



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, December 13, 2021, 6:00 PM

5:00PM Ways & Means Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

6:00PM City Council Meeting

Salute to the Flag

2. **Roll Call of Members**

3. Approval of the Journal of the Regular Meeting of December 6, 2021

Ways & Means Sub-Committee Report

4. **21-277** An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.

Zoning Sub-Committee Report

5. **21-402** 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by establishing an additional nine (9) units to enable the appellant to develop a fourteen (14) unit apartment structure with seventeen (17) off-street parking spaces on Lots 5, A, and B at 465 Revere Beach Boulevard, Revere, MA 02151.

Communications

6. **21-415** Communication from the Mayor relative to the re-appointment of Pasquale Defeo as a Constable.

In accordance with Rule 23 of the City Council Rules of Order, the following motions are reported out of committee with the recommendation to be placed on file.

7. **21-214** Motion presented by Councillor McKenna, Council President Zambuto: That the Mayor request the Director of Municipal Inspections to develop an eco-friendly baiting procedure for rodent control. Evidence shows that animals and birds of prey within this food chain are dying after ingesting rodents poisoned by the type of bait currently being used.
8. **21-265** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a public/private partnership to convert the Municipal Parking lot on Central Avenue into affordable housing with commercial space and parking.
9. **21-296** Motion presented by Councillor McKenna: That the Mayor request our State Delegation to request an amendment to the State Building Code to require that residential structures built within 10 feet of another residential structure be required to use fire-rated cement siding. In light of the massive fires that have taken place in Revere this year, extra fire protection and the use of fire rated materials potentially could have prevented those fires from spreading to adjacent homes.
10. **21-346** Motion presented by Councillor Rotondo: That the Mayor, SUDI or his designee appear before the City Council to discuss the available position for a harm reduction nurse.
11. **21-366** Motion presented by Councillor Morabito: That the Mayor be requested to establish a Citizens Planning Committee which promotes citizen participation in planning throughout the City. Participation has been recognized as an important tool in the process and functioning of effective planning. This technique is seen as a method to involve citizens in the planning process and to develop a sense of community responsibility for a plan.
12. **21-367** Motion presented by Councillor Keefe: That the Mayor and the School Department be requested to review the use of ARPA funds to renovate the McKinley School for the use of a city-wide Kindergarten program.
13. **21-378** Motion presented by Councillor Rotondo: That the City of Revere provide a tiered water free system, similar to that of the City of Malden.
14. **21-379** Motion presented by Councillor Rotondo: That the City of Revere offer an owner-occupied residential tax exemption.
15. **21-382** Communication from Attorney Evan James Pilavis requesting that the City Council accept a donation of land for open space and conservation purposes MBP 4-90-002 Revere Beach Parkway presently owned by Mr. Paul Ferragamo.
16. **21-388** An Ordinance Repealing Section 2.03.050(E) of the Revised Ordinances of the City of Revere Relative to Meeting Times of Governmental Bodies.
17. **21-389** Motion presented by Councillor Rotondo: That the City Council create an Inclusionary Zoning and Affordable Housing Sub-Committee.

18. **21-391** Motion presented by Councillor Novoselsky: That the Mayor request the Board of Health and the License Commission to take the necessary actions to ban the sale of nips from all establishments in the City of Revere effective as soon as possible.
19. **21-396** Communication from the Mayor relative to the appointment of Ida Cody to the Retirement Board.

Motions

20. **21-416** Motion presented by Councillor Rotondo: That the Mayor request the School Building Committee to submit all survey and polling material regarding site selection for the placement of a new high school to the Revere City Council.

Legislative Bench Presentation

21. **21-417** Legislative Bench Presentation 2021

Acknowledgement of Jessica A. Giannino - City Councillor Elected to the Great and General Court of the Commonwealth of Massachusetts

Councillor Jessica A. Giannino was elected as State Representative to serve the Sixteenth Suffolk District. Councillor Giannino is the eighth Revere City Councillor and only female City Councillor to be honored with this recognition.

Acknowledgement of Jessica A. Giannino and Joseph A. Giannino - Family Members Who Have Served on the Revere City Council

Councillor Jessica A. Giannino served as a City Councillor from 2012 through 2021. Councillor Giannino served as President of the Revere City Council in 2016 and 2018. Joseph A. Giannino served as a City Councillor for a single term from 2002 - 2003

Acknowledgment of the 2021 City Council President

Councillor-at-Large Anthony T. Zambuto

Acknowledgement of Outgoing City Councillors

Councillor-at-Large Jessica A. Giannino, Ward Three Councillor Arthur F. Guinasso, Ward Five Councillor John F. Powers, and Councillor-at-Large Anthony T. Zambuto

Sine Die



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 6, 2021

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

Salute to the Flag

1 Roll Call of Members

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

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

RESULT: ACCEPTED

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

RESULT: PLACED ON FILE

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

Cindy Kiejna, Roxanne Aiello, Rick Sarno, and Wayne Rose were present to receive their Certificates of Appreciation which were awarded by Councillor Rotondo.

RESULT: PLACED ON FILE

Public Hearings

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

Proponents

Rich Viscay, CFO
Chris Bright, Fire Chief

Opponents

none

"SHALL THE CITY COUNCIL APPROVE THE RE-PURPOSING OF THE MCKINLEY SCHOOL BOND AUTHORIZATION FOR DPW AND FIRE STATION PROJECTS?"

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

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

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

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

Minutes Acceptance: Minutes of Dec 6, 2021 6:00 PM (6:00PM City Council Meeting)

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

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

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday, December 6, 2021 at 5:00PM. Committee members present were Councillors Giannino, Guinasso, McKenna, Visconti, Zambuto (ex-officio), and Chairman Keefe. Councillor Serino was absent.

There were several special permit applications pending before the committee:

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

On the afternoon of December 6, 2021, Attorney Chris Cridler, representing the applicant, filed a request to withdraw the special permit application without prejudice. The Zoning Sub-Committee voted favorably to allow for the withdrawal without prejudice. Councillors Giannino, Guinasso, McKenna, Visconti, Zambuto (ex-officio), and Chairman Keefe voting "YES". Councillor Serino was absent.

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

On the afternoon of December 6, 2021, Attorney Chris Cridler, representing the applicant, filed a request to withdraw the special permit application without prejudice. The Zoning Sub-Committee voted favorably to allow for the withdrawal without prejudice. Councillors Giannino, Guinasso, McKenna, Visconti, Zambuto (ex-officio), and Chairman Keefe voting "YES". Councillor Serino was absent.

C-21-17 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by establishing an

additional nine (9) units to enable the appellant to develop a fourteen (14) unit apartment structure with seventeen (17) off-street parking spaces on Lots 5, A, and B at 465 Revere Beach Boulevard, Revere, MA 02151.

Attorney Lawrence Simeone, for the applicant, addressed the committee. He presented and filed an updated site plan to address the Site Plan Review Committee's requirement of a 20' driveway width for fire apparatus access. Architect Elizabeth Whittaker also addressed the committee by presenting an updated design which focused on remedying the issues brought up by the City Council at the initial public hearing which included a more consistent look with other new structures on Revere Beach and eliminating the existing house all together. The number of proposed units has also been reduced from 14 to 11. Attorney Simeone requested that the special permit remain in committee until next Monday so Site Plan Review can issue conditions relative to the new site plan that was submitted tonight.

C-21-18 Marie Telfort, 23 Hyde Street, Revere, MA 02151 seeking permission from the Revere City Council to alter and extend a nonconforming use and structure to enable the appellant to reconstruct the existing nonconforming three-family structure which was destroyed by a fire in June 2021 on Lot 5B at 23 Hyde Street, Revere, MA 02151.

Attorney Lawrence Simeone, for the applicant, addressed the committee. He presented findings to the committee and was accepting of Site Plan Review's conditions.

1. The Project seeks to modify a nonconforming use in order to extend said use and to modify a nonconforming structure by altering the existing nonconforming structure for the same purpose to a substantially greater extent.
2. The Project consists of the following alteration and changes (a) additional second means of egress to be established by the construction of a rear set of stairs and deck and (b) construction of a flat roof (replacing the existing Gable roof) in concert with increase of the third floor living area.
3. The Project is located in the Residential B District (RB) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
4. The Project site is Lot SB Hyde Street, which consists of twenty five (25.0) feet of frontage on Hyde Street, a public way, and consists of three thousand one hundred and thirty five (3,135) square feet of land with one nonconforming structure thereon.
5. The Project site's address is 23 Hyde Street, Revere, Massachusetts.
6. The Project Site Plan is entitled "PLAN OF LAND SHOWING IMPROVEMENTS 23 HYDE STREET REVERE MA prepared by Vineyard Engineering & Environmental Services Inc. dated October 8, 2021"; and the Building and Floor Plans are entitled "New Construction Three Family 23 Hyde Street, Revere, MA, MJ Tavares Architects" dated October 26, 2021".

7. The Project site is presently serviced by municipal water and sewer; as well as electricity and gas.
8. It is the determination of the City Council that such modification of the existing nonconforming use and the alteration of the nonconforming structure shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and the Project will have beneficial effects on the City and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site.

