



CITY COUNCIL  
Regular Meeting

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

Calendar

Monday, May 23, 2022, 6:00 PM

**5:00PM Zoning Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of May 9, 2022

**Zoning Sub-Committee Report**

3. **22-128** Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

**Communications**

4. **22-149** Communication from the Election Commissioner relative to the Special Municipal Election Calendar in Ward 5.
5. **22-150** Communication from the Mayor relative to the Appointment of Jeffrey Pearlman as City Historian.
6. **22-151** Communication from the Mayor relative to An Act Establishing a New Election System for the School Committee of the City of Revere.
7. **22-168** Communication from the Mayor relative to the An Ordinance Establishing Inclusionary Zoning in the City of Revere.
8. **22-152** Communication from the Mayor relative to An Amendment to the Revised Zoning Ordinances of the City of Revere Relative to the Legalization of Accessory Dwelling Units.
9. **22-169** Communication from the City Auditor relative to a loan order in the amount of \$500,000 for MWRA Infiltration and Inflow removal projects.
10. **22-155** Communication from the City Auditor relative to a loan order in the amount of \$1,200,000 for Phase 14 Investigations Mass DEP CY 2022 CWSRF Planning Project No. 7123.
11. **22-156** Communication from the City Auditor relative to a loan order in the amount of \$12,000,000 for Phase 13 Construction CWSRF Construction Project No. 7099.
12. **22-157** Communication from the City Auditor requesting a free cash appropriation in the amount of \$175,000 for the annual Sand Sculpting Festival.

**Motions**

13. **22-158** Motion presented by Council President Visconti, Councillor McKenna: That the City Council order the attached zoning ordinance amendment to a public hearing: An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Research and Development Facilities
14. **22-159** Motion presented by Councillor Rizzo: That the Mayor be requested to create a Revere Biosafety Advisory Committee under the jurisdiction of the Board of Health to include the Director of Public Health, City Solicitor, Fire Chief, Police Chief, Inspectional Services Director, and Director of Planning and Community Development. This board would be charged to investigate and evaluate and amend the definition and/or addition of Research and Development /Laboratory Life Science Labs and related uses in the city of Revere's zoning ordinances. Further, that the attached draft ordinance be used as a possible starting point for discussion.
15. **22-160** Motion presented by Councillor Keefe: That the Mayor request a representative from CDM Smith and the Chief of Infrastructure to appear before the City Council to provide an update on the consent decree for water and sewer infrastructure.
16. **22-161** Motion presented by Council President Visconti: That the City Council award a Certificate of Appreciation to the Revere Chamber of Commerce.
17. **22-162** Motion presented by Councillor Cogliandro: That the City Council draft an ordinance that will deduct a percentage of a City Councillor's salary when absent from a regular meeting or a sub-committee meeting.
18. **22-163** Motion presented by Councillor Serino: That the Traffic Commission amend Schedule IV of Title 10 to add two "STOP" signs on Newhall Street at the Fenley Street intersection in both the northbound and southbound directions.
19. **22-164** Motion presented by Councillor Serino: That the City Council adopt the attached Resolution recognizing May, 2022 as "Brain Tumor Awareness Month."
20. **22-165** Motion presented by Councillor Cogliandro: That the Mayor request MassDOT, Traffic Commission, and the DPW to investigate the feasibility of installing traffic lights at the intersection of Mountain Avenue and Broadway.
21. **22-166** Motion presented by Councillor Cogliandro: That the Mayor request the DPW and Traffic Commission to look into the feasibility of installing speed bumps on Cushman Avenue, Proctor Avenue, and Mountain Avenue. The amount of speeding in these areas has heavily increased. The residents in the area are scared someone is going to be killed. This has been an ongoing issue.
22. **22-167** Motion presented by Council President Visconti: That the Traffic Commission amend Schedule IV of Title 10 - Isolated Stop Signs of the Revised Ordinances of the City of Revere to add: Tedford Avenue at Burnett Road and Tedford Avenue at Glover Drive for southbound and northbound traffic traveling on Tedford Avenue.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, May 9, 2022

Regular Meeting of the City Council was called to order at 6:25 PM. President Gerry Visconti presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Dan Rizzo	Councillor	Present	
George J. Rotondo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	President	Present	

2 Approval of the Journal of the Regular Meeting of April 25, 2022

**RESULT: ACCEPTED**

**Late Communications**

- 3 22-146 Communication from Ward Five Councillor Al Fiore notifying the City Council of his resignation as a member of the Revere City Council.

