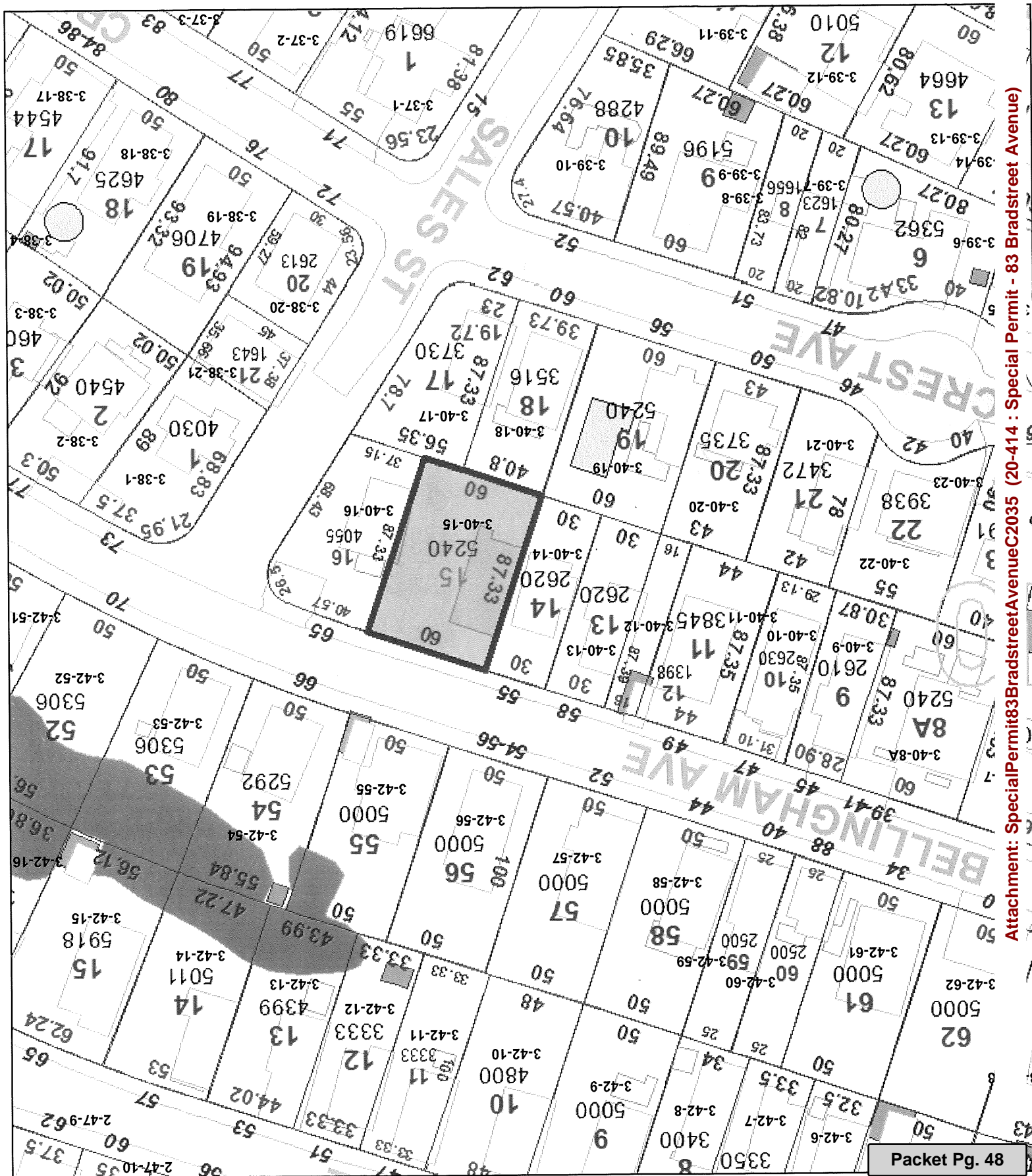
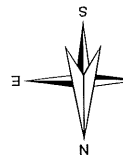
This property contains 0.115 acres of land mainly classified as APT 4-8 with a(n) APT 4-8 style building, built about 1900 , having VINYL exterior and TAR+GRAVEL roof cover, with 4 unit(s), 14 total room(s), 5 total bedroom(s), 4 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

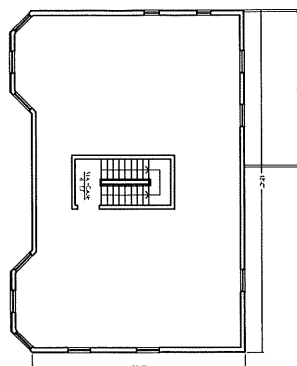
LOT 11

Property Images

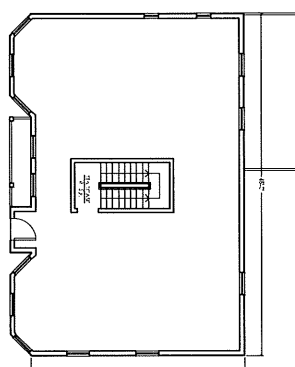




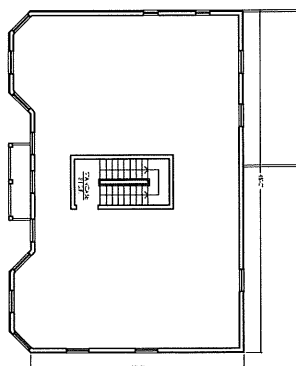
Attachment: Special Permit 83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



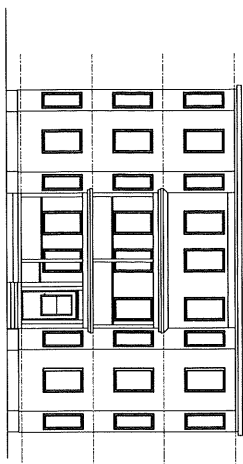
1 BASEMENT FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



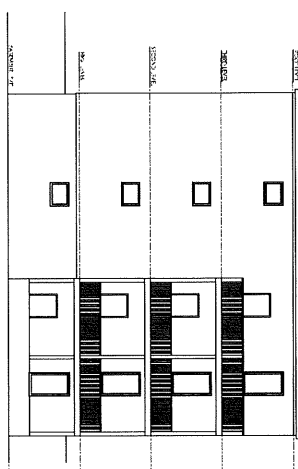
2 1ST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



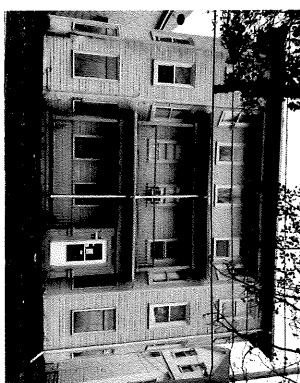
3 2ND AND 3RD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



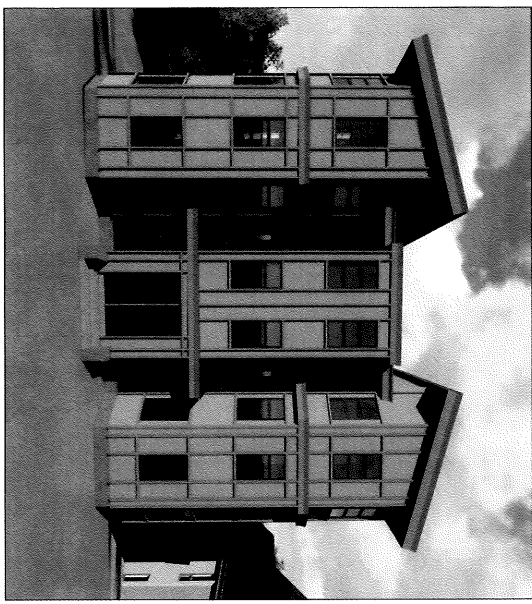
5 BACK ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