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

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

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

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

Traffic flow and safety

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

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

Adequacy of utilities and other public services.

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

Neighborhood character and social structures.

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

Impacts on the natural environment.

The Project site identified as Lot SB Hyde Street, has of twenty-five (25) feet of frontage on Hyde Street, a public way, and consists of three thousand one hundred and thirty-five (3,135) square feet of land with one nonconforming structure 1 thereon². The existing use of the Property is identified by Revere Assessors records as a three (3) family building constructed in 1903, and is a nonconforming use.

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

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

Potential Fiscal Impact

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

Conditions Offered by Site Plan Review

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

The Zoning Sub-Committee provided a favorable recommendation on the special permit

application subject to the findings and conditions referenced above. Councillors Giannino, Guinasso, McKenna, Visconti, Zambuto (ex-officio), and Chairman Keefe voting “YES”. Councillor Serino was absent.

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

RESULT: WITHDRAWN

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

RESULT: WITHDRAWN

- 8 21-402 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by establishing an additional nine (9) units to enable the appellant to develop a fourteen (14) unit apartment structure with seventeen (17) off-street parking spaces on Lots 5, A, and B at 465 Revere Beach Boulevard, Revere, MA 02151.

RESULT: REFERRED TO ZONING

- 9 21-403 Marie Telfort, 23 Hyde Street, Revere, MA 02151 seeking permission from the Revere City Council to alter and extend a nonconforming use and structure to enable the appellant to reconstruct the existing nonconforming three-family structure which was destroyed by a fire in June 2021 on Lot 5B at 23 Hyde Street, Revere, MA 02151.

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 23 HYDE STREET SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AS ADOPTED BY THE ZONING SUB-COMMITTEE?"

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

Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday evening, December 6, 2021 at 5:20PM. Committee members present were Councillors Giannino, McKenna, Zambuto (ex-officio), and Chairman Visconti. Councillors Powers and Serino were absent.

There were two matters pending before the committee:

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

Rich Viscay, CFO was present to answer any questions from the committee. He indicated that though the new water meter rates did go into effect in 2018, there were several properties found though an internal audit that were being charged the incorrect rate. A rough estimate on cost associated with applying the residential rate to structure containing up to 8 residential units were provided to Chairman Visconti.

Annette & Marvin Gold of Sumner Street were just one of the properties owners that were affected by this change, and they addressed the committee at this time. Their property is owner-occupied and it is their hope that the ordinance will be amended to provide them with a residential water rate.

Lenny Morabito, a property owner on Beach Street, addressed the committee and stated that he would like to see a tiered water rate system based on water usage as opposed to basing the rate off of the number of units in a structure.

Ira Novoselsky, 53 Dehon Street, addressed the committee and advocated for the owner-occupied amendment and would like to see this ordinance take effect as of July 1, 2021.

Chairman Visconti offered two amendments for discussion:

- 1. **THE WORD “FOUR” IS DELETED IN ALL INSTANCES AND REPLACED WITH THE WORD “EIGHT”.** *This change would apply the residential water rate to owner-occupied residential buildings comprised of not more than 8 units.*
- 2. **THIS ORDINANCE SHALL TAKE EFFECT ON JULY 1, 2022.** *This amendment takes into consideration the fact that the numbers for this fiscal year have already been budgeted and will give ample time for the Water and Sewer Billing Department to prepare for the amendment to go into effect next fiscal year.*

Chairman Visconti opted to leave the ordinance in committee to allow for additional time to review the estimate provided by Mr. Viscay.

21-383 Parity Salary Ordinance for Employees not Represented by Collective Bargaining

Rich Viscay, CFO addressed the committee on the request. This ordinance simply covers employees who are not covered by collective bargaining agreements and provides for the same percentage increases as the employees who are covered.

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

RESULT: REFERRED TO WAYS & MEANS

- 11 21-383 Parity Salary Ordinance for Employees not Represented by Collective Bargaining

Be it ordained by the City of Revere as follows:

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

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

percentage increases in compensation negotiated by the City and City Hall Union Units A and B for Fiscal Years 2022, 2023, and 2024.

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

November 22, 2021 Ordered to a first reading.
 December 6, 2021 Ordered on a second reading.
 December 6, 2021 Ordered on a third and final reading.
 December 6, 2021 Ordered Engrossed and Ordained on a Roll Call.

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

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening, December 6, 2021 at 5:40PM. Committee members present were Councillors Giannino, McKenna, Visconti, Zambuto (ex-officio), and Chairman Guinasso. Councillor Powers was absent.

The following appointments were before the committee:

21-406 Appointment of Paul J. Fahey as Election Commissioner.

Mr. Fahey was in attendance and received a favorable recommendation from the committee. Councillors Giannino, McKenna, Visconti, Zambuto (ex-officio), and Chairman Guinasso voting in the affirmative.

21-407 Appointment of Robert Brown to the Commission on Disabilities.

Mr. Brown was in attendance and received a favorable recommendation from the committee. Councillors Giannino, McKenna, Visconti, Zambuto (ex-officio), and Chairman Guinasso voting in the affirmative.

21-408 Request for Special Municipal Employee Status for the position of ADA Coordinator / Chair of the Commission on Disabilities.

This request by the administration received a favorable recommendation from the committee. Councillors Giannino, McKenna, Visconti, Zambuto (ex-officio), and Chairman Guinasso voting in the affirmative.

21-414 Appointment of Louis Cavagnaro as Building Commissioner.

Mr. Cavagnaro was in attendance and received a favorable recommendation from the committee. He has already been serving as Acting Building Commissioner for over a year and has just completed the educational and testing requirements needed for licensure. Councillors Giannino, McKenna, Visconti, Zambuto (ex-officio), and Chairman Guinasso voting in the affirmative.

- 12 21-406 Communication from the Mayor relative to the Appointment of Paul J. Fahey as Election Commissioner

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

- 13 21-407 Communication from the Mayor relative to the Appointment of Robert Brown to Commission on Disabilities

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

- 14 21-408 Communication from the Mayor relative to a Request for Special Municipal Employee status for ADA Coordinator/Chair of the Commission on Disabilities

"SHALL THE CITY COUNCIL GRANT SPECIAL MUNICIPAL EMPLOYEE STATUS FOR THE POSITION OF ADA COORDINATOR/CHAIR OF THE COMMISSION ON DISABILITIES?"

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

Motions

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

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

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

The Landfill must be scheduled for closure, and more modifications shall not be permitted,

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

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

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

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

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

RESULT:	ORDERED - ROLL CALL [8 TO 1]
AYES:	Giannino, Guinasso, Keefe, McKenna, Morabito, Novoselsky, Rotondo, Visconti
NAYS:	Zambuto
ABSENT:	Powers, Serino

- 16 21-412 Motion presented by Councillor Rotondo: That the Mayor request the Revere High School Committee Building Project team provide an update on their scope of work from the enactment of this group until present day. Furthermore, that the Superintendent of Schools provide the student population growth per year since 2010 to present.

Councillor Keefe indicated that the proposed site for the new high school has been narrowed down to two locations: The current Revere High School site which does not require any eminent domain takings or Wonderland which would require eminent domain takings. The High School

Building Committee plans on submitting a presentation to the City Council at the first regular meeting next year on January 10, 2022.

Councillor Zambuto stated that meeting minutes have not been provided to the City Council as they have been in the past for the construction of the elementary schools.

Ralph DeCicco addressed the City Council and indicated that the public participation aspect of the School Building Committees has been difficult in that comments by the public can only be made at the beginning of the meeting. Mr. DeCicco further stated that the Chair of the Disabilities Commission was included as a member of the School Building Committee for prior projects.

RESULT: ORDERED - VOICE VOTE

- 17 21-413 Motion presented by Councillor McKenna: That the Mayor request Citizens Bank on Broadway to relocate the ATM to the front of the bank. Noise including loud music and slamming car doors from customers using the ATM are affecting the quality of life of the residents around this bank 24 hours per day, 7 days per week.

RESULT: ORDERED - VOICE VOTE

Late Communications

- 18 21-414 Communication from the Mayor relative to the appointment of Louis Cavagnaro as Building Commissioner.