**RESULT: PLACED ON FILE**

- 4 22-147 In accordance with Section 3 of Chapter 147 of the Acts of 2004, that the City Council hereby orders a special election to be held immediately to fill the remainder of the unexpired term of Councillor of Ward Five due to the resignation of Councillor Al Fiore.

Paul Fahey, Election Commissioner addressed the City Council on the Special Election. He is currently working on the calendar for the Special Election and hopes to have it approved by the State shortly. The Special Election will tentatively be held on Tuesday, July 19, 2022 and there is no primary in accordance with the City's Special Legislation. The current ward and precinct map will be used as the new map will not be effective until the next regular local election.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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**Public Hearings**

5      22-136      Hearing called as ordered on a bond authorization in the amount of \$3,639,789 for the replacement of windows and doors at the Lincoln School.

**Proponents**

Rich Viscay, CFO

**Opponents**

none

**SHALL THE CITY COUNCIL APPROVE A BOND AUTHORIZATION IN THE AMOUNT OF \$3,639,789 FOR THE REPLACEMENT OF WINDOWS AND DOORS AT THE LINCOLN SCHOOL?**

**APPROVED LOAN ORDER**  
**LINCOLN SCHOOL WINDOW & DOOR REPLACEMENT BOND**

ORDERED: That \$3,639,789 is appropriated to pay costs of replacing the windows and doors at the Abraham Lincoln School located at 68 Tuckerman Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the "Project"), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the School Building Committee; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

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

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti

### Unfinished Business

- 6      22-062      Proposed amendment to the Revised Ordinances of the City of Revere by the applicant, Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Building #49, East Boston, MA 02128 relative to Automotive/Rental Car Facilities in the HB District (Engrossment and Ordainment).

Tony Zambuto, 87 High St., Revere, MA addressed the City Council prior to the vote to reiterate his previous statements made at the initial public hearing.

*Be it ordained by the City of Revere, MA as follows:*

#### **An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Automotive/Truck Rental Office and Storage Use in the HB District**

**Section 1.** Section 17.16.040(D) Business Uses and Consumer Services, Generally - Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by allowing Automotive/truck rental office and storage use by Special Permit<sup>^^^</sup> in the HB District.

**Section 2.** Section 17.16.040 Generally - Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new footnote <sup>^^^</sup>:

1. Allowed vehicles as part of the “Automotive/truck rental office and storage” shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair, maintenance, or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

February 28, 2022	Ordered to a first reading.
April 11, 2022	Ordered on a second reading. Councillors Cogliandro and Fiore objected.
April 25, 2022	Ordered on a third and final reading. Councillor Cogliandro objected.
May 9, 2022	Ordered Engrossed and Ordained on Roll Call: Councillors Cogliandro, Morabito, Novoselsky, Rizzo, Rotondo, Serino, and Silvestri voting “YES”. Councillors Keefe, McKenna, and Council President Visconti voting “NO”.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [7 TO 3]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri
<b>NAYS:</b>	Keefe, McKenna, Visconti

- 7      22-130      Petition by National Grid to install new underground electric service to a pump station from existing pole #1847 on Rice Avenue, Revere, MA 02151.

Moses Okukuro of National Grid addressed the City Council on the petition.

**“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID TO INSTALL NEW UNDERGROUND ELECTRIC SERVICE TO A PUMP STATION FROM EXISTING POLE #1847 ON RICE AVENUE, REVERE, MA 02151?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti

### **Economic Development Sub-Committee Report**

The Economic Development Sub-Committee met on Monday, March 2, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151.

There was one matter pending before the Committee.

- 22-026**      Communication from the City Auditor requesting adoption of MGL Chapter 40, 22A ½ relative to a “Parking Benefits District”.

Rich Viscay, CFO and Zach Babo, Parking Director addressed the committee on the request. Both indicated that adoption of this statute will give the City more flexibility in using parking revenue for aesthetics and landscaping improvements in districts where parking meters are located.

Adoption of the Parking Benefits District statute received a favorable recommendation and will be presented to the City Council for approval.

- 8      22-026      Communication from the City Auditor requesting adoption of MGL Chapter 40, Section 22A 1/2 relative to a "Parking Benefits District".