6 PHOTO - EXISTING
SCALE: 1/8" = 1'-0"

<p>PROJECT LOCATION</p> <p>83 Bradstreet Avenue, Revere, MA, USA</p>		<p>CLIENT INFORMATION</p> <p>COMMERCIAL RESIDENTIAL HOSPITALITY</p> <p>100% SUSTAINABLE 100% GREEN VERNACULAR 100% LOCAL SOURCES 100% LOCAL LABOR</p>		<p>EXISTING PLAN</p>	
<p>SCALE</p> <p>3/32" = 1'-0"</p>		<p>DATE</p> <p>November 2015</p>		<p>PROJECT NO.</p> <p>1</p>	
<p>DRAWN BY</p> <p>1</p>		<p>REVISION NO.</p> <p>1</p>		<p>DRAWING NO.</p> <p>A 100</p>	
<p>VERIFIED BY</p>		<p>DATE</p>		<p>PROJECT NO.</p>	

BRADSTREET RESIDENCE
83 BRADSTREET AVENUE, REVERE, MA



EXTERIOR RENDERING



SHEET		SHEET TITLE		DATE
A-000	COVER SHEET	ARCHITECTURAL		11/27/2019
A-100	EXISTING PLAN			11/27/2019
A-101	PROPOSED FLOOR PLAN UNIT			11/27/2019
A-102	PROPOSED FLOOR PLAN - 2 UNITS			11/27/2019
A-110	PROPOSED ELEVATIONS			11/27/2019

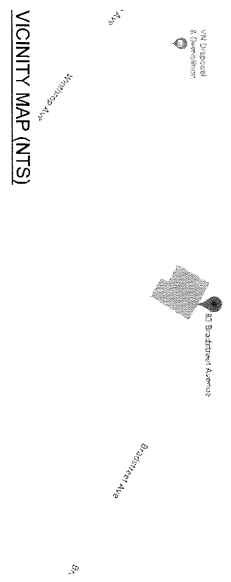
ARCHITECT:
DAVID DANEVSKY - ARCHITECT
Commercial Residential Housing
133 South Street
Boston, MA 02111
tel 617/448-5872
e-mail: ddanevsky@icloud.com

CIVIL ENGINEER:
VYANESS HARRIS-ARISTON, INC.
133 South Street
Boston, MA 02111
tel 617/524-1770
fax 617/524-1286

STRUCTURAL ENGINEER:
JOHN BOURGEOIS, PE
133 South Street
Arlington, MA 02451
tel 617/524-1286
fax 617/524-1286

FIRE PROTECTION:
DANEV ENGINEERING & CONSULTING CORP.
35 Pleasant Street
Boston, MA 02111
T: (617) 575-1885
F: (617) 528-1377

MEP:
DANEV ENGINEERING & CONSULTING CORP.
35 Pleasant Street
Boston, MA 02111
T: (617) 575-1885
F: (617) 528-1377



INFO

ZONING INFO

1	11/27/2019	ISSUED FOR INFORMATION
DATE: 11/27/2019		
DRAWN BY: [Signature]		
CHECKED BY: [Signature]		
ARCHITECT'S SEAL:		



PROJECT LOCATION
83 Bradstreet Avenue,
Revere, MA, USA

DRAWING TITLE
COVER SHEET

SCALE
1" = 16'-0"

DATE
November 2019

PROJECT NO.
1

REVISION NO.
1

DRAWN BY
[Signature]

VERIFIED BY
A 000

PROJECT LOCATION
83 Bradstreet Avenue,
Revere, MA, USA

DRAWING TITLE
COVER SHEET

SCALE
1" = 16'-0"

DATE
November 2019

PROJECT NO.
1

REVISION NO.
1

DRAWN BY
[Signature]

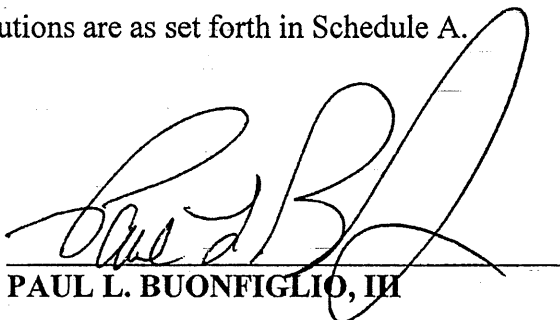
VERIFIED BY
A 000

OPERATING AGREEMENT
of BRADSTREET LLC

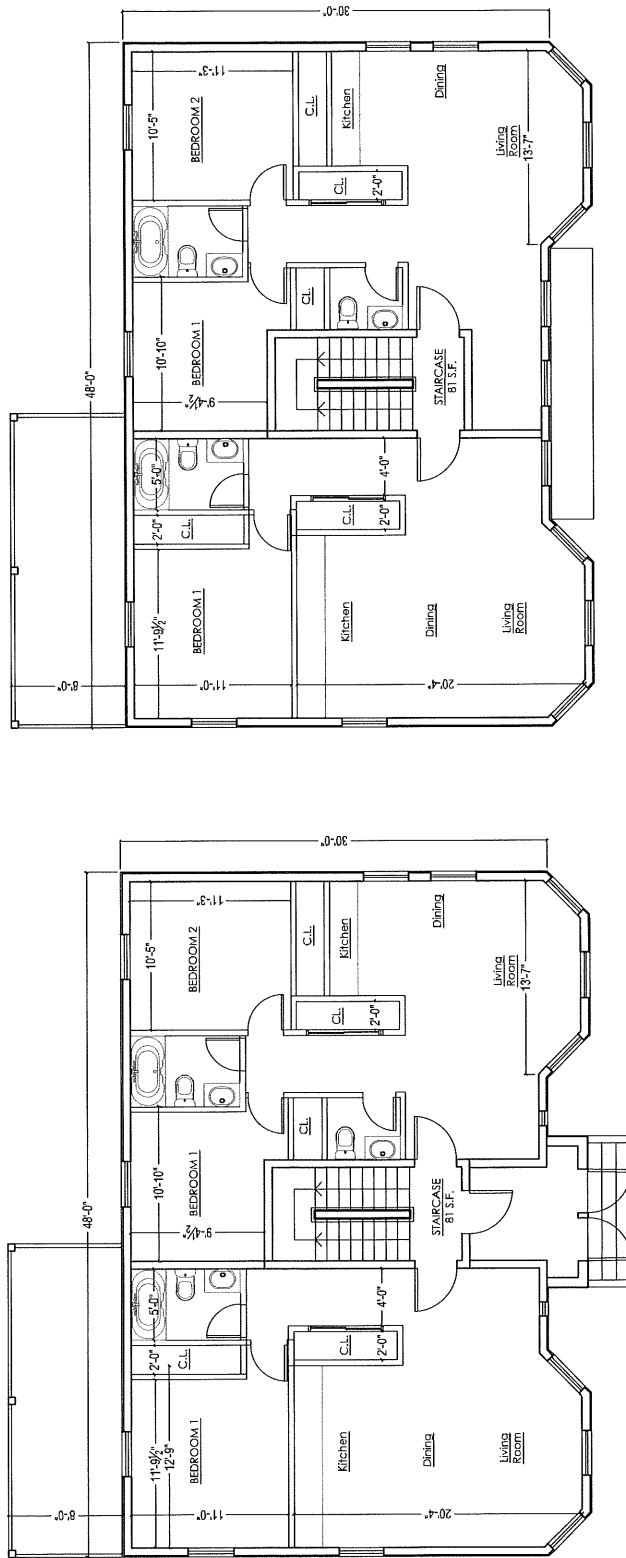
WHEREAS, Paul L. Buonfiglio, III of Lynnfield, MA, is forming a limited liability company, known as **BRADSTREET LLC**, pursuant to the Massachusetts Limited Liability Act, by filing a Certificate of Organization with The Massachusetts Secretary of State.

The business of the company shall be real estate investment and management.

Paul L. Buonfiglio, III will be the Manager and Resident Agent. Members of the LLC and their capital contributions are as set forth in Schedule A.