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

Ordered adjourned at 7:00 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 6, 2021 6:00 PM (6:00PM City Council Meeting)

C-21-17

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030B of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 22, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 465 Revere Beach Boulevard Realty Trust, 24 Bellingham Ave., Revere, MA 02151 seeking permission from the Revere City Council to modify and alter an existing nonconforming five (5) unit apartment structure by establishing an additional nine (9) units to enable the appellant to develop a fourteen (14) unit apartment structure with seventeen (17) off-street parking spaces on Lots 5, A, and B at 465 Revere Beach Boulevard, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-17) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #3136
11/03/2021
11/10/2021

Attachment: PH.C-21-17.465RevereBeachBoulevard (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

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

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

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



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

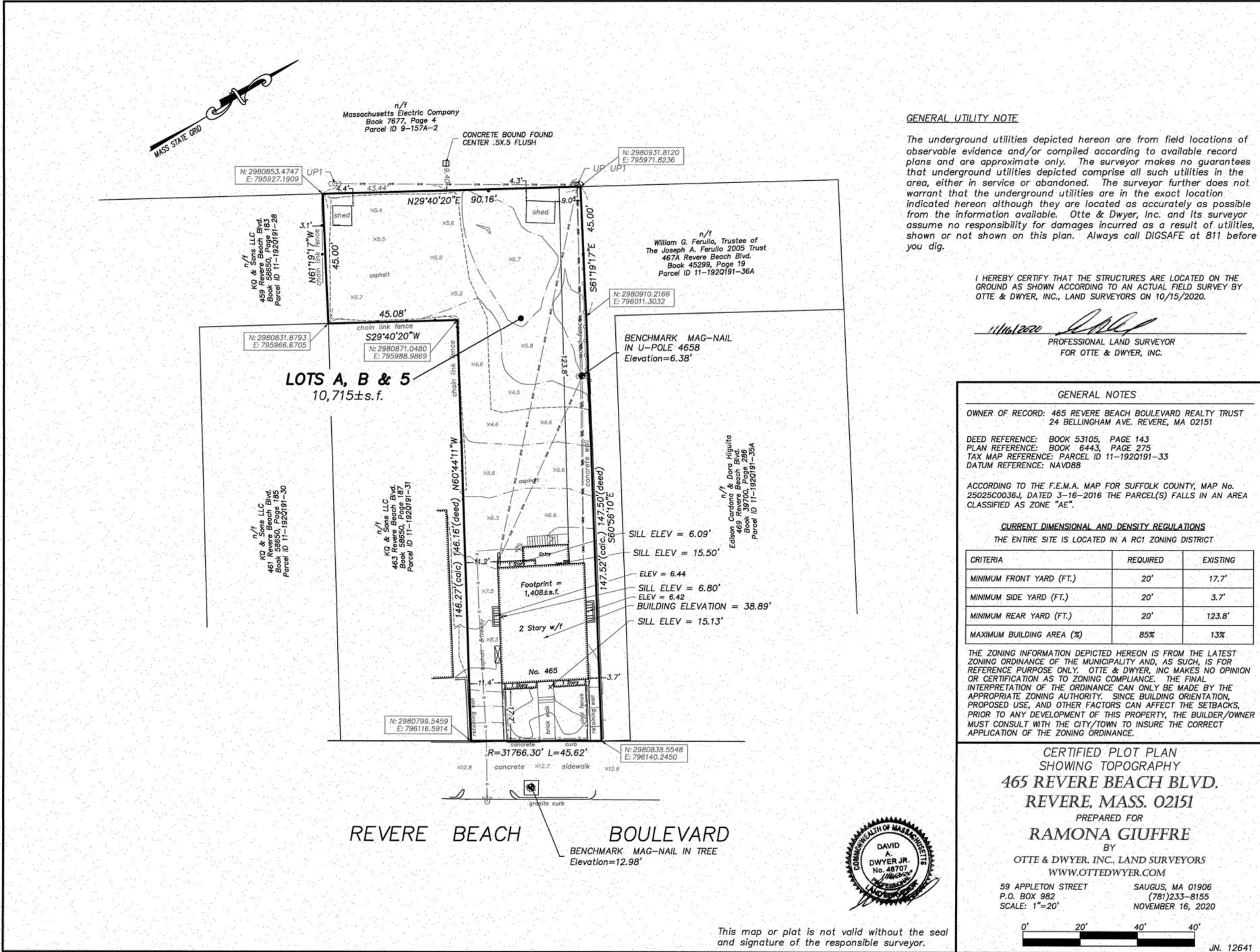
(781) 286-8201

www.revere.org

TO: Honorable City Council
FROM: Site Plan Review Committee
RE: 465 Revere Beach Boulevard Special Permit
DATE: December 7, 2021

Please be advised that the Site Plan Review Committee has reviewed the revised special permit site plan for the construction of 11 residential units at 465 Revere Beach Boulevard. The following findings and conditions have been made with respect to this revised site plan.

1. The minimum side yard setback requirement in the RC1 District is 20 feet. The existing structure has a nonconforming side yard setback of only 3.6 feet. The expansion of this nonconforming structure, which is proposed to be 100 feet in length, extends the 3.6' nonconforming side yard setback along the full length of the proposed 100' building resulting in an extensive nonconforming structure with minimal clearance from the side property line and substantially conflicts with the existing zoning setbacks of the RC1 District. In accordance with Section 17.40.030 of the Revere Zoning Ordinance, the City Council may only award a special permit if they determine that the proposed nonconforming extension of the building is not substantially more detrimental than the existing nonconforming structure to the neighborhood. It is the Site Plan Review Committee's opinion that the proposed plan to extend the nonconforming building 100 feet will be substantially more detrimental than the existing nonconforming structure on the neighborhood and RC1 District.
2. A clear pedestrian path of egress must be provided from the entrance of the building to the street. The current plan does not show a safe pedestrian egress to the street without conflicting with the required 20' unobstructed access for fire apparatus.
3. The current plan shows the proposed building over the City's trunk sewer which services the Point of Pines. No building is allowed to be constructed over a public utility which requires that the plans be modified to resolve this conflict.



GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

I HEREBY CERTIFY THAT THE STRUCTURES ARE LOCATED ON THE GROUND AS SHOWN ACCORDING TO AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC., LAND SURVEYORS ON 10/15/2020.

11/16/2020
 PROFESSIONAL LAND SURVEYOR
 FOR OTTE & DWYER, INC.

GENERAL NOTES

OWNER OF RECORD: 465 REVERE BEACH BOULEVARD REALTY TRUST
 24 BELLINGHAM AVE. REVERE, MA 02151
 DEED REFERENCE: BOOK 53105, PAGE 143
 PLAN REFERENCE: BOOK 6443, PAGE 275
 TAX MAP REFERENCE: PARCEL ID 11-1920191-33
 DATUM REFERENCE: NAVD88

ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No. 25025C0036J, DATED 3-16-2016 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "AE".

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A R01 ZONING DISTRICT

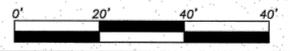
CRITERIA	REQUIRED	EXISTING
MINIMUM FRONT YARD (FT.)	20'	17.7'
MINIMUM SIDE YARD (FT.)	20'	3.7'
MINIMUM REAR YARD (FT.)	20'	123.8'
MAXIMUM BUILDING AREA (%)	85%	13%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

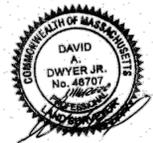
CERTIFIED PLOT PLAN
 SHOWING TOPOGRAPHY
 465 REVERE BEACH BLVD.
 REVERE, MASS. 02151

PREPARED FOR
 RAMONA GIUFFRE
 BY
 OTTE & DWYER, INC., LAND SURVEYORS
 WWW.OTTEDWYER.COM

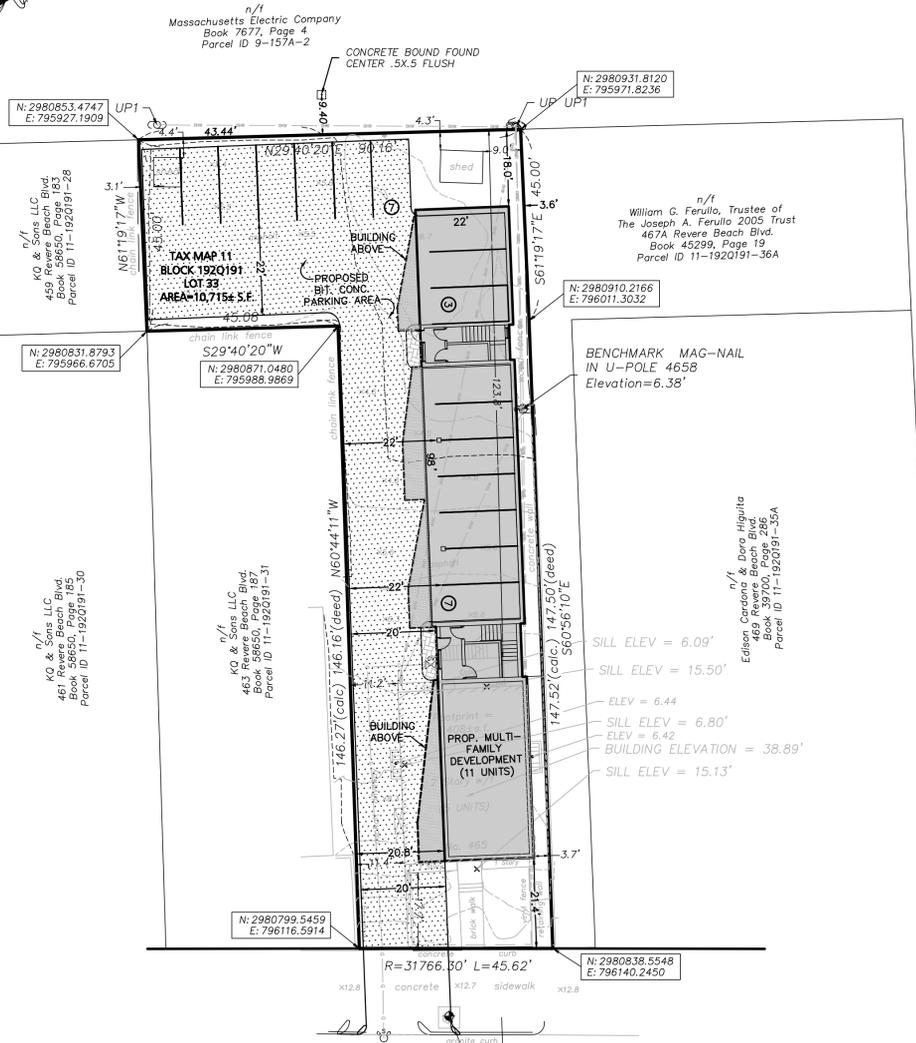
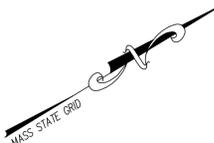
59 APPLETON STREET SAUGUS, MA 01906
 P.O. BOX 982 (781)233-8155
 SCALE: 1"=20' NOVEMBER 16, 2020