**“SHALL THE CITY COUNCIL ADOPT MGL CHAPTER 40, SECTION 22A½ ESTABLISHING A PARKING BENEFITS DISTRICT?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti

### Legislative Affairs Sub-Committee Report

The Legislative Affairs Sub-Committee met on Monday evening, May 9, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Keefe, Morabito, Novoselsky, Rizzo (5:10PM), and Chairman Visconti.

**22-120** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the Board of Health and the Public Health Division to develop biosafety level regulations for the City of Revere. Further, that the City Solicitor and Planning Board be requested to draft a zoning ordinance to provide for, up to and including, biosafety level 2 research and development facilities including life science manufacturing.

Paul Capizzi, City Solicitor addressed the sub-committee on this motion. He indicated that the City Council already has an ordinance in effect which would allow up to biosafety level 3 research facilities in Revere. The best way for the City to control these types of uses which are heavily regulated by Federal and State laws, are through regulations established by the local Board of Health.

Addressing the committee in opposition of biosafety facilities are Lori Stathopoulos, 125 Essex St., Salem, MA and Michelle Kelly, 99 Derby Rd., Revere, MA.

Also addressing the committee was Tony Zambuto, 87 High St., Revere, MA. He defended the ordinance as he was a Councillor when the zoning for these types of facilities was established.

Several committee members and Councillors had questions and reservations about the types of testing and uses that coincide with the different levels of biosafety facilities and life sciences. Chairman Visconti concluded that more information is needed and this matter will remain in committee for further discussion.

**22-121** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the City Solicitor to draft special legislation applicable to the City of Revere prohibiting testing on sentient creatures for cosmetic purposes.

Chairman Visconti concluded that more information is needed, and this matter will remain in committee for further discussion.

9      **22-120** Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the Board of Health and the Public Health Division to develop biosafety level regulations for the City of Revere. Further, that the City Solicitor, City Planner, and Planning Board be requested to draft a zoning ordinance to provide for, up to and including,

biosafety level 2 research and development facilities including life science manufacturing.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

- 10      22-121      Motion presented by Council President Visconti, Councillor McKenna: That the Mayor request the City Solicitor to draft special legislation applicable to the City of Revere prohibiting testing on sentient creatures for cosmetic purposes.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

### Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, May 9, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors McKenna, Novoselsky, Serino, Visconti (ex-officio), and Chairman Keefe.

The following special permits were pending before the committee:

- C-22-02/22-127      Karbell, LLC, 355 Middlesex Ave., Wilmington, MA 01887 seeking permission from the Revere City Council to raze the existing non-conforming structures on 25 and 55 American Legion Highway, Revere, MA and construct a new fast food/take-out/drive-in restaurant (coffee shop) with a drive through at 25 American Legion Highway, Revere, MA and a new 6,786 sq. ft. structure consisting of a 5,275 sq. ft. commercial unit (urgent care) and a 1,511 sq. ft. commercial unit (pizza shop) at 55 American Legion Highway, Revere, MA.

Frank Stringi, City Planner submitted the following recommended conditions to be included as part of the special permit:

1. Sewer, Water, and stormwater management plans must be reviewed and approved by the City Engineer and Chief of Infrastructure.
2. The plans must be reviewed and approved by the Fire Dept. including the need for any new fire hydrants and required fire safety access.
3. The final landscaping plan must be approved by the SPR Committee including the planting of trees along the frontage on American Legion Hwy and Everett St. and the enhancement of the landscaping of the site adjacent to Mahoney Circle.
4. New concrete sidewalks with granite curb butts at all driveways must be installed along the full frontage of the property along American Legion Hwy and Everett St.
5. The driveway entrance on American Legion Hwy shall not allow for a right turn directly to the drive thru lane and a Do Not Enter sign shall be installed at this location to prevent traffic queuing into the site.
6. The traffic commission shall evaluate the need to make Everett St. a one way in the northerly direction from the Mahoney Circle entrance to the most southerly driveway into



the adjacent shopping center to prevent any egress onto Mahoney Circle from Everett St. The rest of Everett St. shall remain a two-way.

7. This project is subject to participation in the Community Improvement Trust Fund (Chapter 17.47 of the Revised Ordinances of the City of Revere).
8. A police detail shall be required to address and mitigate traffic safety concerns in relation to the coffee shop.

The applicant, Paul Kneeland, addressed the committee and reiterated that he is entirely willing to work with the City to manage traffic concerns from the coffee shop.