PAUL L. BUONFIGLIO, III

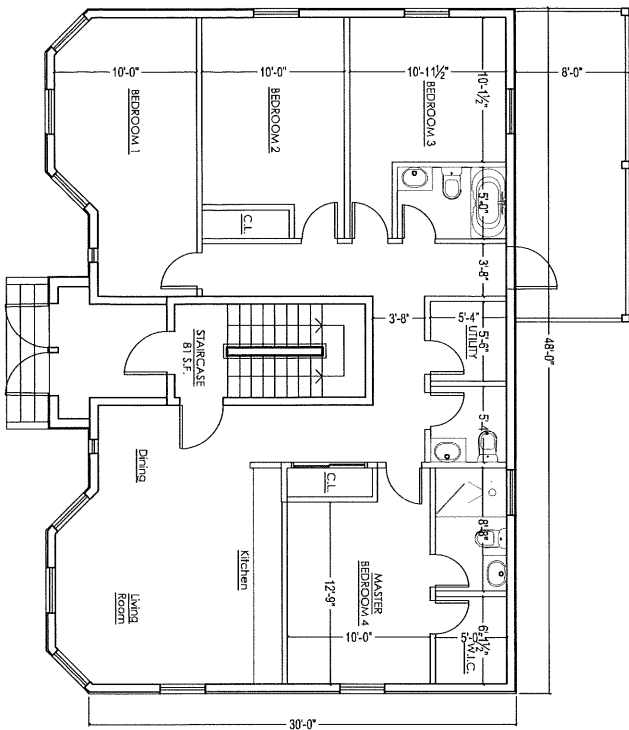
July 10, 2019



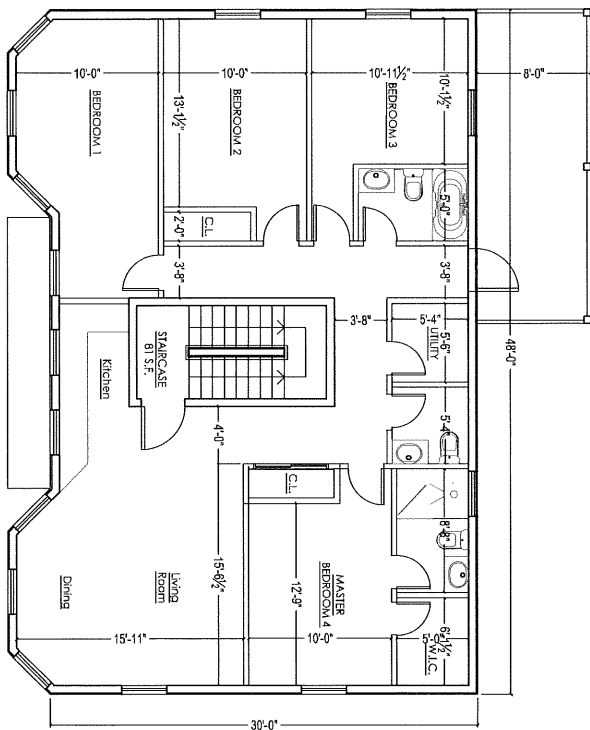
① 1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

② 2ND AND 3RD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



1 11.27.2019 ISSUED FOR INFORMATION ALL DIMENSIONS IN FEET AND INCHES ARCHITECT'S SEAL		CLIENT INFORMATION PROJECT LOCATION 83 Bradstreet Avenue, Revere, MA, USA DRAWING TITLE 2 UNITS PER LEVEL PROPOSED FLOOR PLAN SCALE 1/4" = 1'-0" PROJECT NO. 1 DRAWN BY VERIFIED BY A 101	



① 1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

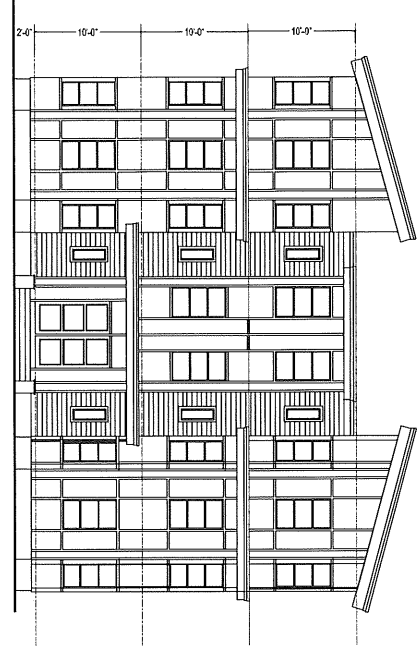


② 2ND AND 3RD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

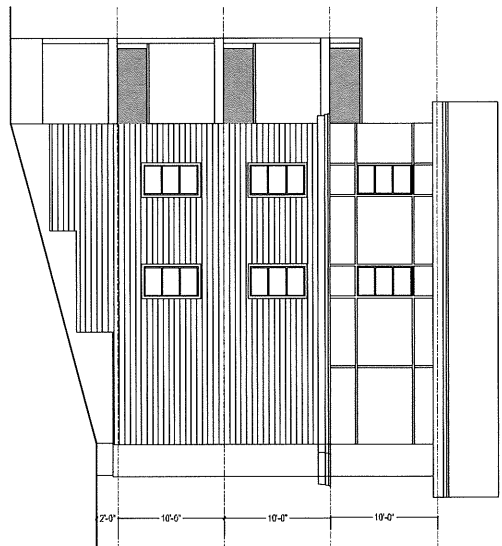
	
COMMERCIAL RESIDENTIAL INDUSTRIAL	
77 E. A. 2ND, NEWTONVILLE MA 02459-1000 TEL: 617-552-5078	
CLIENT INFORMATION	
PROJECT LOCATION 83 Bradstreet Avenue, Revere, MA, USA	
DRAWING TITLE 1 UNIT PER LEVEL PROPOSED FLOOR PLAN	
SCALE 1/4" = 1'-0"	DATE November 2018
PROJECT NO. 1	REVISION NO. 
DRAWN BY A 101	DRAWING NO.
VERIFIED BY	



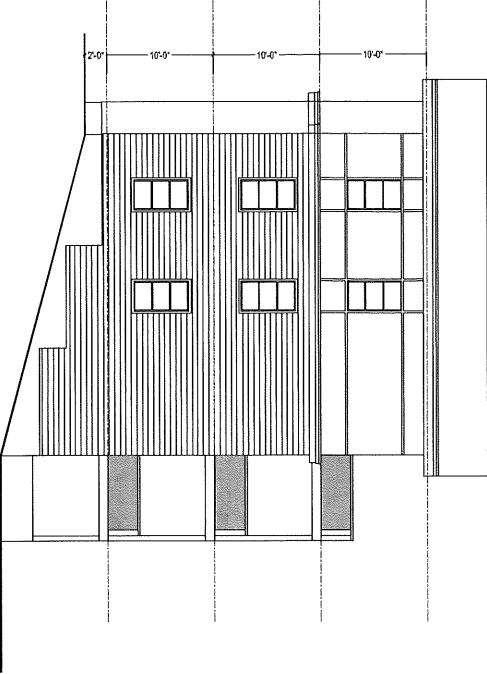
CLIENT INFORMATION 83 BRADSTREET AVENUE REVERE, MA 01901 TEL: 781.943.5072	
1	11.22.2018 ISSUED FOR INFORMATION
ARCHITECT'S SEAL: NO. 10287	



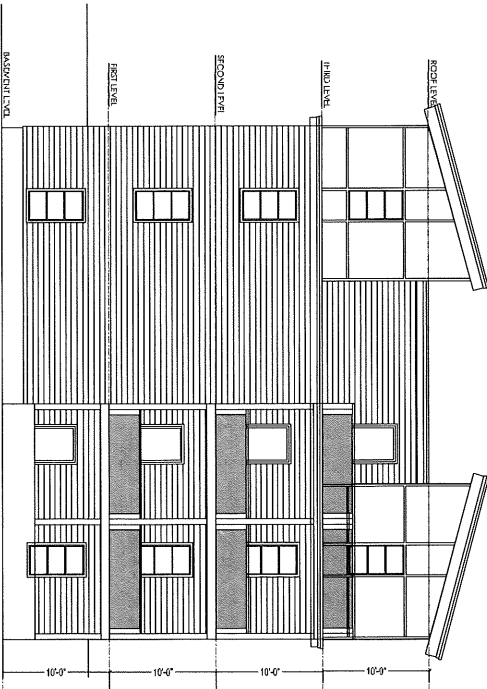
1 ELEVATION FRONT - PROPOSED
SCALE: 3/16" = 1'-0"