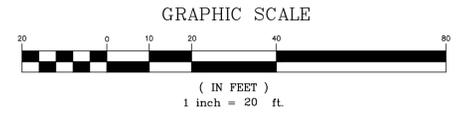
JN. 12641



This map or plat is not valid without the seal and signature of the responsible surveyor.



REVERE BEACH BOULEVARD
 BENCHMARK MAG-NAIL IN TREE
 Elevation=12.98'



LAND USAGE TABLE RESIDENCE C1 DISTRICT (RC1)				
ITEM	REQUIRED	EXISTING	PROVIDED	RELIEF REQUIRED
MINIMUM LOT AREA	25,000 SF	10,715 S.F.	10,715 S.F.	YES
MINIMUM FRONTAGE	100 FT	45.6 FT	45.6 FT	YES
MINIMUM FRONT YARD SETBACK	20 FT	17.7 FT	21.4 FT	NO
MINIMUM SIDE YARD SETBACK	20 FT	3.7 FT	3.7 FT ⁽¹⁾	YES
MINIMUM REAR YARD SETBACK	30 FT	123.8 FT	18 FT	YES
USABLE OPEN SPACE	-	-	-	-
MAXIMUM PRINCIPLE BUILDING COVERAGE	85%	13%	35%	NO
MAXIMUM HEIGHT (FEET)	120 FT	38.9	45	NO
MAXIMUM HEIGHT (STORIES)	13	2	4	NO
MAXIMUM FENCE HEIGHT (FEET)	10 FT	N/A	N/A	NO
FLOOR AREA RATIO	3.0	0.37	1.03	NO

NOTE:
 1. EXISTING SOUTHERLY SIDELINE INCREASED FROM 11.7' TO 20.8'. DRIVEWAY WIDTH INCREASED AT DWELLING FROM 11.7' TO 20.8'

PARKING TABLE		
COMPONENT	REQUIRED	PROPOSED
ONE-BEDROOM UNIT	15 SPACES (1.5 SPACES PER UNIT) 10 x 1.5 = 15	STANDARD SPACES (8.5x18): 16 ACCESSIBLE SPACES (8x18): 1
10 UNITS		
TWO-BEDROOM UNIT	2 SPACES (1.75 SPACES PER UNIT) 1 x 1.75 = 1.75	
1 UNITS		
TOTALS	17 SPACES	17 SPACES

NOTES:
 1. PER CITY ORDINANCE, IN THE RC1 DISTRICT OFF-STREET PARKING REQUIREMENTS SHALL BE 1.5 SPACES PER ONE BEDROOM UNIT, 1.75 SPACES PER TWO BEDROOM UNIT AND 2 SPACES PER UNIT FOR THREE OR MORE BEDROOMS.
 2. SEE ARCHITECTURAL PLANS FOR PODIUM PARKING LAYOUT

PREPARED BY:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 231-1349
 Fax: (603) 6107100

PROJECT:

Site Plan
 465 Revere Beach Blvd.
 (Tax Map 11 Block 192Q191 Lot 39)
 Revere, Massachusetts

PROJECT #: 21-79501
 DATE: October 18, 2021
 SCALE: AS NOTED
 DWG FILE NAME: 21-79501.dwg
 DESIGN BY: Ines Greenway
 CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
 Engineering Alliance, Inc.

APPLICANT:

Ramona Giuffre
 465 Revere Beach Blvd
 Revere, MA 02151

DRAWING TITLE:
Conceptual Site Plan

DWG. NO.
20f2

465 Revere Beach Blvd.

Presentation
December 06, 2021

SITE PLAN



REVERE BEACH BLVD. VIEW



BACK VIEW



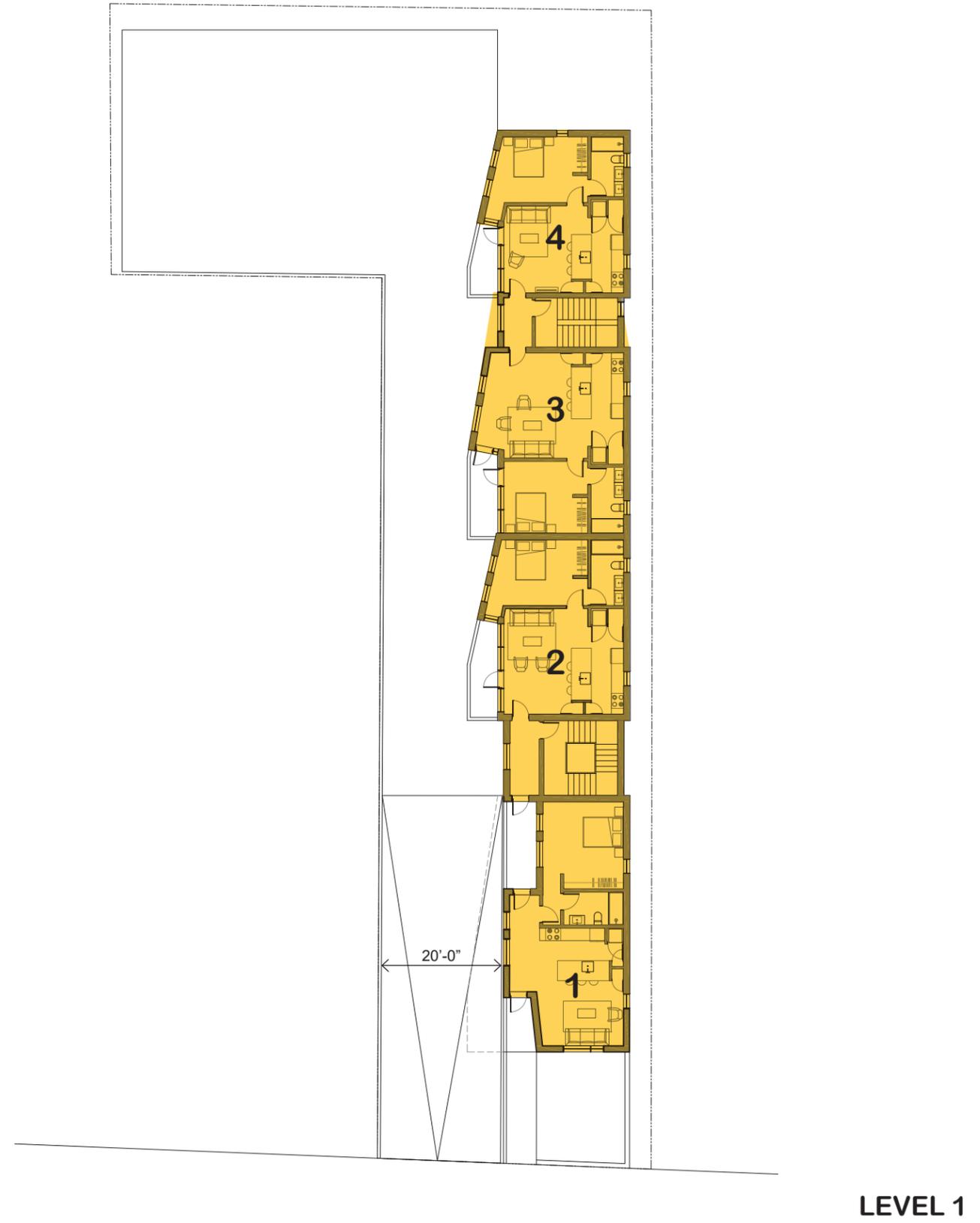
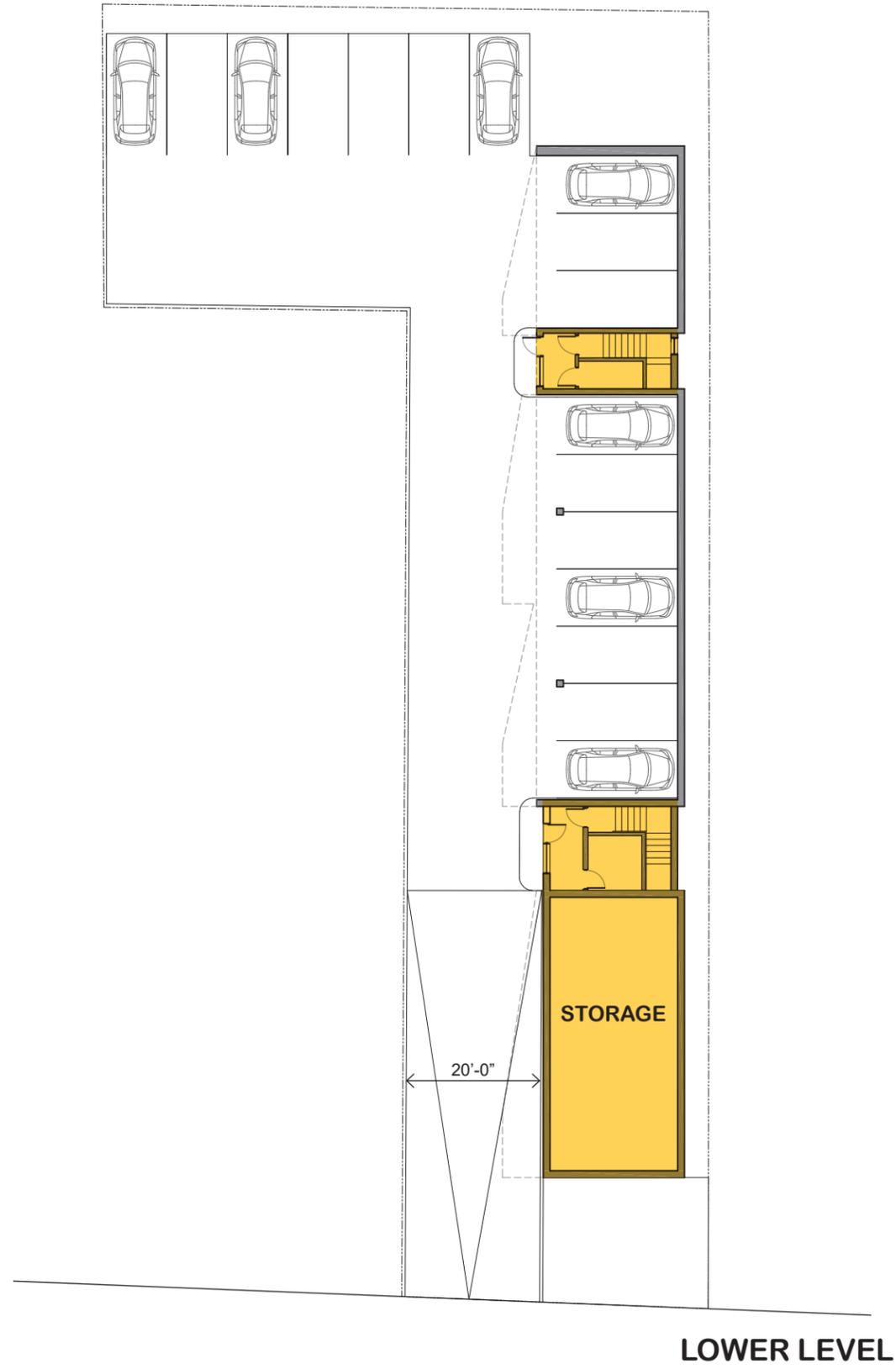
Attachment: New_Design Revere_Beach_Presentation_Draft_01 (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)



