



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.

For Spanish translation of this meeting, please use the Zoom link provided below and select the interpretation button, or visit the RevereTV YouTube channel.

Join Meeting Using Link Below:

<https://us02web.zoom.us/j/85085607513>

Meeting ID: 850 8560 7513

Or Telephone: +1 312-626-6799

Calendar

Monday, December 14, 2020, 6:00 PM

5:30PM Zoning Sub-Committee Meeting

5:55PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of December 7, 2020
3. **20-410** 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.

Public Hearings

4. **20-384** Hearing called as ordered on, An Ordinance Relative to the Establishment of a Public Art Commission.
5. **20-400** Hearing called as ordered on, An Ordinance Establishing Wage Theft Prevention Regulation.

Zoning Sub-Committee Report

6. **20-414** 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.

Appointments Sub-Committee Report

7. **20-390** Communication from the Mayor relative to appointment of Farah Sheikh to the Cultural Council.

Communications

8. **20-415** Communication from the Mayor relative to filing for the Parkland Acquisitions and Renovations for Communities Program for Ambrose Park

Motions

9. **20-416** Motion presented by City Councillor Guinasso: That the Mayor request the Director of Veterans Affairs and the Sign Department to install a memorial pole for John Corrado. John served in the United States Army during WWII. He was the recipient of several commendations: Europe-Africa-Middle Eastern Campaign Medal, American Theater Campaign Medal, Good Conduct Medal, and the Army of Occupation Medal - Germany.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 7, 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	Absent	
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 via remote participation on Zoom.

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

RESULT:	ACCEPTED
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- 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.

Carol Tye, Chairwoman of the Mayor George V. Colella Academic Awards, addressed the City Council and gave a brief introduction and overview of the history of the Colella Academic Awards which are given to the top performing fifth and eighth graders in the Revere Public School System. Further Ms. Tye and School Superintendent Dianne Kelly introduced the students and their principals who each offered comments regarding their top performing student.

Recipients of the 2020 Mayor George V. Colella Academic Award are as follows:

Beachmont Veterans Memorial School

Principal Percy Napier
Fifth Grader, Samyak Maharjan

Garfield School

Principal Corbett Coutts
Fifth Grader, Justin Cavalcanti

Lincoln School

Principal Sara Hoomis
Fifth Grader, Amy Pineda Mejia

Hill School

Principal Melissa Lomas
Fifth Grader, Achraf Boukirou

Paul Revere School

Principal Donna Bonarrigo
Fifth Grader, Lena Le

Whelan School

Principal Jamie Flynn
Principal Alexander Phillips
Fifth Grader, Neyla Vranic

Garfield Middle School

Principal Stephen Pechinsky
Eighth Grader, Kendall Giordano

Rumney Marsh Academy

Principal Richard Gallucci
Eighth Grader, Safaa Laroussi

Susan B. Anthony School

Principal Joanne Willett
Eighth Grader, Glenn Kule

RESULT:	PLACED ON FILE
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- 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.

Aleta Bransfield, Consumer Affairs Manager for Olivia's Organics attended the City Council meeting and accepted the Certificate of Appreciation on behalf of the company.

Marc Silvestri, Director of Veterans Affairs was also present and offered further commentary on the great work that Olivia's Organics does for the community and our veterans.

RESULT: PLACED ON FILE

- 5 20-406 Scott 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.

Scott Scharffenberg, Executive Director of Roca Massachusetts and Joseph Furnari, Director of Roca Chelsea and Lynn addressed the City Council for the purpose of delivering their yearly update on Roca relative to Covid-19, participant engagement, and Roca's involvement with of the City of Revere's Snow Angels program which assists elderly and disabled households with snow removal after winter storms. Additionally, Kathi Reinstein, Roca's Chief of Government Relations & External Affairs and former State Representative briefly addressed the City Council.

RESULT: PLACED ON FILE

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.

Proponents

Genci Pance, Owner of 100 Lancaster Avenue
Claude Kellici, Electrician for project
Socrates Perez, National Grid

Opponents

none

SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL UNDERGROUND SERVICE FROM 100 LANCASTER AVENUE TO POLE #1461 IN ACCORDANCE WITH THE PLAN ON FILE?

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

- 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.

Minutes Acceptance: Minutes of Dec 7, 2020 6:00 PM (Salute to the Flag)

Proponents

Paul Buonfiglio, 20 Wing Road, Lynnfield, MA
 Timothy Howells, 88 Bradstreet Avenue, Revere, MA

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 12/14/2020 6:00 PM
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Zoning Committee Report

The Zoning Sub-Committee met on Monday evening, December 7, 2020 at 5:00PM. Committee members present were Councillors Giannino, Guinasso, Morabito, Visconti, Keefe (ex-officio), and Chairman Zambuto. There were several items reviewed by the sub-committee as follows:

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

This amendment received a favorable recommendation from the Planning Board and a unanimous favorable recommendation from the sub-committee. The ordinance as proposed will be forwarded to the regular City Council meeting this evening for consideration.

20-373 Zoning Map Amendment on the application of Squire Road Realty, LLC: 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.

Attorney for the applicant, Lawrence Simeone addressed the sub-committee on this request. This amendment to the Zoning Map received a favorable recommendation from the Planning Board subject to a deed restriction indicating that the land shall be used for residential purposes only and have the right to construct a multi-family dwelling not consisting of more than three dwelling units. The sub-committee offered a unanimous favorable recommendation on the zoning map amendment subject to the covenant and will be forwarded to the City Council this evening for consideration.

20-375 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.

Attorney for the applicant, Lawrence Simeone addressed the sub-committee on this request. The sub-committee offered a unanimous favorable recommendation on the special permit request subject to the findings and conditions of Site Plan Review.

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.

National Grid has withdrawn this petition.

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

Be it ordained by the City of Revere as follows:

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.”

- November 23, 2020 Ordered to a first reading.
- December 7, 2020 Ordered on a second reading.
- December 7, 2020 Ordered on a third and final reading.
- December 7, 2020 Ordered Engrossed and Ordained on a Roll Call.

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

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 Buisness (GB) district.

Be it ordained by the City of Revere as follows:

AN ORDINANCE FURTHER AMENDING THE 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 the 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. Subject to the follow covenant to be recorded on the deed to the property herein referenced:

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The Land as herein after described shall be used for residential purposes which shall include the right to construct and have a multi-family dwelling which shall not consist of more than three (3) dwelling units; further the Land shall not be used for commercial purposes, and no commercial structure shall be constructed, placed, or otherwise maintained in any manner on the Land as hereinafter described.

November 23, 2020 Ordered to a first reading.
 December 7, 2020 Ordered on a second reading.
 December 7, 2020 Ordered on a third and final reading.
 December 7, 2020 Ordered Engrossed and Ordained on a Roll Call.

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

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.