**C-22-03/22-128** Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

Attorney Gerry D'Ambrosio, for the applicant, addressed the committee. He indicated that the corporate owners of Popeye's are willing and cooperative to address all traffic, trash, and dumpster concerns of the abutting neighbors. Attorney D'Ambrosio also indicated that Popeye's will submit a written agreement to patrol the abutting streets (Derby and Sigourney up to Grover) and pick up any trash that has been generated by Popeye's. In addition to addressing these concerns Attorney D'Ambrosio reiterated to the committee members and the public, that the special permit is for a drive-through use. The site is already permitted for a fast-food use. Any restaurant could operate from this site without approval from the City Council while maintaining the existing egress on Sigourney Street and Derby Road, and the billboard will remain in place.

Michelle Kelly, 99 Derby Rd., Revere, MA spoke in opposition citing traffic, trash, and rodents. John Pedicini, owner of 139 Sigourney St., Revere, MA cited the proposed dumpster location and trash as reasoning for opposition. Cara Ruggiero Linares, 111 Sigourney St., Revere, MA expressed concern that food delivery app drivers will park on adjacent streets instead of utilizing the on-site parking which will take up residential on-street parking. Gennaro Cataldo, 35 Augustus St., Revere, MA would like to see a better location on site for the dumpster.

Proposed conditions submitted by Frank Stringi, City Planner were not discussed as the committee was running over its meeting time. Councillor Serino proposed reducing the hours of the drive-through window to 30 minutes prior to closing to ease any late night traffic generation from Popeye's.

Councillors and residents still had question and concerns so it was recommended by Chairman Keefe that this application will remain in committee for further discussion.

- 11      **22-127**      Karbell, LLC, 355 Middlesex Ave., Wilmington, MA 01887 seeking permission from the Revere City Council to raze the existing non-conforming structures on 25 and 55 American Legion Highway, Revere, MA and construct a new fast food/take-out/drive-in restaurant (coffee shop) with a drive through at 25 American Legion Highway, Revere, MA and a new 6,786 sq. ft. structure consisting of a 5,275 sq. ft. commercial unit (urgent care) and a 1,511 sq. ft. commercial unit (pizza shop) at 55 American Legion Highway, Revere, MA.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE PETITIONER TO RAZE THE EXISTING NON-CONFORMING STRUCTURES ON 25 AND 55 AMERICAN LEGION HIGHWAY, REVERE, MA AND CONSTRUCT A NEW FAST FOOD/TAKE-OUT/DRIVE-IN RESTAURANT (COFFEE SHOP) WITH A DRIVE THROUGH AT 25 AMERICAN LEGION HIGHWAY, REVERE, MA AND A NEW 6,786 SQ. FT. STRUCTURE CONSISTING OF A 5,275 SQ. FT. COMMERCIAL UNIT (URGENT CARE) AND A 1,511 SQ. FT. COMMERCIAL UNIT (PIZZA SHOP) AT 55 AMERICAN LEGION HIGHWAY, REVERE, MA SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW?”

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti

- 12      22-128      Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 5/23/2022 6:00 PM</b>
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- 13      22-148      Motion presented by Councillor Serino: That the Mayor request the Traffic Commission conduct a thorough study of the impacts of motor vehicular traffic on following residential streets off of Squire Road: Keayne Street, Augustus Street, Sigourney Street, Derby Road, Orvis Road, Gore Road and Charger Street. The purpose of such a study shall be to gather data, and shall include car counts on these listed streets, along with data on the impacts of Northgate Shopping Center and other Squire Road businesses on traffic on these residential streets. The ultimate goal shall be to implement a comprehensive traffic mitigation strategy to ensure these streets are not overburdened with vehicular traffic, and shall include the feasibility of reversing the direction of the One-Way on Derby Road from Squire Road to Grover Street and reversing the direction of the One-Way on Sigourney Street from Malden Street to Grover Street.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### Communications

- 14      22-137      Communication from the City Auditor relative to bond rescissions for prior fiscal year state revolving fund authorizations.

Rich Viscay, CFO addressed the City Council on the request.