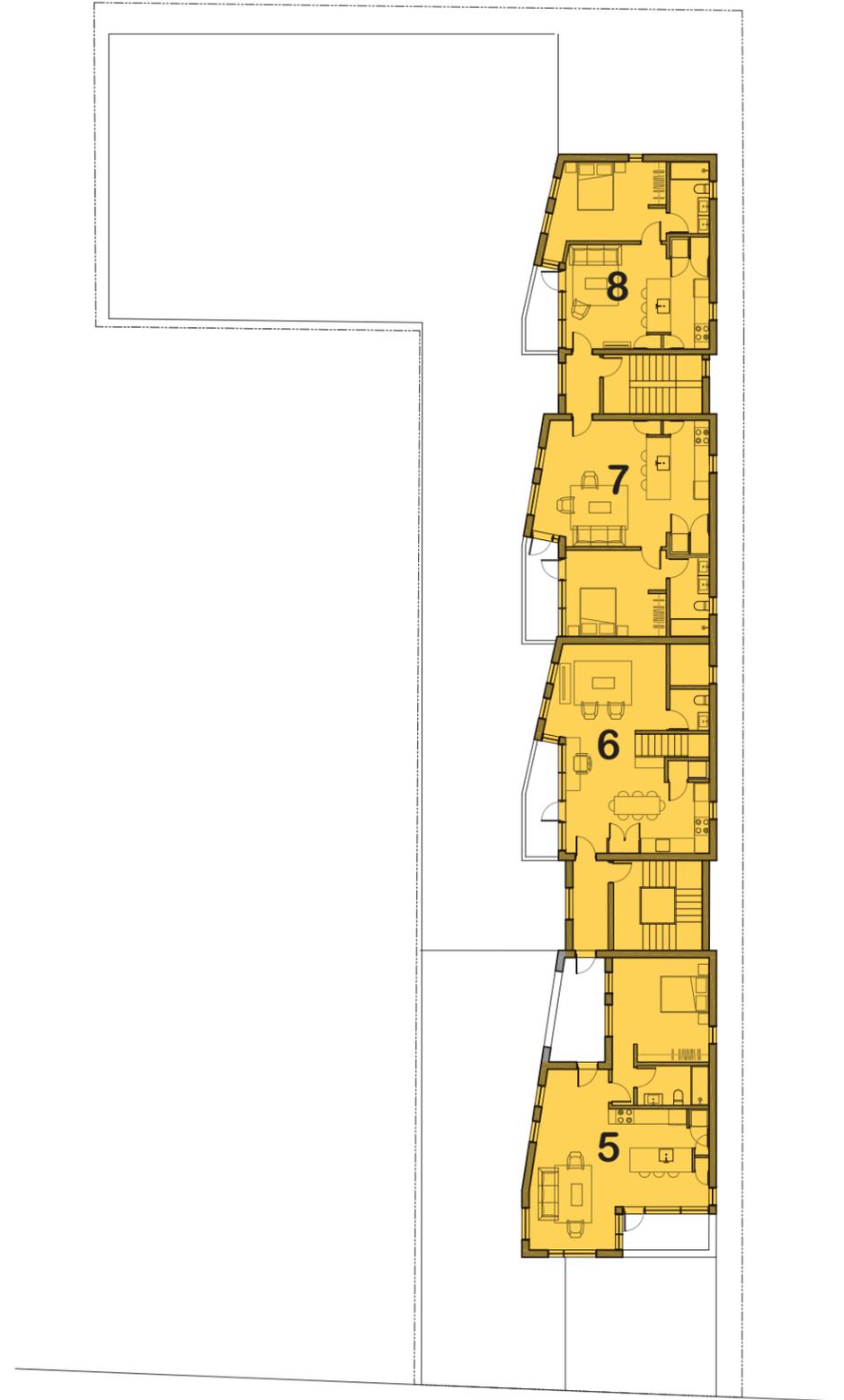
REVERE BEACH BLVD. VIEW

Attachment: New_Design Revere_Beach_Presentation_Draft_01 (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)