The City Council made the following findings after reviewing the plans and application concerning the special permit request:

1. The Project is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
2. The Property identified as Lot 14 Charger Street, consists of Three Hundred Seventy-Two Thousand, Three Hundred Ninety-One (372,391) sq. ft./ (8.5 acres) with two (2) nonconforming [multiple commercial use] structures, the latter which are not in compliance with dimensional set back regulations in accordance with R.R.O. 17.24.010 Table of Dimensional Regulation respecting the TED district therein.
3. The Property's address is 320 Charger Street. The Property has frontage of one hundred and fifty (150) feet on Charger Street a public way. The Property is a complying lot with a minimum lot size exceeding Twenty Five Thousand (25,000) square feet the latter the minimum lot size for the district. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.
4. The Project is in harmony with the other commercial uses in the zoning district as well as the general purpose and intent of the Zoning Ordinance wherein: (a) the Project facilities will not impede light, air, and space to adjoining properties; (b) the Project facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon; (c) said Project facilities shall remain within the site and (d) the approval of this use will allow R&S Realty Trust to improve the condition of the Property, and therefore benefit the public at large in the community.

5. The Property is an appropriate location for the Project for the following reasons: (a) the Property is located in the TED district, which allows for the request of this special permit; (b) the Property has two (2) nonconforming [multiple commercial use] structures; here the district has various commercial and multi-family residential structures in the neighborhood and (c) the proposed use can exist at the Property, without impeding the normal use of the Property or surrounding property.
6. That the Property has adequate public sewerage and water facilities and water systems for the following reasons: (a) the Project facility is on a public way which has water and sewer services.
7. The Project will not adversely affect the neighborhood, for the following reasons: (a) the Project will not create adverse impact of noise, odor, smoke or dust (b) the Project shall not substantially generate commercial traffic or activity; and (c) the Project does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has existing a wide gamit if commercial/industrial enterprises.
8. The Project will have a potential fiscal impact consisting of additional jobs, excise tax revenue, real estate tax revenue and licensing fees.
9. The Project, which has no access to the general public, will not cause a nuisance or serious hazard with respect to existing vehicle and pedestrian use in the neighborhood; wherein the traffic generated by the Project facility shall not substantially effect the existing traffic patterns in the neighborhood.
10. Adequate and appropriate facilities will be provided in concert with Project for the following reasons: The Property is in the TED district, the Project, a commercial automotive storage/parking business, shall compliment the economic uses of the area where various businesses exist. The Project is in harmony with this district which includes two (2) public storage facilities, a large shopping center [with two (2) regional retail food stores], the corporate office and maintenance repair facility for a national waste disposal company, two (2) physical fitness/gyms and several residential [multi-family]apartment facilities. Also the current utilities, infrastructure and roadways meet existing requirements of this industrial and business area.
11. That Project is determined by this City Council to have beneficial effects that outweigh the detrimental effects on the city and the neighborhood in view of the particular characteristics of the Property and the Project in relation to the Property.

Findings and conditions from the Site Plan Review Committee were read into the record and made part of the special permit decision:

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.

SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE PETITIONER FOR 320 CHARGER STREET SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?

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

- 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.

Vincent LoGuidce, National Grid, informed the City Council via email that this petition is no longer required as the design team developed an alternative solution which does not require a new pole.

RESULT:	WITHDRAWN
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Appointments Committee Report

The Appointments Sub-Committee met on Monday evening, December 7, 2020 at 5:30PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Keefe (ex-officio), and Chairman Guinasso. Several appointments were up for consideration as follows:

- **20-385** Appointment of Brian Vesce to the Disability Commission.
- **20-386** Appointment of Toby Pearlstein to the Library Board of Trustees.
- **20-387** Appointment of Debora Guimaraes to the Cultural Council.
- **20-388** Appointment of Fatou Drammeh to the Revere Housing Authority.

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- **20-389** Appointment of Cathy Penn to the Planning Board.
- **20-390** Appointment of Farah Sheikh to the Cultural Council.
- **20-391** Appointment of Asmaa Abou-Fouda to the Disability Commission.
- **20-392** Appointment of Brendan O'Brien to the Cultural Council.
- **20-393** Appointment of Catherine Daze to the Cultural Council.
- **20-394** Appointment of Qin Li to the Cultural Council.
- **20-395** Appointment of Stephanie Carvalho to the Library Board of Trustees.
- **20-396** Appointment of Yesenia Arango to the Cultural Council.
- **20-397** Appointment of Elle Baker to the Historical Commission.
- **20-398** Appointment of Jason Barone-Cichocki to the Disability Commission.

All appointees were present except for Farah Sheikh to the Cultural Council due to technical difficulties connecting to Zoom. Her appointment will be held over until December 14, 2020.

Each appointee present and addressing the sub-committee received a favorable recommendation and will be presented to the City Council this evening for confirmation.

- 12 20-385 Communication from the Mayor relative to the appointment of Brian Vesce to the Disability Commission.

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

- 13 20-386 Communication from the Mayor relative to the appointment of Toby Pearlstein to the Library Board of Trustees.

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

- 14 20-387 Communication from the Mayor relative to the appointment of Debora Guimaraes to the Cultural Council.

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

- 15 20-388 Communication from the Mayor relative to appointment of Fatou Drammeh to the Revere Housing Authority.

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

16 20-389 Communication from the Mayor relative to the appointment of Cathy Penn to the Planning Board.

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

17 20-390 Communication from the Mayor relative to appointment of Farah Sheikh to the Cultural Council.

RESULT: REFERRED TO APPOINTMENTS

18 20-391 Communication from the Mayor relative to the appointment of Asmaa Abou-Fouda to the Disability Commission.

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

19 20-392 Communication from the Mayor relative to the appointment of Brendan O'Brien to the Cultural Council.

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

20 20-393 Communication from the Mayor relative to the appointment of Catherine Daze to the Cultural Council.

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

21 20-394 Communication from the Mayor relative to the appointment of Qin Li to the Cultural Council.

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

- 22 20-395 Communication from the Mayor relative to the appointment of Stephanie Carvalho to the Library Board of Trustees.

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

- 23 20-396 Communication from the Mayor relative to the appointment of Yesenia Arango to the Cultural Council.

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

- 24 20-397 Communication from the Mayor relative to the appointment of Elle Baker to the Historical Commission.

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

- 25 20-398 Communication from the Mayor relative to the appointment of Jason Barone-Cichocki to the Disability Commission.

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

Communications

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

Elle Baker, Project Planner for the City of Revere gave a brief overview of the agreement. Though the creation of this new office will require no appropriation at this time due to the contribution of the Bar Foundation, it is expected that the North Suffolk Resilience and Sustainability Office will require a budget line item for salaries in 2023. It is estimated that 80% of the total salaries will be covered through a budget appropriation and the remaining 20% will come from other funding sources.