2 ELEVATION LEFT SIDE - PROPOSED
SCALE: 3/16" = 1'-0"



3 ELEVATION RIGHT SIDE - PROPOSED
SCALE: 3/16" = 1'-0"

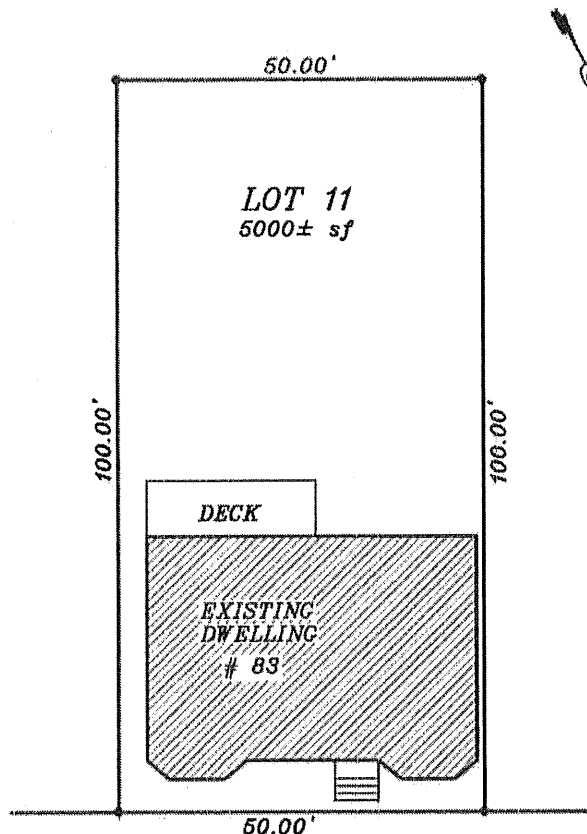


4 ELEVATION REAR - PROPOSED
SCALE: 3/16" = 1'-0"

ISSUED FOR INFORMATION	
1	11/27/2019
ARCHITECT'S SEAL:	
PROJECT INFORMATION	
PROJECT NO. 1	
DRAWING NO. A 300	
DATE November 2019	
REVISION NO. 1	
DRAWN BY	
CHECKED BY	
VERIFIED BY	
PROJECT LOCATION	
83 Bradstreet Avenue, Revere, MA, USA	
DRAWING TITLE	
ELEVATIONS	
CLIENT INFORMATION	
REVEREND HOSPITALITY 1000 BRADSTREET AVENUE REVERE, MA 01901 TEL: 781.963.9999	

MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

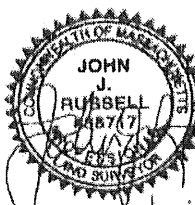
92 MAPLE AVENUE ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTSMORTGAGOR: BRADSTREET LLC
LOCATION: 83 BRADSTREET AVE
CITY, STATE: REVERE, MA
DATE: 7/22/19DEED REF. 39789/34
PLAN REF. 1284/END
SCALE: 1"=20'
JOB #: 2192178

BRADSTREET AVENUE

CERTIFIED TO:

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sales, takings, easements and rights of way and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagor.



I render this mortgage inspection plan to be issued with the best of my knowledge, information and belief.
I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. Ch. 40A Sec. 7.

- ☒ 1. Property/House is not in Flood Hazard.
☐ 2. Property/House is in a Flood Hazard Area.
☐ 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25026C0038J

Date 03/16/16

Zone X-UNSHADED

Packet Pg. 55

Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

7.a

BOARD OF ASSESSORS

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

paid

Request for Abutters List

Date:

11/5/2020

Property Location:

83 Bradstreet Ave

Map:

Block:

Parcel:

Property Owner:

Is request for special permit or variance? YES ☒

NO

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

Requested Distance:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name:

Paul Brangiforte

Address:

20 Wing Rd

Lynnfield MA

Telephone:

781-248-3000

Attachment: Special Permit 83 Bradstreet Avenue C2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

755 WINTHROP AVE DAMELIO CAROL 33 SHAWSHEEN AVE WILMINGTON, MA 01887	3-17-1 LUC: 111	59 BRADSTREET AVE 59 VALLE JOANA BAKA PORTILLO OSCAR ISMAEL VALLE 59 BRADSTREET AVE UNIT 59 REVERE, MA 02151	3-29-10-59 LUC: 102	93 BRADSTREET AVE WESSELS MATTHEW WESSELS WILFRED 93 BRADSTREET AVE Revere, MA 02151	3-29-16 LUC: 104
717 WINTHROP AVE JIMENEZ JAVIER H 717 WINTHROP AVE REVERE, MA 02151	3-17-27 LUC: 104	67 BRADSTREET AVE 67/69 BRADSTREET AVE CONDO ASSOCIATION 67 BRADSTREET AVE REVERE, MA 02151	3-29-11-0000 LUC: N/A	762 WINTHROP AVE BETANCUR WILMAR A GAVIRIA DEICY J 762 WINTHROP AVE Revere, MA 02151	3-29-30 LUC: 104
751 WINTHROP AVE BRUNA M DAMBROSI FAMILY TRUST DAMBROSIO JOSEPH A TRUSTEE 731 WINTHROP AVE REVERE, MA 02151	3-17-28 LUC: 105	67 BRADSTREET AVE 167 TOBY PEARLSTEIN TRUST PEARLSTEIN TOBY TRUSTEE 67 BRADSTREET AVE UNIT 1 REVERE, MA 02151	3-29-11-167 LUC: 102	754 WINTHROP AVE GUEVARA KATHERINE GIL ELKIN 754 WINTHROP AVE Revere, MA 02151	3-29-31 LUC: 105
735 WINTHROP AVE MONTES ZENaida 735 WINTHROP AVE REVERE, MA 02151	3-17-29 LUC: 101	67 BRADSTREET AVE 169 ROSAS EVELIA 69 BRADSTREET AVE REVERE, MA 02151	3-29-11-169 LUC: 102	750 WINTHROP AVE CASTRILLON MARIA E CARDONA JUAN M 750 WINTHROP AVE REVERE, MA 02151	3-29-32 LUC: 104
739 WINTHROP AVE SPEZIALE TONY N LIFE ESTATE SPEZIALE MARIA A LIFE ESTATE 739 WINTHROP AVE REVERE, MA 02151	3-17-30 LUC: 104	67 BRADSTREET AVE 267 EDWARDS GRASIELLA EDWARDS ANDREW 67 BRADSTREET AVE UNIT 2 REVERE, MA 02151	3-29-11-267 LUC: 102	734 WINTHROP AVE STRUCTURED ASSETS LLC 375 HARVARD ST BROOKLINE, MA 02446	3-29-33 LUC: 112
741 WINTHROP AVE BERK BARIS 109 EUSTIS ST REVERE, MA 02151	3-17-31 LUC: 104	67 BRADSTREET AVE 269 EZEIOZUE CHIDUBE 69 BRADSTREET AVE REVERE, MA 02151	3-29-11-269 LUC: 102	714 WINTHROP AVE WINTHROP AVENUE CONDO ASSOC 714 WINTHROP AVE REVERE, MA 02151	3-29-34-0000 LUC: N/A
747 WINTHROP AVE ORELLANA MIGUEL A ORELLANA ROSA H 747 WINTHROP AVE REVERE, MA 02151	3-17-32 LUC: 104	75 BRADSTREET AVE RYAN EDWARD RYAN EDWARD 75 BRADSTREET AVE REVERE, MA 02151	3-29-12 LUC: 101	714 WINTHROP AVE 101 714 WINTHROP AVENUE REALTY TRU SFIKAS PETER C TRUSTEE 5 GOLDENROD LN LYNNFIELD, MA 01940	3-29-34-101 LUC: 102
53 BRADSTREET AVE 53 CUOCO GARY CUOCO MARY ANNE 53 BRADSTREET AVE REVERE, MA 02151	3-29-10-53 LUC: 102	79 BRADSTREET AVE ALVAREZ NOBERTO 79-81 BRADSTREET AVE REVERE, MA 02151	3-29-13 LUC: 105	714 WINTHROP AVE 102 COLBY NANCY 50 WATER ST MEDFORD, MA 02155	3-29-34-102 LUC: 102
55 BRADSTREET AVE 55 SOLIMINE DIANE WILEY MARK J 55 BRADSTREET AVE REVERE, MA 02151	3-29-10-55 LUC: 102	83 BRADSTREET AVE LAWS VICTORIA A 83 BRADSTREET AVE Revere, MA 02151	3-29-14 LUC: 111	714 WINTHROP AVE 103 HUPPER ROBERT HUPFER ROBERT 714 WINTHROP AVE REVERE, MA 02151	3-29-34-103 LUC: 102
57 BRADSTREET AVE 57 PASSAGGIO LYNDIA 57 BRADSTREET AVE REVERE, MA 02151	3-29-10-57 LUC: 102	89 BRADSTREET AVE COLOMBA FRANK CARBO SILVANA 12 CHAPEL HILL DR READING, MA 01867	3-29-15 LUC: 104	714 WINTHROP AVE 104 MCHITI MOHAMED CHIKHI FATIMA 714 WINTHROP AVE UNIT 3-1LR REVERE, MA 02151	3-29-34-104 LUC: 102