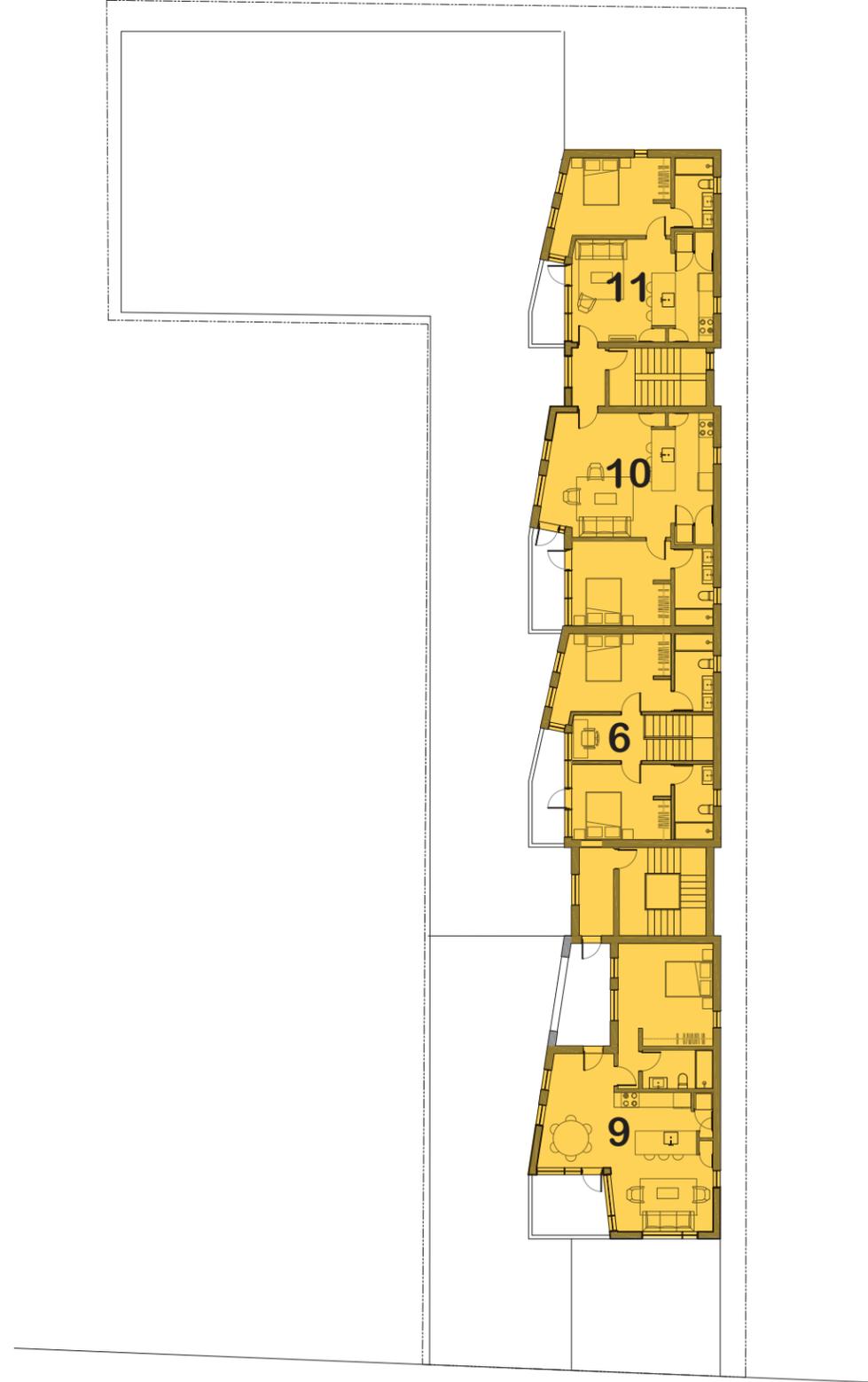
PLANS



PLANS



LEVEL 2



LEVEL 3





SIDE VIEW

Attachment: New_Design Revere_Beach_Presentation_Draft_01 (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)



VIEW FROM THE BACK

Attachment: New_Design Revere_Beach_Presentation_Draft_01 (21-402 : C-21-17 Special Permit, 465 Revere Beach Boulevard)



CITY OF REVERE

Brian M. Arrigo
Mayor

2021 DEC - 7 PM 3: 21
FILED
OFFICE CITY CLERK
REVERE, MASS

December 7, 2021

The Honorable Revere City Council
Revere City Hall
Revere, Massachusetts 02151

Dear Council Members:

I am hereby requesting the City Council's confirmation of Pasquale DeFeo Jr., 84 Trevalley Road, Revere, MA 02151, as a Constable for the City of Revere.

In accordance with the provisions of Chapter 41, Section 91 of Massachusetts General Laws, *this appointment is granted for a period of three years*, unless sooner revoked by the Mayor, Chief of Police, or the Honorable City Council.

Mr. DeFeo has been advised that the Appointment Sub-Committee will be contacting him shortly with a date and time to appear before them concerning this appointment.

Regards,

Brian M. Arrigo
Mayor

Attachment: PasqualeDeFeoConstableAppointment (21-415 : Pasquale Defeo - Constable Appointment)



CA: 10/2020 Revised

APPLICATION FOR A CONSTABLE

CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

To the honorable Mayor and City Council of the City of Revere

I respectfully request to be granted a license to operate as a Constable in the City of Revere

New Constable

Renewal – list current Constable License expiration date October 29, 2021

Name Pasquale DeFeo, Jr Date of Birth April 11, 1941

Address, City, Zip 84 Trevalley Rd, Revere, Mass 02151

How long have you resided at this address? 19 years Telephone
Home Number 781-286-4847 Business 781-485-1777

Present Employer self Present Occupation
Constable and Justice of The Peace

MA Driver's License # S47075822 License Expiration Date April 11, 2022

High School East Boston High School GED Yes No

Do you currently hold a license to carry a firearm in the Massachusetts? Yes No

Have you ever had a License to carry a firearm revoked or suspended, or

Has an application for such denied, here or in any other jurisdiction? Yes No

List current constable appointments below:

City/Town:	Year appointed/expiration:
Everett	March 31, 2021
Saugus	January 26, 2021
Winthrop	July 1, 2021

Why do you seek appointment?
to serve Civil Process Only

What are your qualifications?
being a Constable for over 51 years

Who do you expect to serve?
City of Everet, City of Revere City of Malden, City of Chelsea

Upon granting of constable license, will you be employed by an attorney's office? If yes, please provide the attorney's information below:

Attorney's name: Gerry D'Ambrosio Telephone: 781-284-5657

Business Address: 14 Proctor Avenue Revere Mass 02151 BBO #: 564199

I understand that this license will be subject to all of the terms, conditions and limitations set forth in the Revere Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the Mayor or the City Council and that it will be revocable at any time at the pleasure of the City Council, I certify that under the penalties of perjury that I am a citizen of the United States, that all statements in this application are true and accurate, and that my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Signature Pasquale DeFeo Jr Date September 15, 2021

Attachment: PasqualeDeFeoConstableAppointment (21-415 : Pasquale DeFeo - Constable Appointment)



APPLICATION FOR A CONSTABLE
CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 26 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature [Handwritten Signature] Print Name Stephen F. Reardon

Resident Address 160 Winthrop MA 02151

REPUTABLE CITIZENS RECOMMENDATION

I, the undersigned Revere resident, hereby state that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, competent to perform the duties of a constable.

Signature	Name (PRINT)	Street Address	Occupation
<u>Michael Tuccelli</u>	<u>MICHAEL TUCCELLI</u>	<u>72 TUDOR ST.</u>	<u>GRAPHIC ARTIST REVERE</u>
<u>Robert M Carter</u>	<u>ROBERT CARTER</u>	<u>37 STATEMENT BLVD</u>	<u>REVERE</u>
<u>Maria Romano</u>	<u>MARIA ROMANO</u>	<u>229 OAKWOOD AVE</u>	<u>Revere MA</u>
<u>Helen Lowthers</u>	<u>Helen Lowthers</u>	<u>332 Revere Beach Blvd.</u>	<u>retired</u>

POLICE CHIEF RECOMMENDATION

I, the Chief of Police, having reviewed this application for appointment as a constable:

Recommend that this applicant be appointed.

Do not recommend that this applicant be appointed for the following reasons:

Signature [Handwritten Signature]
David J. Callahan

Approved Denied
Date December 1st, 2021

Attachment: PasqualeDefeoConstableAppointment (21-415 : Pasquale Defeo - Constable Appointment)



CITY OF REVERE MASSACHUSETTS

FINANCE DEPARTMENT, TREASURY DEPARTMENT

- 1. Exact name of taxpayer/applicant's business:
Pasquale DeFeo, Jr

- 2. Address of taxpayer's/applicant's business in Revere:
84 Trevalley Road, Revere, Mass 02151

- 3. Address of taxpayer's/applicant's home in Revere:
84 Trevalley Road, Revere Mass 02151

- 4. Taxpayer's/Applicant's Day Phone: 781-485-1777

- 5. Taxpayer's Applicant Evening Phone: 781-386-4847

I, the undersigned Taxpayer, do hereby certify that the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 15th day of September, 20 21
(Taxpayer's signature) Pasquale DeFeo Jr

CITY'S ACKNOWLEDGEMENT

DATE OF ISSUANCE: 12/6/2021

INCLUDES RELEVANT POSTINGS THROUGH: 12/6/2021

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

Real Estate
22 RE 67537

Personal Property
N/A

Water/Sewer
506031

Other: Motor Vehicle Excise
21 X 7956

CLERK'S INITIALS: DM

ORIGINAL STAMP: _____

Attachment: PasqualeDeFeoConstableAppointment (21-415 : Pasquale Defeo - Constable Appointment)



D'Ambrosio Brown LLP
Counselors at Law

14 Proctor Avenue
Revere, Massachusetts 02151
T: (781) 284-5656
F: (781) 284-4966
www.dambrosiobrown.com

GERRY D'AMBROSIO
PETER A. BROWN
ANTHONY BRUNCO
THOMAS P. CAMPBELL
CHRISTOPHER CRIDLER
MICHAEL DIMAURO
ALLISON A. FINNELL
PETER GOLDSTONE
KARI-ANN E. GREENE
JOSHUA LOVEALL
ANTHONY M. MOCCIA
ALBERT J. MOSCONE
NATHAN PAK
ALMA QUIJADA
ROXANNE A. STOKES
ASHLEY TARCHARA
ZACHARY WAKSMAN
PIERRE YOUSSEF

OF COUNSEL
JOHN CATALDO

August 24, 2021

Mayor Brian Arrigo
City of Revere
281 Broadway
Revere, MA 02151

RE: Constable Pasquale DeFeo, Jr.