SHALL THE CITY COUNCIL APPROVE THE INTERMUNICIPAL AGREEMENT FOR CREATING THE NORTH SUFFOLK RESILIENCE AND SUSTAINABILITY OFFICE ON BEHALF OF THE CITIES AND TOWN OF CHELSEA, REVERE, AND WINTHROP?

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

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.

RESULT: ORDERED - VOICE VOTE

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.

RESULT: ORDERED - VOICE VOTE

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.

RESULT: ORDERED - VOICE VOTE

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

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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.

RESULT: ORDERED - VOICE VOTE

- 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.

Dana Brangiforte, City Assessor and Louis Cavagnaro, Building Inspector addressed the City Council on this matter. The Building Inspector indicated that the City is already completing this work on a case by case basis due to the extensive research of archived files required to determine the legal occupancy of structures. Further, the Building Inspector stated that he is not aware of any other city or town in the Commonwealth which uses software or if there is the existence of software can solve this issue. The City Assessor stated that property is assessed based on what the assessors see when performing an evaluating. It does not mean that certain improvements to the property are legal.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:25 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 7, 2020 6:00 PM (Salute to the Flag)



CITY OF REVERE

Brian M. Arrigo
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

Enclosed you will find an ordinance that amends Title 2 of the Revised Ordinances of Revere by adding Chapter 2.89 – Revere Public Art Commission. Adopting this ordinance would establish a Public Art Commission in the City of Revere, which would focus the City's efforts to beautify our public spaces and promote civic pride and quality of life. I am fully confident in the merit of this ordinance and in the continued improvement of our City.

Regards,

Brian M. Arrigo

November 3, 2020

I. AN ORDINANCE FURTHER AMENDING TITLE 2 OF THE ORDINANCES OF THE CITY OF REVERE

SECTION 1. Title 2, of the Revised Ordinances of the City of Revere is hereby amended by adding the following new chapter:

Chapter 2.89 - Revere Public Art Commission

2.89.010 – Purpose and Scope

Art enhances Revere’s identity as a community that values creative and diverse expressions. It builds a sense of civic pride and enriches the quality of our lives. Public art fulfills these purposes in a myriad of ways; by improving residents’ experience of public spaces through harmonious design; by preserving and showcasing vistas; by introducing surprising elements into otherwise ordinary spaces; and especially by engaging residents with insightful interpretations of the community’s cultural aspirations and history. Public art has the potential to humanize Revere’s urban environment by inspiring conversations and bonding among residents. The Revere Public Art Commission (RPAC) recognizes the important significance of integrating public art into the daily lives of our residents. RPAC supports a strong public art program and encourages engagement of and collaboration among individuals, private groups, and public organizations for all public art installations, both temporary and permanent.

2.89.020 – Commission composition, terms, appointments, and vacancies

A. Composition

The Commission shall consist of at least five and no more than seven members. Of the members, there shall be one chair, one recording secretary, one outreach secretary, and one student whose appointment shall commence on the first day of July following the completion of the student’s junior year in high school.

B. Terms and appointments

The term of the initial appointments shall be one, two or three years except for the student appointment. There shall be no more than two three-year appointments, no more than three two-year appointments, and no more than two one-year appointments, with the student appointment deemed a one-year appointment. The term of the student appointee shall begin on July 1st following the student’s junior year and terminate on June 30th at the

conclusion of the student's senior year. Upon completion of the first appointed term all terms shall be 2 years.

C. Vacancies

If a vacancy occurs prior to the term commitment, the Mayor may appoint a new member to complete the unexpired term of the vacancy. At the end of a completed term a member who has filled a vacancy may be reappointed by a two-thirds vote of the remaining active Commission members, subject to the approval of the Mayor

D. Records

The Commission shall establish and maintain operating rules and regulations which shall be reviewed annually at the Commission's first meeting in January. The Commission shall maintain accurate meeting minutes to include all actions, decisions, and votes in accordance with the Open Meeting Law. The Commission shall also maintain an accurate listing of its members and terms of appointment.

2.89.030 – Powers, duties, and responsibilities

A. The Commission shall serve in conjunction with and under the general oversight of the Office of Strategic Planning and Economic Development, and the Director of such office shall appoint a member of the staff to act as Secretary/Liaison to the Commission. The Secretary/Liaison will act as the conduit between the Commission and the City with respect to applications for grants, Requests for Proposals, facilitating contracts, and other relevant functions of the Commission.

B. The Commission officers shall establish their Rule and Regulations of operation within ninety (90) days of their commencement as a Commission. The Rules and Regulations shall include procedures to solicit, promote, and select public art proposals and projects. Thereafter, the Commission shall assume general duties defined in the rules and regulations as needed to support the Commission's goals and objectives.

C. The Commission shall meet a minimum of six (6) times per calendar year and any other times as called by the Chair. The Commission may establish additional guidelines, including but not limited to, creating the public art application process and art approval policies.

Be it ordained by the City of Revere as follows:

An Ordinance Establishing Wage Theft Prevention Regulations

Section 1. Title 15 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new section as follows:

Section 15.15.020 – Wage Theft Prevention

- A. The following certification shall be incorporated by the City of Revere and adopted as a required standard in regards to all bids and proposals for the provision and delivery of services within the city, and shall apply to every new contract and every renewal term of a contract entered after the date of passage: "The Contractor certifies that neither it nor any of its subcontractors have been subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date of the contract; or certifies that it has provided copies of any and all of the above to the city prior to the date of the contract and any required wage bond or insurance; and certifies that while the contract is in effect, it will report any instance of the above to the city within five days of the contractor's receipt."
- B. The following provisions shall be included in any request for proposals, invitation for bids or request for qualifications issued by the city on or after July 1, 2020; prospective vendors must provide the following certifications or disclosures in writing to the purchasing agent with their bids or proposals. Failure to provide the following shall result in rejection of the bid or proposal;
1. Prospective vendors must certify that neither they nor any of their subcontractors have been subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date vendors submit their bids or proposals; or
 2. Prospective vendors must disclose any such criminal or civil judgments, administrative citation, final administrative determination, order or debarment and include copy(ies) with their bids or proposals.
 3. Prospective vendors are notified that they must report any such criminal or civil judgment, administrative citation, final administrative determination, order or debarment from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages while any of their bids or proposals to the purchasing agent official is pending and, if awarded a contract, during the term of the resulting contract, within five days of vendor's receipt.

4. Prospective vendors that are subject to a state or federal debarment for violation of the above laws, either voluntarily or involuntarily, or that have been prohibited from contracting with the commonwealth or any of its agencies or subdivisions will be deemed not responsible and their bids or proposals shall be rejected. Such vendors shall be deemed not responsible for the entire term of debarment or other stated time period. During the term of a contract, upon a finding or order of such debarment or prohibition, the city may terminate the contract.
5. Vendor(s) awarded a contract that have disclosed a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date they submit their bids or proposals, or vendor(s) awarded a Contract that receive a federal or state criminal or civil judgment, administrative citation, order or final administrative determination resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages during the term of the contract and that are not otherwise prohibited from public contracting may be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees, based on an average of its total labor costs for the past two years. Such bond must be maintained for the terms or extensions of any contract, and proof of such bond must be provided upon request by the city.
6. Vendor(s) awarded a contract that have disclosed a federal or state criminal or civil judgment administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date they submit their bids or proposals and through the contract term shall furnish their monthly certified payrolls to the purchasing agent for all employees working on such contract.