THIS IS A TRUE & ATT
COPY OF THE RECORD
ASSESSOR'S OFFICE
CITY OF REVERE

DATE: 4/6/20

Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)

714 WINTHROP AVE 201 3-29-34-201

LUC: 102

714 WINTHROP AVENUE UNIT 201 REALTY TRUST
SFIKAS PETER C TRUSTEE
5 GOLDENROD LN
LYNNFIELD, MA 01940

714 WINTHROP AVE 202 3-29-34-202

LUC: 102

ZEQO ROMEO
714 WINTHROP AVE
UNIT 202 AKA 1-2LF
Revere, MA 02151

714 WINTHROP AVE 203 3-29-34-203

LUC: 102

ZEQO ROMEO
714 WINTHROP AVE
UNIT 203
REVERE, MA 02151

714 WINTHROP AVE 204 3-29-34-204

LUC: 102

ZEQO ROMEO
714 WINTHROP AVE
UNIT 204 AKA 3-2LR
Revere, MA 02151

15 SALES ST 3-37-1

LUC: 104

MOLINA HECTOR M TABARES
ZAPATA DIANA M VASQUEZ
15 SALES ST
REVERE, MA 02151

92 BRADSTREET AVE 3-37-18

LUC: 101

DOSH HIMANSHU
92 BRADSTREET AVE
REVERE, MA 02151

88 BRADSTREET AVE 3-37-19

LUC: 104

VASS-HOWELLS LIFE E VIRGINIA F LIFE ESTATE
HOWELLS LIFE ESTATE TIMOTHY D LIFE ESTATE
88 BRADSTREET AVE
REVERE, MA 02151

77 CREST AVE 3-37-2

LUC: 104

WINEBERG BARRY I
WINEBERG RENEE
77 CREST AVE
REVERE, MA 02151

82 BRADSTREET AVE 3-37-20

LUC: 104

CASALETTO LINDA
82 BRADSTREET AVE
REVERE, MA 02151

83 CREST AVE 3-37-3

LUC: 105

PINTO SANDRA
MANCIA JOSE ALCIDES
83 CREST AVE
REVERE, MA 02151

59 CREST AVE 3-39-10

LUC: 101

LUNARDI FRANCESCO
59 CREST AVE
REVERE, MA 02151

70 BRADSTREET AVE 3-39-11

LUC: 104

BRADSTREET AVENUE REALTY TRUST
ODONNELL CORNELIUS W
24 ROBERT RD
REVERE, MA 02151

THIS IS A TRUE & ATTEST
CLERK OF THE RECORDS
ASSESSOR'S OFFICE OF
CITY OF REVERE

DATE: 4/6/22

Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



Map

Block

Lot

Lot2

Lot3

CARU

1/15/2015

USE VALUE:

750,500/ 750,500/ 750

PROPERTY LOCATION

Alt No	Direction/Street/City
83	BRADSTREET AVE, REVERE

OWNERSHIP

Owner 1:	LAWMS VICTORIA A	Unit #:	
Owner 2:			
Owner 3:			
Street 1:	83 BRADSTREET/E		
Street 2:			

Twn/City:	Revere		
St/Prov:	MA	Cntry	Own Occ:
Postal:	02151		Type:

PREVIOUS OWNER

Owner 1:	N F W REALTY TRUST -		
Owner 2:	GEORGE LAWS SR -		
Street 1:	131 ADAMS ST		
Town/City:	MALDEN		
S/Prov:	MA	Cnty	
Postal:	02148		

NARRATIVE DESCRIPTION

This parcel contains .115 Acres of land mainly classified as APT 4-8 with a APT 4-8 Building built about 1900, having primarily VINYL Exterior and 4914 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 Halfbath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
111	0.115	550,500		200,000	750,500	LOT 11
Total Card	0.115	550,500		200,000	750,500	Entered Lot Size
Total Parcel	0.115	550,500		200,000	750,500	Total Land: 5000
Source: Market Adj Cost		Total Value per SQ unit /Card: 152.73		/Parcel: 152.73		Land Unit Type: SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2021	111	PTCH	502,400	0	.115	200,000	702,400	702,400	patch
2020	111	FV	502,400	0	.115	200,000	702,400	702,400	Year End Roll
2020	111	NC	502,400	0	.115	200,000	702,400	702,400	Year End Roll
2019	111	FV	423,400	0	.115	182,400	605,800	605,800	Year End Roll
2018	111	FV	387,300	0	.115	164,800	552,100	552,100	YEAR
2017	111	FV	349,300	0	.115	144,000	493,300	493,300	Year End Roll
2016	111	FV	320,500	0	.115	137,600	458,100	458,100	Year End
2015	111	FV	291,600	0	.115	131,200	422,800	422,800	YEAR END

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
N F W REALTY TR	39789-34		6/9/2006	FAMILY		10 No	No	
LAWMS VICTORIA	25925/128		2/19/2001			1 No	No	
TRAFICANTE/TRA	24927/10		5/8/2000			231,000 No	No	
UNKNOWN	2215/288		2/24/1998	FAMILY		1 No	No	

PAT ACCT.

Notes

1144

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2000	6506	Resident		C				RSF 3 REPL WDWs RE

ACTIVITY INFORMATION

Date	Result	By	Name
12/21/2015	MEASURED	427	DEREK
2/14/2006	MEASURED	335	JONATHAN D

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PricUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	APT 4-8		5000		Sq Feet	SITE	1.0	0	6.25	6,405	1.00								199,950		0				200,000	TOPO

Sign:

VERIFICATION OF VISIT NOT DATA

1/1/1

Total AC/H/A: 0.11478	Total SF/SM: 5000	Parcel LUC: 111	APT 4-8	Prime NB Desc 5	Total: 199,950	Spl Credit	Total: 200,000
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TO: Honorable City Council
FROM: Revere Planning Board
RE: Proposed Zoning Amendment Recommendations – Kennels
Proposed Zoning Map Amendment – 398 Squire Road from RB to GB
DATE: November 25, 2020

Pursuant to Section 17.56.020 and 17.56.050 of the Revised Revere Zoning Ordinance, the Planning Board held a public hearing on November 24, 2020 with respect to a proposed zoning ordinance amendment regarding the operation of Kennels within 250-ft of a residential use or district when separated by a Highway. At a regular meeting of the Board held on November 24, 2020 subsequent to the public hearing, it was unanimously voted to recommend approval of the proposed amendment to the City Council.