**ORDERED:** That the borrowing authorization amounts identified below under the column entitled "Amount Rescinded", which are the unissued portions of the amounts authorized to be borrowed under the loan orders of the City Council, approved by the Mayor on the dates and

authorizing the issuance of bonds or notes for various sewer system improvements in the amounts identified below, are no longer needed for the sewer system projects for which they were authorized and are hereby rescinded:

<u>Council Order No.</u>	<u>Date Approved</u>	<u>Authorized Amount</u>	<u>Amount Borrowed</u>	<u>Amount Rescinded</u>
11-215B	6/15/2011	\$ 6,750,000.00	\$ 5,897,436.00	\$ 852,564.00
12-191	7/30/2012	\$ 6,750,000.00	\$ 6,105,711.00	\$ 644,289.00
13-233	10/8/2013	\$ 2,000,000.00	\$ 1,891,406.00	\$ 108,594.00
14-126C	8/14/2014	\$ 15,000,000.00	\$ 13,746,305.00	\$ 1,253,695.00
15-134C	6/23/2015	\$ 13,450,000.00	\$ 11,274,826.00	\$ 2,175,174.00
16-332	12/29/2016	\$ 6,500,000.00	\$ 4,463,311.00	\$ 2,036,689.00
17-195	6/6/2017	\$ 2,000,000.00	\$ 911,073.00	\$ 1,088,927.00
17-194	6/6/2017	\$ 4,700,000.00	\$ 2,656,000.00	\$ 2,044,000.00
18-206	6/27/2018	\$ 2,000,000.00	\$ 1,664,833.00	\$ 335,167.00

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Silvestri, Visconti

### Motions

- 15      22-138      Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to heavily patrol Cushman Avenue due to dangerous speeding.

**RESULT:** ORDERED - VOICE VOTE

- 16      22-139      Motion presented by Councillor Cogliandro: That the Mayor direct the DPW to make various upgrades to Oxford Park including trash barrels, dog-waste dispensers, walkway improvements, weed barriers for flower beds, and the installation of a Little Free Library.

**RESULT:** ORDERED - VOICE VOTE

- 17      22-140      Motion presented by Councillor Cogliandro: That the Mayor request Capital Waste to appear before the City Council to explain recent behaviors over the last three months.

**RESULT:** PLACED ON FILE

- 18      22-141      Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to install a speedometer and potentially video monitoring at the intersection of Proctor Avenue and Adams Street. There are very dangerous speeding issues at this intersection.

**RESULT: ORDERED - VOICE VOTE**

- 19      22-142      Motion presented by Council President Visconti, Councillor McKenna: That the City Council request Tom O'Brien, HYM Investment Group, to appear before the City Council Committee of the Whole on Monday, May 16, 2022 at 5:00PM for the purpose of discussing the new life sciences building to be constructed at Suffolk Downs.

Councillor Rotondo requested that the Board of Health and the Fire Chief be invited to attend this meeting.

**RESULT: ORDERED - VOICE VOTE**

- 20      22-143      Motion presented by Councillor Morabito: That the Mayor request Community Development and the DPW to install decorative street lamps extending the entire length of Broadway.

**RESULT: ORDERED - VOICE VOTE**

- 21      22-144      Motion presented by Council President Visconti: That the Mayor direct the CFO to provide the City Council with an up-to-date accounting of the use of ARPA funds, a breakdown of all ARPA funded current and future employees and the cost to maintain them. Further, that the CFO provide the City Council with any future potential expenditures from this fund.

**RESULT: ORDERED - VOICE VOTE**

- 22      22-145      Motion presented by Councillor Cogliandro: That the Mayor request the Vice-Chair of the Human Rights Commission (HRC), Chai Hossaini, to appear before the City Council to discuss her verbal altercation with residents on December 2, 2021 after the HRC meeting had ended.

**RESULT: ORDERED - VOICE VOTE**

### Adjournment

The City Council offered a moment of silence for Dan Rizzo, Councillor Rizzo's father.

Daniel Rizzo, age 85, a Woburn resident for fifty years formerly of Revere, passed away peacefully, Monday, May 2, 2022 at the Lighthouse Nursing Care Center in Revere following a short period of declining health. Danny, as he was affectionately known to his family and friends, was the beloved husband of Maureen A. (Richards) Rizzo and together they shared 64 years of marriage. Born in Winthrop he was the son of the late Domenic and Mary (Moschella) Rizzo. Danny was raised and educated in Revere and was a graduate of Revere High School with the class of 1954. He worked for over sixty years in the Insurance Industry and in 1986 he