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)

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

FILED

Attachment: SpecialPermit83BradstreetAvenueC2035 (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;

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

_____ 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 = 5000 sqft Lot
Building existing 4 UNIT 4900 sqft, existing gas, elec, water, se

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

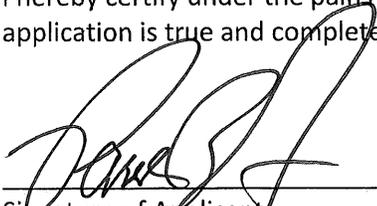
Changing from NON conforming 4 UNITS to NON conforming 6 UNITS

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

Date of denial by Building Inspector and/or Planning Board

10/13/2020

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

11/9/2020

Date

Signature of Owner

Date

Signature of Designated Representative

Date

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

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

**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 Wigg 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: SpecialPermit83BradstreetAvenueC2035 (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 Lynnsheld 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:

[Signature] _____

Attachment: SpecialPermit83BradstreetAvenueC2035 (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 Trains
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) NOT SURE ANY ADDITION will be Necessary.
 - (b) Current 4 Kitchen 5 Bath + 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)

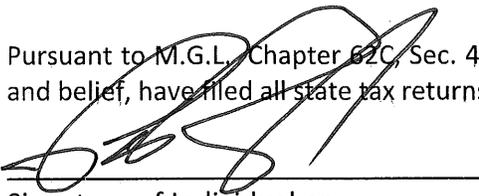
Date: 11/9/2020

Respectfully submitted by: *Paul Buxby*

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

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.

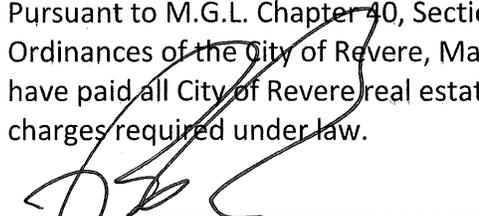


Signature of Individual or
Corporate Name

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)

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

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)



WebPro

HOME SEARCH SUMMARY INTERIOR EXTERIOR SALES MAPS ABOUT

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

Land Area 0.115 acres

Card 1 Value

Building Value 502,400

Xtra Features Value 0

Land Value 200,000

Total Value 702,400

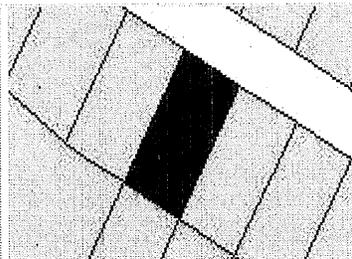
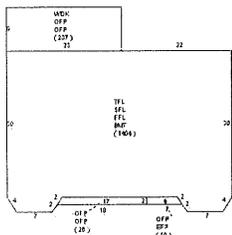
Narrative Description

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).

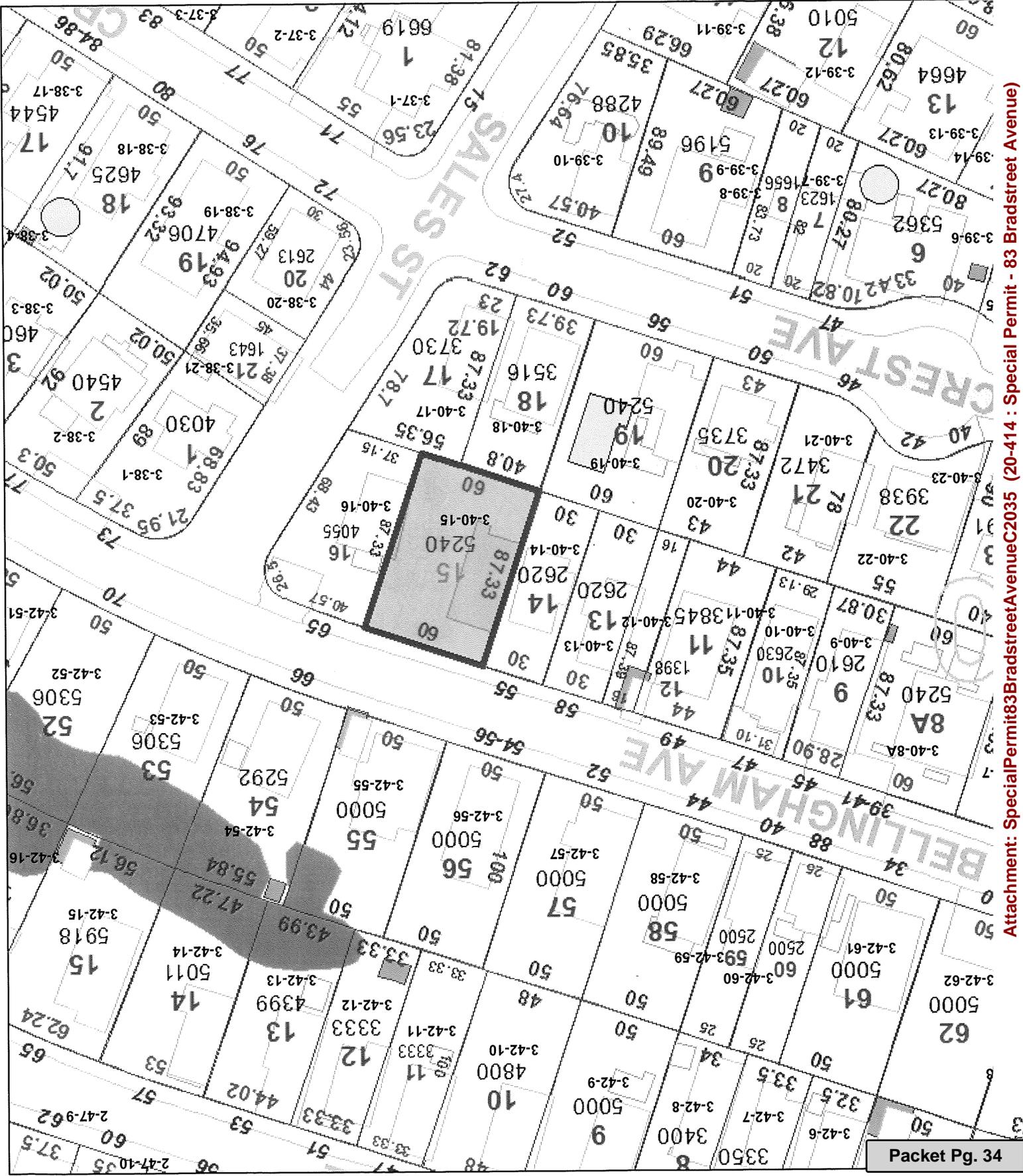
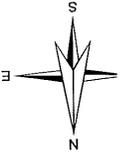
Legal Description