Dear Mayor Arrigo:

I am writing on behalf of Pasquale DeFeo, Jr. I have worked closely with Mr. DeFeo for the past 20 years. Over that time, he has always been a knowledgeable, trustworthy, and reliable constable who carries out his duties in a diligent and professional manner. My entire firm utilizes Mr. DeFeo's services very frequently. I highly recommend him.

Thank you for your attention to this matter.

Very truly yours,

Gerry D'Ambrosio

Attachment: PasqualeDeFeoConstableAppointment (21-415 : Pasquale DeFeo - Constable Appointment)



The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653
Citizens Insurance Company of America | 645 West Grand River Avenue, Howell, MI 48843
Massachusetts Bay Insurance Company | 440 Lincoln Street, Worcester, MA 01653

CONTINUATION CERTIFICATE

Principal:

Pasquale Defeo Jr.

Bond No.: BON6794207

Date: September 13, 2021

84 Trevalley Rd

Continuation Term: Constable

Revere

MA 02151

From: December 2, 2021 **To:** December 2, 2024

Obligee:

Town of Revere

Agent:

Tarpey Ins. Group, Inc.

Revere

MA

PO Box 990

Saugus, MA 01906-0090

Bond Amount: \$ \$5,000.00

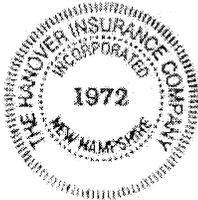
Premium: \$ \$50.00

It is hereby agreed that the above referenced captioned numbered Bond issued by The Hanover Insurance Company (hereinafter the "Surety") is continued in force in the above amount for the Continuation Term period of the continued term stated above, and is subject to all the covenants and conditions of said Bond.

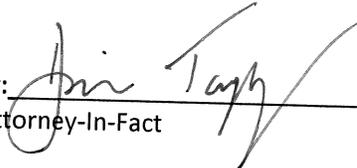
This Continuation Certificate shall be deemed a part of the original Bond, and not a separate obligation, no matter how long the Bond has been in force or how many premiums are paid for the Bond, unless otherwise provided for by statute or ordinance applicable.

Surety's liability under said Bond and for all continuation certificates issued in connection therewith shall not be cumulative and in no event shall the liability of the Surety exceed the amount as set forth in the Bond or in any additions, riders, or endorsements properly issued by the Surety as supplements thereto.

In witness whereof, the company has caused this instrument to be duly signed, sealed and dated as of the above "continuation effective date."



The Hanover Insurance Company

By: 
Attorney-In-Fact

CC: 3201178

Attachment: PasqualeDefeoConstableAppointment (21-415 : Pasquale Defeo - Constable Appointment)

LAW OFFICES OF EVAN JAMES PILAVIS

9 York Terrace
Lynn, MA 01904

(508) 858-6369

ejpilavis@yahoo.com

September 20, 2021

Ashley E. Melnik, City Clerk
Clerk to the Zoning Board of Appeals
281 Broadway
Revere, Massachusetts 02151

Via Email: amelnik@revere.org

Re: Mr. Paul Ferragamo
Land Donation for Conservation Purposes
Property Identification: 004-90-002
Revere Beach Parkway
Revere, MA

Dear Clerk Melnik:

The Conservation Committee, unanimously accepted my client's request to donate his land for conservation purposes to the City of Revere. This was passed and read into the minutes of the Committee's May 2021 meeting.

As such, please accept this letter as Mr. Ferragamo's formal request that the City of Revere accept the donation of his lot, property identification number 004-90-002, for open space and conservation purposes.

We ask that the City Council accept the donation and that same be placed on the agenda of the next council meeting.

Should you have any questions, please do not hesitate to contact this office.

Thank you.

Very truly yours,

Evan James Pilavis

EJP/etg
cc: Paul Ferragamo
Paul Capizzi - pcapizzi@revere.org
Frank Stringi - fstringi@revere.org

Attachment: Ferragamo Donation Letter - Sept 2- 2021 (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)



Brian M. Arrigo
Mayor

City of Revere

Office of the Conservation
Commission
249R Broadway
Revere, MA 02151
781. 286.8185
Email: concom@revere.org

October 28, 2021

Mayor Brian Arrigo
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Revere Conservation Commission Vote on Acceptance of a Land Donation of parcel ID 004-90-002 Revere Beach Parkway from Paul Ferragamo

Dear Mayor Arrigo:

Please be informed that on Wednesday, May 5, 2021, the Revere Conservation Commission voted unanimously to accept a donation of land from Paul Ferragamo. The parcel ID is 004-90-002 on Revere Beach Parkway.

Sincerely,

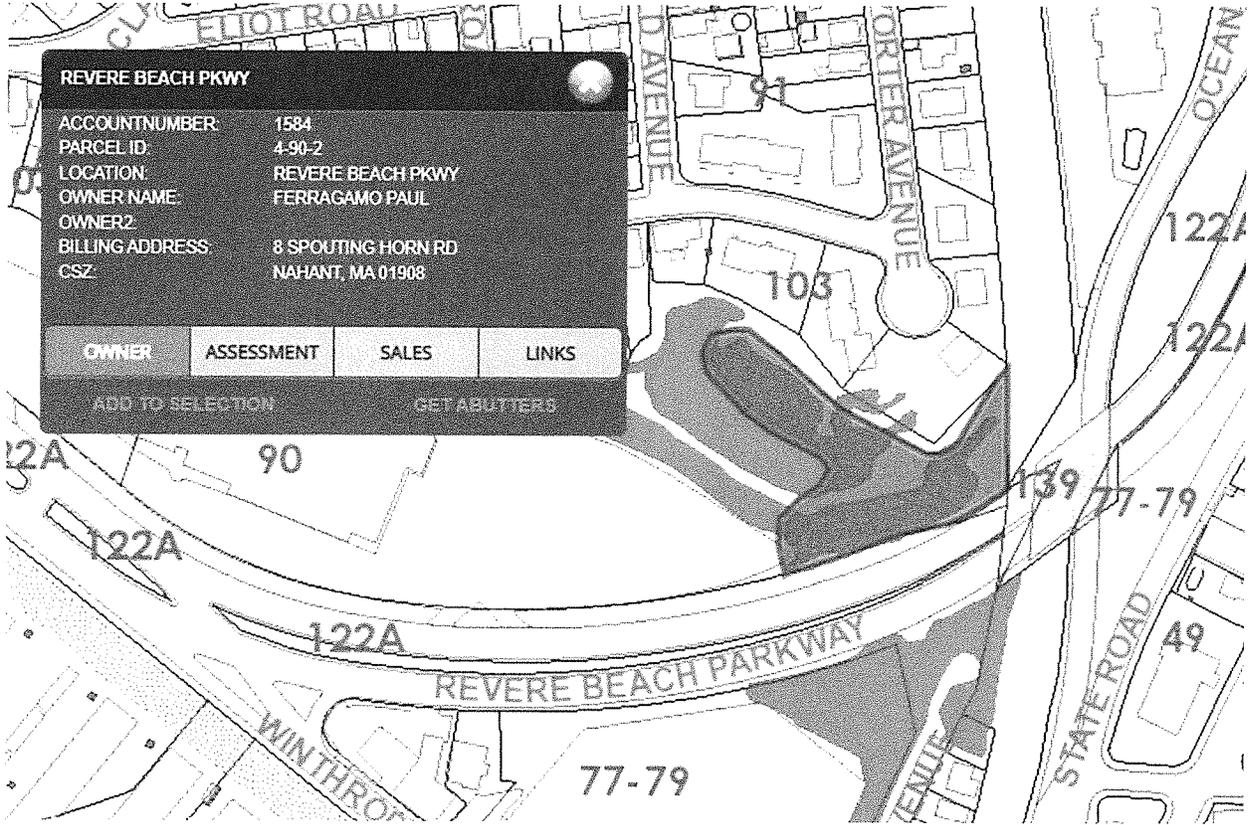
John R. Shue, PE
Chair

Cc: Revere City Council
Ms. Ashley Melnik, City Clerk
Mr. Paul Capizzi, City Solicitor

Attachments:

Correspondence from Law Offices of Evan James Pilavis dated September 20, 2021

Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)



Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)

LAW OFFICES OF EVAN JAMES PILAVIS

9 York Terrace
Lynn, MA 01904

(508) 858-6369

ejpilavis@yahoo.com

September 20, 2021

Ashley E. Melnik, City Clerk
Clerk to the Zoning Board of Appeals
281 Broadway
Revere, Massachusetts 02151

Via Email: amelnik@revere.org

Re: Mr. Paul Ferragamo
Land Donation for Conservation Purposes
Property Identification: 004-90-002
Revere Beach Parkway
Revere, MA

Dear Clerk Melnik:

The Conservation Committee, unanimously accepted my client's request to donate his land for conservation purposes to the City of Revere. This was passed and read into the minutes of the Committee's May 2021 meeting.

As such, please accept this letter as Mr. Ferragamo's formal request that the City of Revere accept the donation of his lot, property identification number 004-90-002, for open space and conservation purposes.

We ask that the City Council accept the donation and that same be placed on the agenda of the next council meeting.

Should you have any questions, please do not hesitate to contact this office.