cofounded the Rizzo Insurance Group of Revere. Danny loved a good time and enjoyed spending time with family and friends, singing karaoke and all things Elvis Presley. Over the years he enjoyed many trips to Las Vegas with family and friends, where he loved to shoot craps and try his luck. He also enjoyed good food and loved caring for his pet dogs. Danny was also a member of both the VFW Mottolo Post 4524 of Revere and the Towanda Club of Woburn where he shared many laughs with friends. He will be greatly missed. In addition to his beloved wife Maureen, Danny is survived by his children; Daniel Rizzo, former Mayor of Revere, and his wife Jane, of Revere, Paul D. Rizzo and his wife Joyce of Wakefield, and Lauren Rizzo of Middleton. He was the loving papa of Sarah Fairweather and her husband David of Woburn, Ryan Rizzo and his wife Michelle of Chester, NH, Nicholas Rizzo of Manchester, NH, twins Paul and Alanah Rizzo both of Wakefield. Loving great papa of Aryanna, Elayna and Evelyn Rizzo, Kyle and Ava Fairweather.

The City Council now stands adjourned to meet on Monday, May 23, 2022 at 6:00PM.

Ordered adjourned at 7:10 PM.

Attest:

City Clerk

C-22-03

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.190 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, April 25, 2022 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 Revere Dev. LLC, 304 Squire Road, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct a new fast-food restaurant with a drive through window at 304 Squire Road, Revere, MA.

A copy of the aforementioned proposed plan and application (C-22-03) 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 #27654  
04/06/2022  
04/13/2022

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

FORM B

APPLICATION NO. C-22-03  
DATE: 3/31/22

**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 filing 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:

- Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- Application for Special permit for Alteration and Extension of Nonconforming Uses (Revise Ordinances of the City of Revere)

1. Applicant submitting the application is:

Name: Revere Dev. LLC.  
Address: 304 Squire Road, Revere, MA 02151  
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

2. Applicant is:  Tenant  Licensee  Prospective Purchaser  
 Owner  Other (Describe)

FILED  
2022 MAR 31 PM 12:02  
OFFICE CITY CLERK  
REVERE, MASS

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

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

Name: Gerry D'Ambrosio, Esq. and Christopher D. Cridler, Esq., D'Ambrosio Brown LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Revere Dev. LLC

Address: 304 Squire Road, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP - (617) 720-5657

5. The land described in the application is recorded in Suffolk County Registry of Deeds.

Please see deed, recorded at Suffolk Registry of Deeds, Book 67062, Page 51, attached hereto as **Exhibit A**.

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 title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor's Office information: 304 Squire Road, Revere Massachusetts and adjoining parcels.

Parcel Identification numbers: 28-438K-13; 28-438K-15; 28-438K-16; and 28-438K-17

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



Please see the City of Revere, Zoning Summary Map, available at [www.gis.revere.org](http://www.gis.revere.org). An enlargement is attached hereto as **Exhibit C**.

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

Please see USGS topographic and MassGIS maps attached hereto as **Exhibit D**.

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                                          X                                          do not know

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

\_\_\_\_\_ a costal beach; \_\_\_\_\_ salt marsh; \_\_\_\_\_ land under the ocean;  
\_\_\_\_\_ do not know;   X   no.

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

The land in Revere, described as follows:

Lots numbered 942, 943, 944, 945, and 946 Squire Road, and

Lots numbered 947 and 948 Derby Road, and

Lots numbered 938, and 939 Sigourney Street

As shown on plan recorded at Suffolk Registry of Deeds, Book 4642 at end.

In addition, a concrete block building, approximately 1,400 square feet, is included on Squire Road lots 942, 943, 944, 945, 946, and a free standing sign approximately 30 feet in height.

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

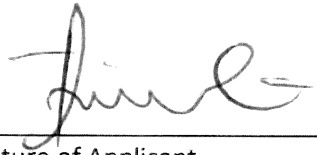
The Applicant seeks to use the property for the operation of a Popeye's fast-food restaurant with a drive through window, allowable in the GB zoning district only by special permit. See Site Plan Review Committee's Denial Letter attached hereto as **Exhibit E**. The Special Permit will allow the Applicant to open its restaurant along a main thoroughfare and increase the available food options in Revere. The drive through window will allow for ease of service by the applicant and also allow patrons to pick up their food without leaving their vehicle. The current vacated structure will be taken down and the Applicant will construct an

attractive new restaurant to better and more efficiently serve the Revere community.

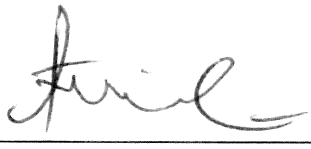
The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the neighborhood. The City of Revere has permitted this property to be used as a fast-food restaurant and drive-through previously, most recently as a Honey Dew Doughnuts establishment. The Applicant plans to direct traffic towards Squire Road in order to reduce any additional traffic through its surrounding neighborhood. The Applicant's use of the property is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

Date of denial by building Inspector and/or Planning Board: March 22, 2022.