LOT 11

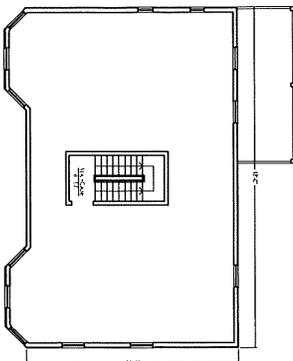
Property Images



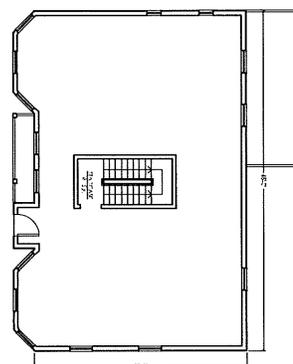
Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



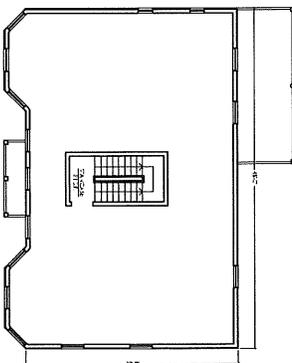
Attachment: SpecialPermit83BradstreetAvenueC2035 (20-414 : Special Permit - 83 Bradstreet Avenue)



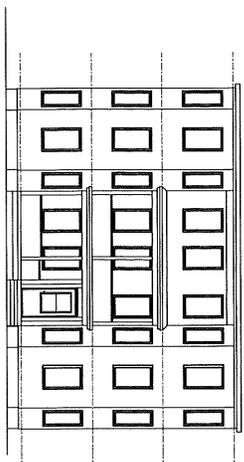
1 BASEMENT FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



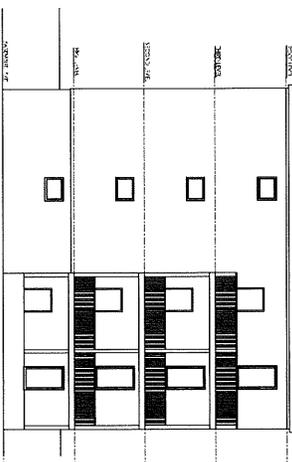
2 1ST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



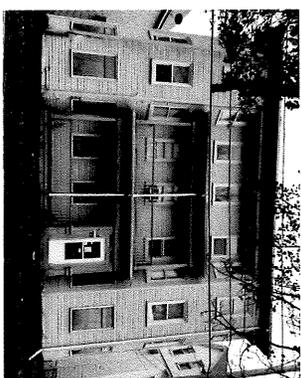
3 2ND AND 3RD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



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



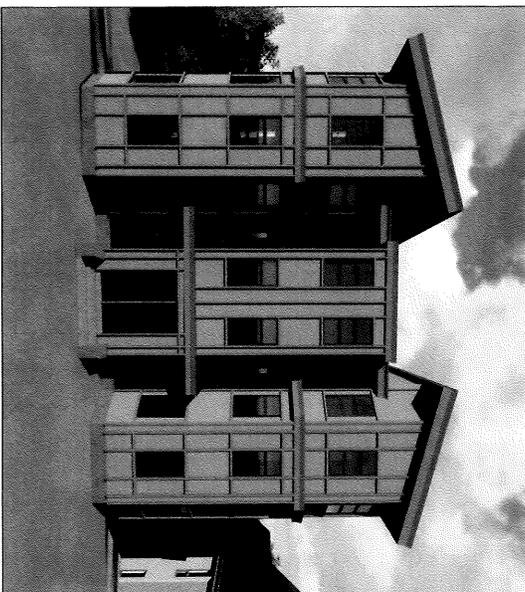
5 BACK ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



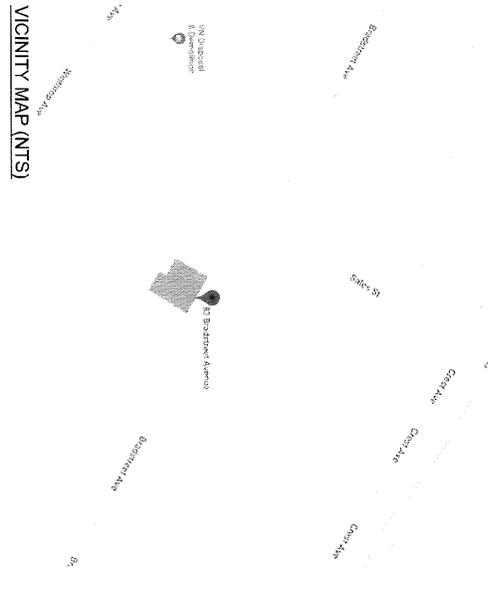
6 PHOTO - EXISTING
SCALE: 1/8" = 1'-0"

<p>PROJECT LOCATION 83 Bradstreet Avenue, Ravere, MA, USA</p>		<p>EXISTING PLAN</p>	
<p>CLIENT INFORMATION COMMERCIAL RESIDENTIAL HOSPITALITY 372 S. 42ND AVENUE, WASHINGTON STATE, WA 98148 TEL: 206.461.1000 WWW.AAASABUILDING.COM</p>		<p>ARCHITECT'S SEAL: 11/27/2018 ISSUED FOR INFORMATION DATE OF SUBMITTED DOCUMENT: 11/27/2018 PROJECT NO.: 1 REVISION NO.: 1 DRAWN BY: [Signature] CHECKED BY: [Signature] VERIFIED BY: A 100</p>	
<p>SCALE: 3/32" = 1'-0" DATE: November 2018</p>		<p>PROJECT NO.: 1 REVISION NO.: 1 DRAWING NO.: A 100</p>	

BRADSTREET RESIDENCE
83 BRADSTREET AVENUE, REVERE, MA



EXTERIOR RENDERING



VICINITY MAP (NTS)

SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	11/22/2018
A-100	ARCHITECTURAL	11/22/2018
A-101	EXISTING PLAN	11/22/2018
A-102	PROPOSED FLOOR PLAN - 2 UNITS	11/22/2018
A-103	PROPOSED ELEVATIONS	11/22/2018

ARCHITECT:
DAVID BARSHVY - ARCHITECT
 Commercial Residential Residential
 35 Pleasant Street
 Cambridge, MA 02142
 e-mail: david@barshvy.com
 tel: 617/448-5872
 fax: 617/216-5884