Pursuant to Section 17.56.020 and 17.56.050 of the Revised Revere Zoning Ordinance, the Planning Board held a public hearing on November 24, 2020 with respect to a proposed zoning map amendment to change the zoning of 398 Squire Road from General Residence (RB) to General Business (GB). At a regular meeting of the Board held on November 24, 2020 subsequent to the public hearing, it was unanimously voted to recommend approval of the proposed zoning map amendment at 398 Squire Road subject to the execution of a deed restriction to be approved by the City Solicitor and to be recorded in the Registry of Deeds which prohibits no other use on the property except a three-family dwelling.

TO: Honorable City Council
FROM: Site Plan Review Committee
RE: Special Permit – Commercial Auto/Storage Parking on Charger Street
DATE: November 24, 2020

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for a special permit to operate a commercial auto storage/parking facility on Charger Street. The following findings and conditions have been made with respect to this site plan:

1. Fire protection must be addressed by extending the existing water system and providing multiple new hydrants. The fire protection and water service upgrades must be reviewed and approved by the Fire Department and City Engineer.
2. Stormwater management must be addressed for the site to mitigate run-off from the proposed impervious area including the installation of gas and oil separators. The stormwater management system must be reviewed and approved by the City Engineer.
3. This site plan is subject to an order of conditions from the Conservation Commission.
4. The parking layout, paving and striping plan as well as site access and egress plan is subject to final approval from the Site Plan Review Committee.
5. A traffic impact analysis must be conducted for the mitigation of trip generation on the Charger Street/Squire Road intersection, the Charger Street/Ward Street intersection and the Ward Street/Route 107 intersection as a result of the proposed operation of the facility.
6. No truck traffic shall be allowed on Charger Street from Malden Street to Squire Road.



CITY OF REVERE

Brian M. Arrigo
Mayor

December 2, 2020

The Honorable City Council
Revere City Hall
Revere, MA 02151

Dear Council Members:

I'm writing to request that the City Council, pursuant to M.G.L. c. 40, Section 4a, approve the City of Revere's entering into a Memorandum of Understanding with the City of Chelsea and the Town of Winthrop for the establishment of the North Suffolk Office of Resilience and Sustainability. This collaboration will ensure that our region is best equipped to face the environmental challenges of tomorrow and strengthen our ability to adapt dynamically for the benefit of our residents.

The establishment of the office will be funded by the Barr Foundation and requires no appropriation on the part of the City of Revere. The City of Chelsea by means of the Chelsea City Council and City Manager Thomas G. Ambrosino have spearheaded the grant process and have approved entering into the MOU. The Barr Foundation board have approved the \$600,000, 35-month grant.

Regards,



Brian Arrigo

**INTERMUNICIPAL AGREEMENT FOR CREATING THE
NORTH SUFFOLK RESILIENCE AND SUSTAINABILITY OFFICE
ON BEHALF OF THE CITIES AND TOWN OF CHELSEA, REVERE AND WINTHROP**

THIS AGREEMENT dated as of _____, 2020 ("Agreement") by and between the **CITY OF REVERE**, a Massachusetts municipal corporation having a usual place of business at 281 Broadway, Revere, MA 02151, acting by and through its City Council (also referred to as "Revere"), the **CITY OF CHELSEA**, a Massachusetts municipal corporation having a usual place of business at 500 Broadway, Chelsea, MA 02150, acting by and through its City Council (also referred to as "Chelsea"), and the **TOWN OF WINTHROP**, a Massachusetts municipal corporation having a usual place of business at 1 Metcalf Square, Winthrop, MA, 02152, acting by and through its Town Council (also referred to as "Winthrop"), (collectively, Revere, Chelsea, and Winthrop shall be referred to as the "Municipality" or "Municipalities").

WHEREAS, each of the Parties considers it a priority to reduce energy costs and the emissions generated by their municipal facilities and equipment, and from their community overall;

WHEREAS, each of the Parties is actively working to better prepare their communities for the projected impacts of climate change, and to particularly protect coastal neighborhoods and vulnerable populations;

WHEREAS, each of the Parties has determined that it is mutually beneficial to share between them the services and costs associated with the employment of staff focused on energy efficiency, climate resiliency and environmental sustainability;

WHEREAS, the City of Chelsea is willing and capable of hosting shared staff, serving as the Lead Municipality; and

WHEREAS, each Municipality has authority to enter into this Agreement pursuant to M.G.L. c. 40, s. 4A and has obtained authorization by vote of its respective City or Town Councils as attested to by certified copies thereof attached hereto in Appendix A.

NOW, THEREFORE, the Parties, in mutual consideration of the covenants contained herein, intending to be legally bound thereby, agree under seal as follows:

1. PURPOSE

This purpose of this agreement is to provide for the establishment, operation, and maintenance of shared staff to support energy efficiency, greenhouse gas emission reduction, climate resiliency and conservation projects and programs, (hereinafter "the Office"), which includes the intended hiring of staff as needs dictate, to coordinate municipal energy sustainability and climate resiliency efforts.

2. TERM AND COMMENCEMENT

The initial term of this Agreement shall be for **three-and a-half-years, commencing on January 1, 2021 and ending on June 30, 2024**. Thereafter, this agreement shall renew automatically for four (4) additional three (3) year terms, for to a total term limit of fifteen and a half years ending on June 30, 2036, unless previously terminated as provided herein. Any Municipality may terminate its obligations hereunder as of the end of any three (3) year term upon providing at least six months prior written notice to each of the other Municipalities hereto. Withdrawal or termination of any Municipality shall not have the effect of terminating this agreement as to the remaining Municipalities.

3. LEAD MUNICIPALITY

In accordance with the provisions of this Agreement, the Municipalities hereby designate the City of Chelsea as the Lead Municipality (hereinafter the "Lead Municipality"). The Lead Municipality shall provide reasonable physical accommodations for all Office staff. The Lead Municipality shall administer payroll and benefits for the Office and perform all duties and provide all services consistent with those afforded any other department under its jurisdiction. In addition, the Lead Municipality shall:

- Maintain accurate and comprehensive records of services performed, costs incurred, and reimbursements and contributions received;
- Perform annual audits; and
- Issue periodic financial statements to all participants;

Any property owned by the Lead Municipality which is used by the Office shall remain the property of the Lead Municipality.

4. ALL MUNICIPALITIES

In accordance with the provisions in this Agreement, the Municipalities agree to the following and shall:

- Allocate reasonable office space for the Office staff to occupy when working on-site, away from the Lead Municipality;
- Allow the Office staff to enjoy such vacation, sick and personal days and other leave as they may be entitled to receive under the standard personnel practices of the Lead Municipality. No Municipality shall make any demand on the Office or take any action with respect to them that is in violation of their rights under standard personnel practices of the Lead Municipality or under any applicable legislation;
- Accept responsibility for any hearings resulting from the actions of the Office. Responsibility shall be held by the Town/City council or another appropriate authority in the Municipality in which the action originated. Any costs, such as legal fees, shall be paid by the Municipality in which the action took place. Complaints received concerning the action of the Office staff shall be resolved by the Town/City Manager/Administrator or Mayor in the Municipality in which the complaint originated, in consultation with the Lead Municipality as appropriate;
- Accept responsibility and bear any costs required from an increased demand due to an activity or an event that cannot be reasonably be accommodated under the current capabilities and staffing levels the Office staff. Any additional hiring must be done in consultation with the Municipalities.

5. GOVERNANCE OF THE OFFICE

A. Board Membership

The Municipalities hereby establish the North Suffolk Resilience and Sustainability Office Board ("the Board") as the governing body for the Office and delegate to it responsibility for setting policy for the Office and ensuring it is an effective and orderly operation. Each of the Municipalities shall have one seat on the Board. Oversight responsibilities for the Office is distributed to each respective Municipalities' Chief Administrative Officers (CAO). Each respective CAO may delegate a Department Head to carry out the listed responsibilities. A member of the Board shall be referred to as a Board Member and shall cease to be a Board Member if he or she ceases to hold office with the appointing Municipality or if the appointing Municipality ceases to be a party to this agreement.