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

x   
Signature of Applicant

3/28/2022  
Date

x   
Signature of Owner Representative

3/28/2022  
Date

  
Signature of Designated Representative

3/30/2022  
Date

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

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

1. Name and residential address of party submitting application:

Name: Ashish Parikh  
 Manager, Revere Dev. LLC

Amish Parikh  
 Manager, Revere Dev. LLC

Address: c/o D'Ambrosio Brown LLP  
 14 Proctor Avenue  
 Revere, MA 02151

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

Name: Revere Dev. LLC

Address: 304 Squire Road  
Revere, MA 02151

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

Partner's Name: N/A

Address: N/A

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

Name: Revere Dev. LLC

Address: 304 Squire Road  
Revere, MA 02151

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:

N/A

The trust documents are on file at N/A and will be delivered upon request.

Page 2  
General Disclosure Form

6. 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: N/A

Address: N/A

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

7. If the party is a corporation, provide the name and the 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:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: Ashish Parikh, 82 Roberts Road, Englewood Cliffs, NJ 07632

Director: Amish Parikh, 19 Regency Place, Weehawken, NJ 07086

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: N/A

Address: N/A

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: N/A

Address: N/A

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:

[Signatures on following page]

The foregoing information if provided under the Pains and Penalty of Perjury. Signature of each party and land-owner:

Amish Parikh  
Name [Signature]

Date 3/28/2022

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

### Request for Finding of Fact – Special Permit

Now comes the applicant Revere Dev. LLC who has applied to this Honorable City Council for a special permit for property located at 304 Squire Road, Revere, Massachusetts.

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
  - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City as well as an additional dining option for the City's residents. See Revere Zoning Ordinances, § 17.04.010
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) The site is appropriate as it is a centralized Revere location near similar fast-food restaurants with reasonable ingress and egress accessibility directed away from the surrounding neighborhood and towards the a main thoroughfare, Squire Road.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense, and all aspects of the property will be brought up to code as is required in new construction. Additionally, traffic from the restaurant will be directed away from the surrounding neighborhood, towards a main commercial thoroughfare, Squire Road.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Derby Road or Sigourney Street for the following reasons:
  - (a) There will be no adverse effect to the neighborhood as the Applicant's current plans indicate that the majority of the traffic flow of the Restaurant will exit towards Squire Road, as well as an entrance and exit on Sigourney Street, which travels one way towards Squire Road. No vehicles will enter from or exit onto Derby Road, limiting traffic from this location to enter the surrounding residential neighborhood.

Page 3  
Finding of Fact Form

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

(a) Adequate and appropriate facilities already service the Property or will be addressed through the construction of the new building.

Date: 3/30/2022

Respectfully submitted by:  Counsel

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

# EXHIBIT

# A



# Suffolk County Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

### Recording Information

Document Number	: 6480
Document Type	: DED
Recorded Date	: January 24, 2022
Recorded Time	: 10:08:34 AM
Recorded Book and Page	: 67062 / 51
Number of Pages(including cover sheet)	: 5
Receipt Number	: 951114
Recording Fee (including excise)	: \$8,477.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Suffolk County District ROD # 001  
 Date: 01/24/2022 10:08 AM  
 Ctrl# 218416 12357 Doc# 00006480  
 Fee: \$8,322.00 Cons: \$1,825,000.00  
 \*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
[Suffolkdeeds.com](http://Suffolkdeeds.com)

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

## QUITCLAIM DEED

WE, **ROBERT PEDICINI** and **JOHN PEDICINI**, as trustees of **REVERE-DERBY REALTY TRUST u/d/t dated June 23, 1969** and recorded with the Suffolk County Registry of Deeds in Book 8292, Page 54 of Saugus, Essex County, Massachusetts, and as partners of **FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP**, a limited liability partnership with a principal office located at 10 Milano Drive, Saugus, Massachusetts.