PIE PROTECTION:
 Dawy Engineering & Construction Corp,
 35 Pleasant Street
 Cambridge, MA 02142
 T: (617) 575-1885
 F: (617) 528-1377

CIVIL ENGINEER:
VANASSE HANGEN BERTLIN, INC.
 150 State Street
 Waltham, Massachusetts 02451
 Tel: 617/524-1770
 Fax: 617/524-2288

MEP ENGINEER:
STRUCUTURAL ENGINEERS
 Scott Bonaguidi, PE
 150 State Street
 Waltham, MA 02451
 Tel: 608/531-3332
 Fax: 608/971-2002

MEP: Edgemoor & Construction Corp,
 30 Pleasant Street
 Canton, MA 02021
 T: (617) 575-1885
 F: (617) 528-1377

ZONING INFO

<p>PROJECT LOCATION 83 Bradstreet Avenue, Revere, MA, USA</p>	
<p>DRAWING TITLE COVER SHEET</p>	
SCALE:	DATE: November 2018
PROJECT NO. 1	REVISION NO. 1
DRAWN BY	DRAWING NO. A 000
VERIFIED BY	

DAVID BARSHVY
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10174-B-0012

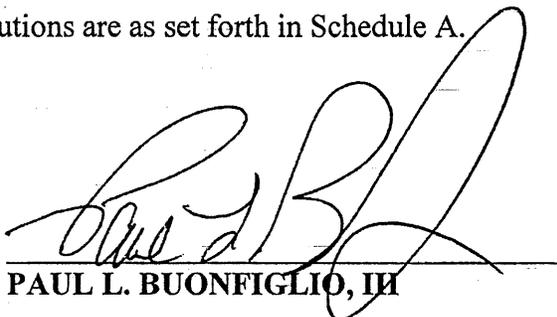
SCOTT BONAGUIDI
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 10174-B-0012

OPERATING AGREEMENTof **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.

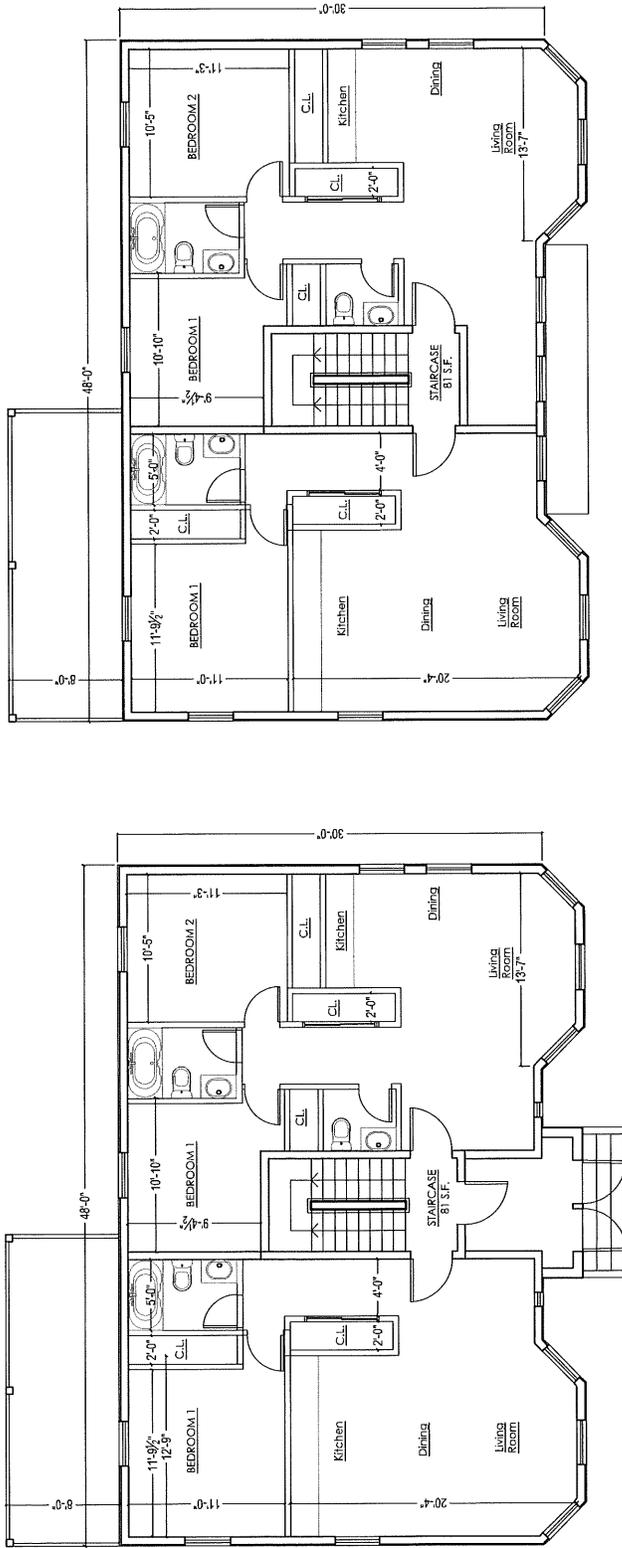
The business of the company shall be real estate investment and management.