Thank you.

Very truly yours,

Evan James Pilavis

EJP/etg
cc: Paul Ferragamo
Paul Capizzi - pcapizzi@revere.org
Frank Stringi - fstringi@revere.org

Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)

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

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

Be it ordained by the City of Revere as follows:

**AN ORDINANCE REPEALING AN ORDINANCE RELATIVE TO GOVERNMENTAL
BODY MEETING TIMES**

Section 1. Section 2.03.050(E) Government Body Meeting Times of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

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

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



CITY OF REVERE

Brian M. Arrigo
Mayor

November 10, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ida Maria Cody to the Retirement Board. Ida has several years of experience in municipal finance practices and will offer proven leadership to our City's Retirement Board. I have full confidence in Ida's ability to elevate the professionalism of this essential board.

Regards,

Brian M. Arrigo
Mayor

--

Attachment: I. Cody Appointment (21-396 : Appointment of Ida Cody to Retirement Board)

IDA MARIA CODY, CPA

350 Revere Beach Blvd, Revere, MA 2151
Cell: 617-470-0018
idacody@gmail.com
<https://www.linkedin.com/in/idacody/>

10/30/2021

Dear Revere Retirement Board Members:

I am writing this letter to express my interest in the open position on the Revere Retirement Board.

I am a seasoned accountant with extensive experience in government finance. I am the Comptroller for the Town of Arlington and serve as the Ex-Officio for the Arlington Retirement Board.

In my current position as Comptroller, I am responsible for managing and reporting on a \$226M annual operating budget and over \$450M capital and special revenue funds. I serve as a member of the Capital Planning Committee where we identify the capital improvement needs and prioritize the capital expenditures to ensure we meet the long-term expectations of Arlington residents.

Being the Ex-Officio of the Arlington Retirement Board I often wear two hats. I can appreciate the business from the administration's perspective who needs to consider budgetary constraints as well as the retirement board's priorities such as accelerated funding and safe investments.

I work closely with our actuary to ensure that the assumptions are reasonable, liabilities are accurately stated, and the discount rates are within the recommended ranges. Additionally, I am responsible for the preparation and review of OPEB valuation (Other Post-Employment Benefits) for the annual independent audit. The OPEB fund has \$20M and is under the control of Arlington Retirement Board.

I am motivated, goal-oriented, ambitious, and eager to bring my skills and proven track record of professional achievements to our city. As a Revere taxpayer, I am convinced that my solid background in governmental finance, public accounting knowledge and my direct interest in the city's financial prosperity will make a positive contribution to your board and our beautiful city.

Sincerely,

Ida Cody

Attachment: I. Cody Appointment (21-396 : Appointment of Ida Cody to Retirement Board)

IDA MARIA CODY, CPA

idadody@gmail.com

Revere, MA
617-470-0018

<https://www.linkedin.com/in/idadody/>

SUMMARY

Experienced accountant with extensive experience in government finance. Analytical and detail oriented professional with expertise in accounting systems development, fiscal management, investment strategies and financial reporting. Proven ability to develop and integrate processes and procedures that impact efficiency and positively affect productivity. Expertise in assessment of control effectiveness, interpreting financial reports and analyzing process efficiency.

KNOWLEDGE AND SKILLS

- Financial Reporting
- Financial Statement Analysis
- Governmental Accounting
- Account Reconciliation Expert
- GAAP knowledge
- Variance Analysis
- Budgeting and Planning
- Revenue Forecasting
- Accounting/Payroll Systems

PROFESSIONAL EXPERIENCE

Town of Arlington, Arlington, MA

Comptroller

June 2018-Present

- Serve as Ex-Officio Member for the Arlington Retirement System and hold fiduciary responsibility for the \$191M assets in the pension trust which serves 1,837 members
- Supervise all accounting operations for \$200M general fund, \$26M enterprise funds and over \$450M capital projects, special revenue, and trust funds
- Identify capital improvement needs and work with Capital Planning Committee members on developing a solid capital expenditures plan designed to meet the long-term expectations of a wide range of stakeholders – Town officers and management, the Finance Committee, Town Meeting and Arlington residents.
- Oversee the preparation of financial statements, including income statement, balance sheet, schedule of expenditures of federal awards, and other government-mandated reports
- Develop and revamp the accounting system and processes; update the accounting software and implement a cloud base storage to ensure centralization of records
- Work with other members of administration to enhance municipal operations, implement fiscal control over departmental spending and promote fiscal compliance
- Provide financial forecasts by collecting, interpreting, and reporting financial data
- Safeguard the assets by developing, implementing, and enforcing strict internal controls

City of Somerville, Somerville, MA

Deputy City Auditor

January 2016-June 2018

- Managed \$250 Million General /Enterprise budget and over \$300 Million special revenue funds
- Second in command with signing authority, financial decisions, department heads support, while managing a team of 4 accountants and 5 accounts payable clerks
- Improved the fund equity by strictly monitoring the expenses and implementing aggressive policies for revenue collections leading to an increase in fund equity of \$4.5M and \$5.9M in 2016 and 2017 respectively
- Performed in-depth analysis of financial records to assist in making critical capital project decisions

- Developed and submitted to the Mayor the City's annual operating and capital improvement budgets
- Led the payroll conversion from Harpers to Munis and utility billing conversion from Unix to Munis resulting in 30% increase in operations efficiency, 20% cost reduction, improved reporting accuracy and instant transaction posting
- Compiled the financial and statistical information for bond issues; conducted bond rating conferences, project debt service schedules and repayment of debt obligations
- Reviewed and approved monthly A/R reconciliation, quarterly grants reconciliation and closing the fiscal year
- Prepared financial statements and Department of Revenue reporting including free cash and retained earnings certification, tax recapitulation, revenue and expenditure reports

City of Everett, Everett, MA

Assistant Finance Director

July 2012-January 2016

- Managed \$200 Million General/ Enterprise budget and over \$100 Million special revenue funds
- Converted Vadar accounting system to Softright, created the chart of accounts and reconciled the accounts on both ends of the conversion leading to improved financial reporting and automated data processing
- Implemented new grants reconciliation policies which led to elimination of \$150K grants deficit and improved compliance with federal and state regulations
- Performed monthly variance analysis of budget to actual reports and resolved discrepancies
- Provided all financial reports to the independent auditors, resolved management letter comments and achieved successful year-end audits
- Processed all the year-end closing/adjusting journal entries and rolled over the budgets into the new fiscal year
- Prepared all year-end financial reports including CAFR (Comprehensive Annual Financial Report), Statement of Revenues, Expenditures and Changes in Fund Balances, Federal Grants Schedule, Balance Sheet, Cash Reconciliation, Statement of Indebtedness and Schedule A
- Conducted monthly reconciliation, processed journal entries and accounting corrections to ensure general ledger accuracy
- Reported on federal grants as required by Single Audit Report Act of 1996 OMB A-133
- Audited various city departments and implemented adequate internal control procedures

EDUCATION

Master of Science in Accounting, Suffolk University, Boston, MA, December 2015

Master of Management, Cambridge College, Cambridge, MA, March 2008

Bachelor of Science in Economics, George Baritiu University, Brasov, Romania, 2000

PROFESSIONAL DESIGNATIONS

CPA, Certified Public Accountant, Massachusetts Board of Public Accountancy, December 2017

CGA, Certified Governmental Accountant, Massachusetts Municipal Auditors' & Accountants' Association, June 2015

MCPPO, Massachusetts Certified Public Purchasing Officer, March 2016

City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160

Ashley E. Melnik
City Clerk

Office of the City Clerk

December 13, 2021

The Honorable Revere City Council
281 Broadway
Revere, MA 02151

RE: Legislative Bench Recognitions

Dear Honorable Councillors:

In keeping with the custom and tradition of the Revere City Council, the City Council shall honor six of its members by placing their names and years of service as members of the City Council on name plates on the City Council's legislative bench, which sits in the City Council Chamber, behind the members of the Council. To receive the special recognition, City Councillors must have served for a decade or more on the City Council. As of today, twenty past and present members of the City Council are on the legislative bench.

Six City Councillors will be honored during City Council Sine Die on December 13, 2021 by having their names and years of service affixed to the Legislative Bench.

They are as follows:

1. Ward Three City Councillor and longest serving member of the Revere City Council, Arthur F. Guinasso's name is placed on the legislative bench for completing (34) years of service as a member of the City Council.
2. Ward Two City Councillor, Ira Novoselsky's name is placed on the legislative bench with (22) years of service as a member of the City Council.
3. Councillor-at-Large, Anthony T. Zambuto's name is placed on the legislative bench with (22) years of service as a member of the City Council.
4. Ward Five City Councillor John F. Powers' name is placed on the legislative bench with (21) years and seven (7) months of service as a member of the City Council.
5. Councillor-at-Large, George Rotondo's name is placed on the legislative bench with (14) years of service as a member of the City Council.
6. Councillor-at-Large, Jessica A. Giannino's name is placed on the legislative bench for the first time with (10) years of service as a member of the City Council.

Very truly yours,

/s/ Ashley E. Melnik

Ashley E. Melnik
City Clerk