Policies and procedures for the oversight of the Office must be agreed upon by the Board. The Board may adopt rules for conducting their business as they deem necessary and appropriate. In matters pertaining to making policy and procedures for oversight of the Office, each Municipality is afforded equal representation.

The Office staff will be hired upon the agreement of the Board. Any further personnel decisions, including salaries and termination of Office staff, shall similarly be agreed upon by the Board. Benefits and other employment policies that govern the employment of the Office shall be those of the Lead Municipality.

B. Board Responsibilities

The Board and individual Board Members shall be expected to:

- i. Participate in the hiring of the Office staff;
- ii. Act as the personnel/performance manager for the Office staff;
- iii. Act as a point of contact for the Office staff and counterpart Board Members;
- iv. Attend quarterly and non-quarterly meetings of the Board;
- v. Mutually agree on an Annual Budget and each municipalities' assessment as described in **Section 6**;
- vi. Mutually agree upon annual and multi-year sets of project priorities and measurable energy and climate outcomes, to be captured in an Annual Plan of Action outline in **Section 6**, drafted by the Office;
- vii. Review reports and monitor the efforts of the Office to meet priorities set forth and approved by the Plan of Action;
- viii. Mutually establish policies and procedures with counterpart Board members for oversight of the Office and ensure effective and orderly operation, and;
- ix. Review grant opportunities and applications set forth by the Office staff.

C. Financial Officer

The Lead Municipality's Chief Financial Officer, or his or her designee (hereinafter the "Financial Officer"), shall oversee the Lead Municipalities' financial obligations outlined in **Section 3** and is expected to assist the Office and Board draft an Annual Budget that sets out costs for the Office and their operations, and the assessment for each municipality as described in **Section 6**.

E. Board Meetings

The Board shall meet quarterly and all meetings shall be held in accordance with MGL chapter 30A, sections 18-25 (the "Open Meeting Law") as applicable and written notice of all meetings shall be given in accordance with the Open Meeting Law. The Board shall conduct regular meetings on a quarterly basis. The first meeting of each fiscal year shall be the annual meeting. The date and hour of any regular meeting shall be scheduled by order of the Board. The Board shall provide for additional meetings as may be needed depending upon the pressure of business. A Board meeting shall be called upon the request of any two (2) Board members with the persons calling the meeting setting the location, date and hour thereof.

Absent an emergency, Board members shall receive at least forty-eight (48) hours' notice of any specially called Board meeting, such notice to set out the location, date and time of the meeting. The location for the conduct of meetings shall be as determined by the Board. Changes in the

location must be made by resolution of the Board or by the Chair and notice of Board meetings shall be posted in compliance with applicable law.

F. Meeting Rules

The Board may adopt rules for conducting their respective meetings and other business as they deem necessary and appropriate. In the absence of rules to the contrary, Roberts Rules of Order shall govern. The failure, however, to comply with such rules shall not affect the validity of any action. The Board may suspend the rules if it so chooses.

G. Minutes

The Secretary or such other person designated, shall keep minutes of regular, adjourned regular and special meetings of the Board. A copy of the minutes shall be provided to each Board Member and the Town Clerk of each Municipality and to any member of the public requesting same. The provisions of MGL chapter 66, section 10 and MGL chapter 4, section 7 (the Massachusetts "Public Records Law") shall apply.

6. ANNUAL BUDGET AND PLAN OF ACTION

A. Fiscal Year

The fiscal year of the Office shall be the twelve month period commencing each July 1 and ending the following June 30 except if the effective date of this agreement is other than July 1 in which case the first fiscal year shall commence on the effective date of the agreement and end the following June 30.

B. Annual Budget

- i. Except in the first six months of the Office's operation, wherein the Office shall be governed by an interim budget for that period, the Office shall operate under an approved fiscal year Budget. The Office may not operate at a deficit. The Municipalities shall pay for the entire costs of operation of the Office, whether through municipal revenues or grants they have been awarded, with annual expenditures determining the total amount of assessment required.
- ii. The Annual Budget shall be drafted by appropriate Office Staff, with the support of the Lead Municipalities' Chief Financial Officer and be unanimously agreed by the Board by May 1st of the preceding Fiscal Year. A copy of the Office's Annual Budget and each Municipality's assessment shall be delivered to each Municipality immediately after the budget is agreed upon.
- iii. The Annual Budget shall establish the amount of funding for the Office that is expected to be derived from grants or other non-municipal revenues, and that which shall be funded with municipal contributions. Municipalities will be assessed any required annual contribution based on a formula agreed by the Board, which will be included in the Annual Budget. Revenue from entities not a party hereto, by unexpected or unencumbered funds available at the end of each fiscal year prior to the year for which the budget is applicable or by other revenues available to the Office can reduce in part or in total the amount of municipal contributions needed to support the Annual Budget.
- iv. The Municipalities hereby agree that payment of the assessments shall fairly compensate the performing Municipalities, including the Lead Municipality, for the services or functions performed hereunder. The Annual Plan of Action will provide an estimate of those services provided which shall be transmitted to the Board as part of the annual budget.

C. Budget Elements

Unless a Municipality has given notice of its intent to withdraw from the agreement in accordance with the provisions of **Section 8**, or funding from non-municipal sources makes up the whole Annual Budget, each Municipality hereby agrees to seek annual appropriations to pay its assessment/contribution sum and their percentage of each year's Annual Budget. The budget shall include, but is not limited to, personnel salaries and benefits, office and computer supplies, and other costs of operation and maintenance determined in accordance with accounting principles applicable to the Office.

D. Payment of Assessments

Unless otherwise specified, the assessments to the Municipalities shall be due and payable to the Lead Municipality by no later than 60 days after the start of the fiscal year for which the budget was adopted.

Upon 90 calendar days advance notice to the Municipalities, the Board may set a different payment schedule to fund the Office's costs if sufficient monies would not otherwise be on hand as needed. No increase in the total annual assessment may be made against any party after the tax rate has been set for that community.

Assessments shall be payable only from current appropriations of each Municipality. Each Municipality agrees to provide in its annual budget an appropriation to be available in an amount adequate for that Municipality's assessment for the same fiscal year.

E. Budget Authority of the Office

The Office staff, have the power fully to draft and implement the approved budget. However, the Office may not exceed the personnel staffing authorized in the budget either in number, position, classification, or salary. In addition, the Office may not exceed any line item, utilize the reserve contingency or exceed the total amount of budgeted expenditures without the agreement of the Board.

The Office Director or appropriate Sustainability Staff may recommend expenditures for approval separate from the budget process; in which case the further recommendation of the Board is required prior to any actual expenditure. The Office may also seek authorization from the Board for budgetary transfers or budget adjustments as necessary.

F. Annual Plan of Action

Appropriate Office Staff shall draft an Annual Plan of Action parallel to the Annual Budget, that establishes annual and multi-year sets of priorities. The Plan of Action should be agreed by the Board and available to respective administrative and political leadership by May 1st of the preceding Fiscal Year. Elements of the Plan of Action may include current and future efforts of the Office, climate and energy priorities for the upcoming year(s), upcoming opportunities for external grants or funds, and additional information requested by the Board.

7. THE OFFICE STAFF

The Office staff shall perform for each of the Municipalities the duties and have the responsibilities listed in their respective job descriptions which are the discretion of the Board. Changes to job descriptions shall not be made without the agreement of the Board.

Office staff shall be hired by the Lead Municipality with the mutual agreement of the Board, including the opportunity to comment on candidates' resumes and participate in candidate interviews. The Office shall be supervised in the manner specified in the job description. An annual performance evaluation of the Office staff will be prepared for the Board with input from all Board members. Any disciplinary action involving suspension or termination of members of the Office staff shall be by the Board in accordance with the standard personnel practices of the Lead Municipality, but such decisions shall be made in consultation of all the Municipalities.

The Office staff are expected to participate in quarterly meetings of the Board and is required to create Quarterly Progress Reports that will be made available to the political and administrative leadership of each municipality. Each Progress Report should detail the status of work on those projects identified in the current agreed upon Annual Plan of Action and the achievements and outcomes those projects have delivered.