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

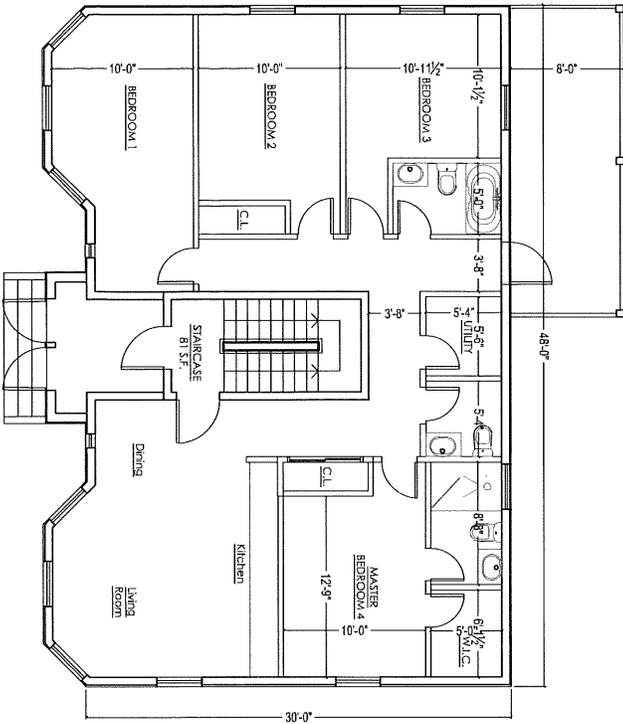
July 10, 2019



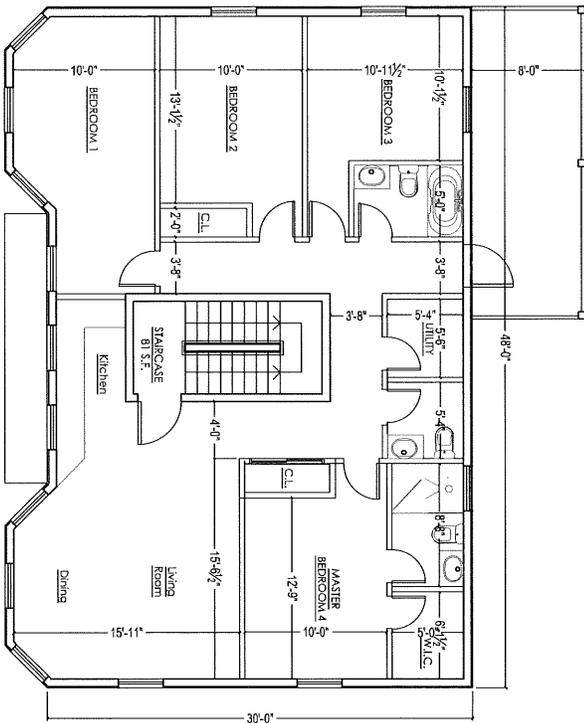
① 1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

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

<p>1 11.27.2019 ISSUED FOR INFORMATION</p> <p>DATE: 11/27/2019</p> <p>ISSUED FOR INFORMATION</p> <p>ARCHITECT'S SEAL:</p>			<p>COMMERCIAL RESIDENTIAL ARCHITECTS</p> <p>DAVID BARSKY ARCHITECTS</p> <p>37 E. 2ND ROAD, NEWTONVILLE, MA 02459-1000</p> <p>TEL: 617-552-8078 FAX: 617-552-8079</p>	<p>CLIENT INFORMATION</p>	
<p>PROJECT LOCATION</p> <p>83 Bradstreet Avenue, Revere, MA, USA</p>				<p>DRAWING TITLE</p> <p>2 UNITS PER LEVEL PROPOSED FLOOR PLAN</p>	
SCALE	DATE	PROJECT NO.	REVISION NO.	DRAWN BY	VERIFIED BY
1/4" = 1'-0"	November 2019	1	1		A 101

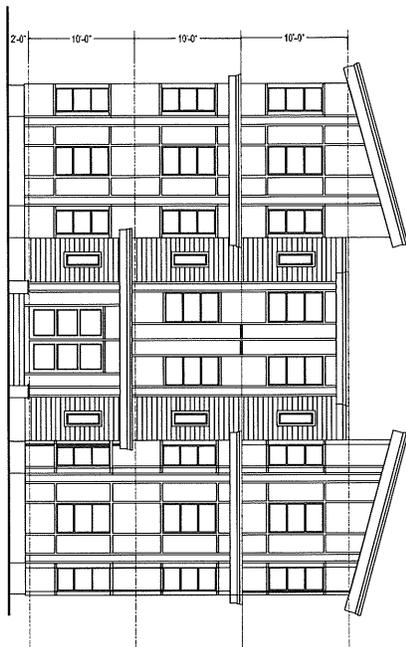


1 1ST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

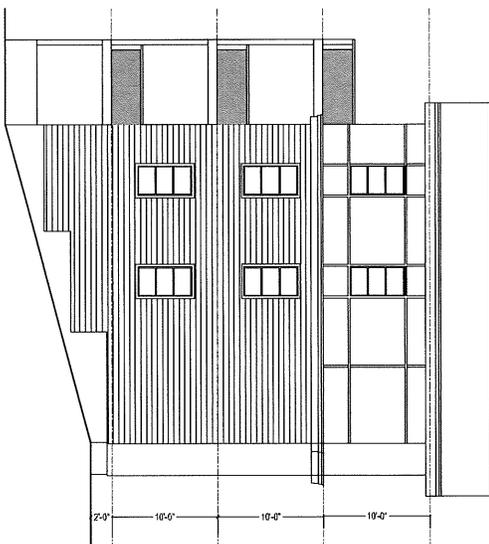


2 2ND AND 3RD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

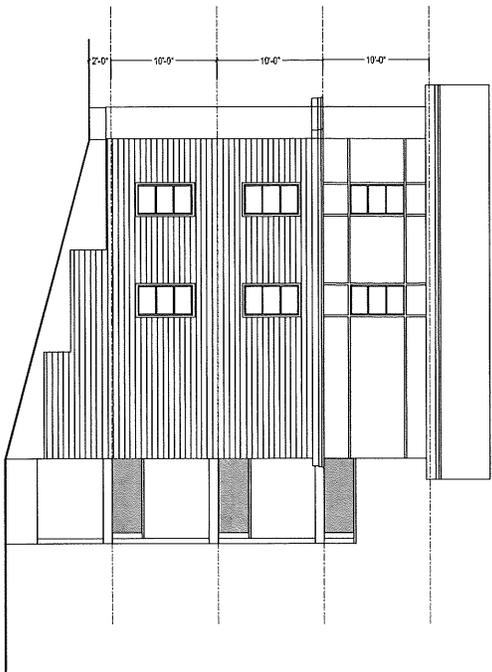
		<p>1 11/27/2019 ISSUED FOR INFORMATION</p>	
<p>PROJECT LOCATION: 83 Bradstreet Avenue, Revere, MA, USA</p>		<p>CLIENT INFORMATION: SOMERVELL HOSPITALITY 200 BRADSTREET AVENUE REVERE, MA 01901</p>	
<p>DRAWING TITLE: 1 UNIT PER LEVEL PROPOSED FLOOR PLAN</p>			
SCALE: 1/4" = 1'-0"	DATE: November 2019	PROJECT NO.:	REVISION NO.:
DRAWN BY:	DRAWING NO.:	VERIFIED BY:	
	A 101		



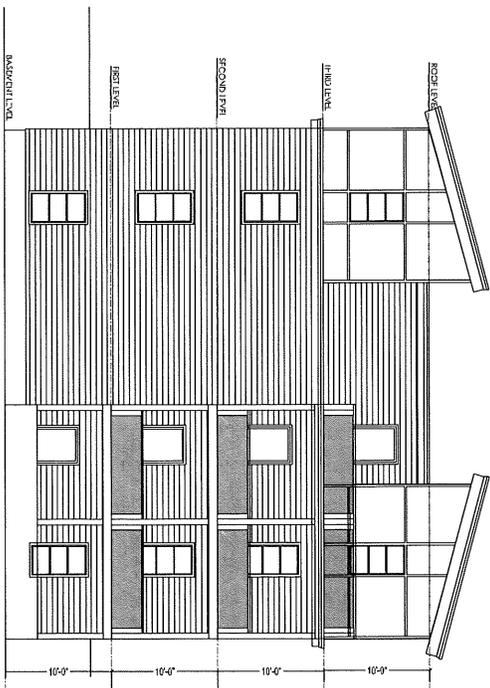
1 ELEVATION FRONT - PROPOSED
SCALE: 3/16" = 1'-0"