It is the responsibility of the Office and the Board to ensure appropriate and fair use of the Office staff so that their time is fairly allocated across the Municipalities and to relevant projects.

All concerns regarding the allocation of the Office's time must be documented and presented to counterpart Board members to discuss a reasonable agreement. If a reasonable agreement cannot be resolved, a Board member can exercise their ability to arbitration outlined in **Section 15** or their ability to withdraw from the agreement, outlined in **Section 8**.

8. TERMINATION AND WITHDRAWAL

A. Termination

Each Municipality shall remain a party to this agreement and share in the costs of operation and maintenance of the Office until the end of the current Term. If in the interim a Municipality defaults on payment of any assessment or otherwise breaches this agreement, such Municipality shall be subject to termination upon agreement of the Board. The breaching Municipality shall not be entitled to vote on its own termination or be counted in determining a majority in interest.

Upon termination, the terminated Municipality shall be responsible for paying any sums due, including health or other employment benefits, pension costs and any other benefits that may apply. It shall be a condition of termination that the terminated Municipality enter into an agreement with the remaining Municipalities setting forth the obligation for payment of any amounts owed.

The terminated Municipality shall remain liable for any defaulted payment and late charges to the end of the any term. Such subsequent assessments will be determined as if the terminated Municipality were still a party to the agreement at the same percentage in effect at the date of termination. The assessment will be due and payable at the same time assessments are due from the remaining Municipalities for the fiscal years in question.

The remaining Municipalities shall attempt to mitigate the damages caused by termination by either adding new municipalities to this Agreement or by reducing the Office 's expenses, but until any mitigation actually occurs the terminated Municipality shall remain liable for its assessment in full. The type of activities to be taken in mitigation shall be determined in the sole discretion of the remaining Municipalities. All Municipalities agree that the Office expenditures are committed on the understanding that all Municipalities will remain parties to this Agreement at least until the end of

the current term and that the payments to be made hereunder represent reasonable liquidated damages and not a penalty.

B. Withdrawal

At least six months prior to the end of any term, a Municipality may give notice of its withdrawal to be effective as of the end of the term without penalty. Such withdrawing Municipality shall perform all obligations under this agreement until the effective date of withdrawal.

Upon notice of withdrawal, the withdrawing Municipality shall be responsible for paying for any sums due, including health or other employment benefits, pension costs and any other benefits that may apply. It shall be a condition of withdrawal that the withdrawing Municipality and the remaining Municipalities enter into an agreement setting forth the withdrawal terms and conditions, including the obligation to pay for any amounts owed.

C. Legal Redress

The Board, acting on behalf of the Municipalities, shall have the right to seek legal redress if necessary, to obtain payment on amounts due or to enforce the terms of this Agreement.

D. Office Services and Assets

A withdrawing or terminated Municipality shall no longer receive services from the Office after the effective date of termination or withdrawal.

A terminating Municipality shall leave as part to the Office those assets owned by it previously that were used as part of the Office and which the remaining Municipalities desire to continue to use. In the case of a withdrawing Municipality, if the remaining Municipalities desire to continue to use any such assets, then they shall purchase the same at the then current book value from the withdrawing Municipality. If such a purchase occurs, then the value paid shall be used to offset any amount owed to the Office by the withdrawing Municipality, said offset to be credited at the time of the purchase.

9. DISSOLUTION

Unless earlier terminated as provided herein, the Parties may decide to dissolve this agreement by a written agreement signed by all of the Parties. Dissolution shall only be effective upon the last day of the fiscal year in which the dissolution agreement was signed but shall not be effective until the requirements of **Section 8** are met.

10. PROCESS OF WINDING UP

Upon expiration or dissolution, the Municipalities shall retain title to those assets purchased in their individual names. This Agreement may not be considered as having expired or dissolved and there shall be no disposition of assets to the Municipalities until the Office reasonably exhausts all means of collecting any monies due hereunder and identifies and satisfies all obligations and liabilities related. A final accounting must be prepared by the Financial Officer and submitted to the Mangers. The final accounting must be agreed upon before any final disposition of assets may be made and the expiration or dissolution be considered final.

11. AMENDMENTS

This Agreement may be amended only by a mutual agreement of all Board as of the date of the Amendment. The Board shall review the proposed amendment and forward the proposed

amendment with their own recommendation to the governing body of each Municipality. A proposed amendment must be approved by the governing body of each Municipality to be effective.

12. ADDITIONAL PARTIES

Entities which are not parties in this agreement may become parties hereto only by amendment to this agreement as outlined in **Section 11**. The amendment authorizing the admission of a new municipality shall set forth the obligations, payments and other terms and conditions pertaining to the admission of the new municipality. Said amendment shall also specify any changes in quorum or voting requirements arising due to the addition of such municipality.

13. INDEMNIFICATION AND INSURANCE

By entering into this Agreement, none of the Municipalities have waived any governmental immunity or limitation of damages which may be extended to them by operation of law. This Agreement is by and between the Municipalities which have executed it with the understanding that it is intended for their mutual benefit and is not intended to confer any express or implied benefits on any other person or entity. This agreement is not intended to confer third-party beneficiary status on any person or entity.

It is expressly understood that the services provided hereunder are deemed for public and governmental purposes and all privileges and immunities from liability enjoyed by the Municipalities shall extend to their participation hereunder and to the activities so undertaken to the fullest extent provided by law.

Insurance for the operations of the Office shall be provided under **BLANK Municipality** insurance policies. The cost of said insurance shall be considered an expense in accordance with **Section 6** of this agreement.

14. NOTICES

Any notice permitted or required hereunder to be given or served on any Municipality shall be in writing signed in the name of or on behalf of the Municipality giving or serving the same. Notice shall be deemed to have been received at the time of actual receipt of any hand delivery, upon the date of verified delivery by courier or package delivery service, or three (3) business days after the date of any properly addressed notice sent by mail as set forth below:

For: City of Revere
ATTN: Mayor
281 Broadway
Revere, MA 02151

For: City of Chelsea
ATTN: City Manager
500 Broadway, Office #302
Chelsea, MA 02150

For: Town of Winthrop
ATTN: Administrator
1 Metcalf Square
Winthrop, MA 02152

15. MISCELLANEOUS PROVISIONS

- A. Entire Understanding: This agreement represents the entire understanding of the Parties with respect to its subject matter.
- B. Governing Law: This Agreement shall be governed by the laws of the Commonwealth of Massachusetts and venue for any action shall be in the Superior Court of Middlesex County.
- C. Dispute Resolution: Any disputes arising between the Municipalities under this Agreement may be resolved through arbitration, in which case the Municipalities shall appoint one arbiter, under majority rule. Each Municipality retains the right to seek a declaratory judgment for any dispute.
- D. Binding Effect: All of the terms and provisions of this agreement shall be binding on and inure to the benefit of and be enforceable by the respective Municipalities hereto, their successors and assigns.
- E. Headings: The headings used herein are for convenience only and shall not be considered in any interpretation of any disputes over the terms of this agreement.
- F. Joint Drafting: Each Municipality acknowledges that it has participated equally in the drafting of this Agreement and that each has or had consulted with legal counsel of its own choosing in entering into this agreement.

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IN WITNESS WHEREOF, the Municipalities have caused this agreement to be executed and attested by their proper officers hereunto duly authorized and their official seals to be hereto affixed as of the day and year first above written.

For the City of Revere,

By: _____ Date: _____
Brian Arrigo, Mayor

By: _____ Date: _____

Approved as to Form Only

By: _____ Date: _____
City Solicitor

For the City of Chelsea,

By: _____ Date: _____
Tom Ambrosino, City Manager

By: _____ Date: _____

Approved as to Form Only

By: _____ Date: _____
City Solicitor

For the Town of Winthrop,

By: _____ Date: _____
Austin Faison, Town Manager

By: _____ Date: _____

Approved as to Form Only

By: _____ Date: _____
Town Counsel