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"

<p>PROJECT LOCATION 83 Bradstreet Avenue, Revere, MA, USA</p>		<p>CLIENT INFORMATION  RENAISSANCE HOSPITAL HOSPITALITY 100 STATE STREET, NEWTONVILLE MA 02459 TEL: 617-552-8800</p>		<p>REGISTERED PROFESSIONAL ARCHITECT  DANIEL M. SMITH ARCHITECT 100 STATE STREET, NEWTONVILLE MA 02459 TEL: 617-552-8800</p>	
<p>DRAWING TITLE ELEVATIONS</p>		<p>DATE November 2018</p>		<p>ISSUED FOR INFORMATION 11/27/2018</p>	
<p>SCALE 1/4" = 1'-0"</p>		<p>PROJECT NO. 1</p>		<p>ARCHITECT'S SEAL:</p>	
<p>DRAWN BY 1</p>		<p>REVISION NO. 1</p>		<p>VERIFIED BY</p>	
<p>DATE November 2018</p>		<p>DRAWING NO. A 300</p>		<p>PROJECT NO. 1</p>	

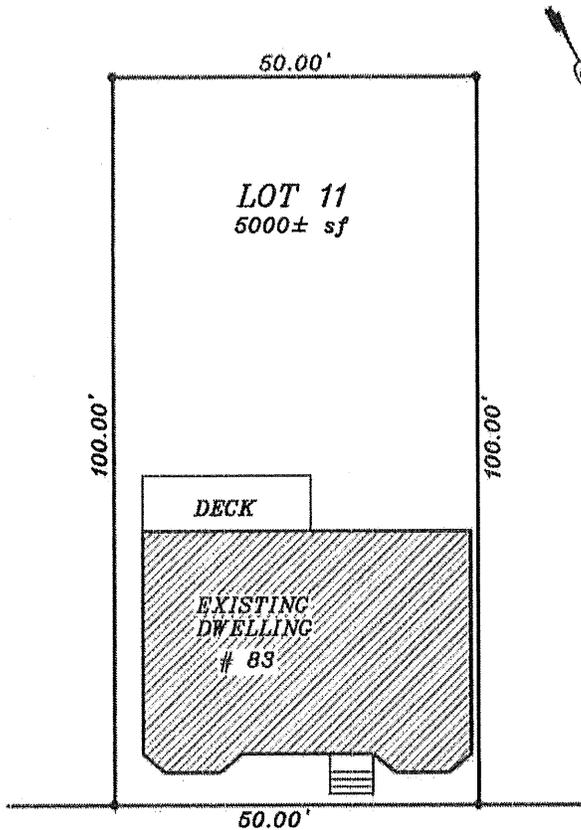
MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

92 MAPLE AVENUE ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: BRADSTREET LLC
LOCATION: 83 BRADSTREET AVE
CITY, STATE: REVERE, MA
DATE: 7/22/19

DEED REF. 39789/34
PLAN REF. 1284/END
SCALE: 1"=20'
JOB #: 2192178

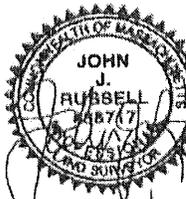


BRADSTREET AVENUE

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 assignee in connection with its proposed mortgage financing to said mortgagee.



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 were 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**



BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Brian M. Arrigo
Mayor

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: SpecialPermit83BradstreetAvenueC2035 (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 EZEZUE 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 LYNDA 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

59 CREST AVE 3-39-10

LUC: 101

LUNARDI FRANCESCO
59 CREST AVE
REVERE, MA 02151

714 WINTHROP AVE 202 3-29-34-202

LUC: 102

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

70 BRADSTREET AVE 3-39-11

LUC: 104

BRADSTREET AVENUE REALTY TRUST
ODONNELL CORNELIUS W
24 ROBERT RD
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

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

DATE: 4/6/22

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



CITY OF REVERE

Brian M. Arrigo
Mayor

December 10, 2020

The Honorable City Council
Revere City Hall
Revere, MA 02151

Dear Council Members:

I am writing to request approval of a City Council Resolution to allow the City to file with the Massachusetts Executive Office of Energy and Environmental Affairs a grant application for the Parkland Acquisitions and Renovations for Communities (PARC) Program. The City is seeking this grant for the reconstruction of Ambrose Park.

The Ambrose Park proposed project goals include introducing a fully ADA accessible facility with additional focus on special needs and middle school accommodations.

- Demolition of and Removal of existing structures and safety surface
- New Inclusive Play Structures (ADA and Special Needs)
- Entry Gates, Fence Repairs, PVC, Fence Toppers
- Security Lighting
- New Accessible Safety Surface (Poured in Place Rubber)
- Perimeter ADA walkway
- ADA Curb Cuts
- New Benches
- 5 new shade trees
- New handicap parking

The park will be designed with a focus on accessibility and special needs. The Office of Planning and Development is seeking the funding to execute this project on behalf of the City of Revere.

As the Resolution indicates, the anticipated cost of the Ambrose Park restoration project is \$415,000.00. We are requesting that the City Council approves the expenditures of \$415,000 to advance the construction. Please be advised that the City of Revere will be reimbursed for all of these funds following the conclusion of the project. However, a condition of the PARC Grant is that the City initially pays all of the project costs and then seeks reimbursement upon completion. The PARC grant will cover \$273,900.00 and CDBG will cover \$141,100.



CITY OF REVERE

Brian M. Arrigo
Mayor

Thank you in advance for your consideration and approval of this Resolution and your continued efforts to ensure the construction of quality recreations facilities and creating space to foster active lifestyles for the youth of Revere.

Regards,

Brian M. Arrigo

Mayor

Attachment: Ambrose Park PARC Grant (20-415 : Ambrose Park PARC Grant)

A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES GRANT PROGRAM FOR CONSTRUCTION AND IMPROVEMENTS TO SONNY MYERS PARK

WHEREAS: Ambrose Park is a community- wide asset and improvements to this park is a priority as evidenced in the most recent Open Space and Recreation Plan; and

WHEREAS: Ambrose Park is dedicated to park and recreation purposes under M.G.L. c.45, Section 3; and

WHEREAS: The renovation of the play structures, walkways, seating, fencing, preservation of shade tree canopy and landscaping at Ambrose will greatly enhance recreational pursuits at this facility; and

WHEREAS: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities (PARC) grant program; and

WHEREAS: The Ambrose Park renovation project is estimated to cost a total of \$415,000 which will be reimbursed to the City with **\$273,900** in PARC grant funds and 141,100 in CDBG funds. The amount of \$415,000 must be appropriated in full and paid prior to receiving the PARC Grant reimbursement.

NOW, THEREFORE, BE IT THAT:

1. The Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. The Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the City of Revere including appropriation of the necessary funding; and
3. This resolution shall take effect upon passage.