For consideration paid, and in full consideration of ONE MILLION EIGHT HUNDRED AND TWENTY-FIVE THOUSAND and 00/100 (\$1,825,000) Dollars,

grant to **REVERE DEV LLC**

WITH QUITCLAIM COVENANTS,


A certain parcel of land on Squire Road, Derby Road, and Sigourney Street, Revere, in the county of Suffolk, and Commonwealth of Massachusetts. Said land is shown as Squire Road Lots 942, 943, 944, 945, 946, Derby Road Lots 947 & 948, and Sigourney Street Lots 938 & 939 on plan recorded at Suffolk Registry of Deeds in Book 4642, Page 640 at end. In addition, a concrete block building, approximately 1,400 square feet, is included on Squire Road lots 942, 943, 944, 945, 946 and a free-standing sign approximately 30 feet in height.

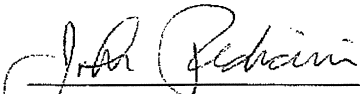
The above-referenced Trustees also hereby release any and all rights of homestead in and to the property being conveyed, and certify under pains and penalties of perjury that there are no persons or beneficiaries, including spouses, former spouses, partners or former partners in a civil union who are entitled to claim the benefit of homestead in the premises.

Further, the within conveyance constitutes a sale or transfer in the ordinary course of business of Grantor, First Derby Realty, Limited Liability Partnership.

For title, see deed recorded with Suffolk Registry of Deeds in Book 8292, Page 62.

Witness our hands and seals, this 21<sup>st</sup> day of January 2022.

  
Robert Pedicini, Trustee

  
John Pedicini, Trustee

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

COMMONWEALTH OF MASSACHUSETTS

Essex County, SS

On this 21st day of January, 2022, before me, the undersigned notary public, personally appeared, Robert Pedicini and John Pedicini, and each proved to me through satisfactory evidence of identification, which was license, to be the person (i) whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as trustee of REVERE-DERBY REALTY TRUST; and (ii) who signed said document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Handwritten signature] [official signature and seal of notary]

Notary Public:

My Commission Expires:



KELLY J. SHANAHAN, ESQ.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 20, 2024

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

Executed as a sealed instrument, this 21<sup>st</sup> day of January 2022.

FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP

Robert L. Pedicini  
Robert L. Pedicini, its Partner

John G. Pedicini  
John G. Pedicini, its Partner

### COMMONWEALTH OF MASSACHUSETTS

Essex County, SS

On this 21<sup>st</sup> day of January, 2022, before me, the undersigned notary public, personally appeared, Robert Pedicini and John Pedicini, and each proved to me through satisfactory evidence of identification, which was license, to be the person (i) whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as partner of **FIRST DERBY REALTY, LIMITED LIABILITY PARTNERSHIP**, and (ii) who signed said document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Handwritten Signature] [official signature and seal of notary]

Notary Public:



KELLY J. SHANAHAN, ESQ.  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
December 20, 2024

My Commission Expires:

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

To Broadway

ROAD

ROAD

Suffolk County Registry of Deeds  
Book 4642 Page 640 at end

DERBY

ROAD

Wall

940	2143	939	938	937	936	935	934	733	932	931	930	929	928	927	926	925	924	923
826	816	812	808	804	800	796	792	788	784	780	776	772	768	764	760	756	752	748
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25

SIGOURNEY

ST.

820	2285	819	818	817	816	815	814	813	812	811	810	809	808	807	806	805	804	803
822	2252	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
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823	2235	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187	2187
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AUGUSTUS

ST.

706	2344	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724
707	2328	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724
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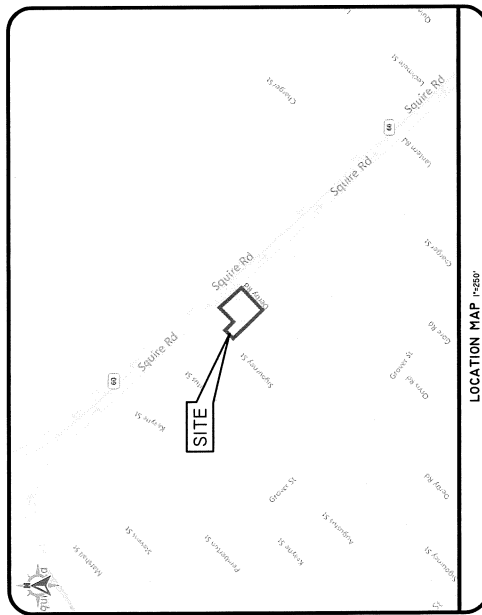
# EXHIBIT B

# INITIAL SITE PLAN REVIEW

# POPEYES REVERE

304 SQUIRE ROAD  
 REVERE, MASSACHUSETTS  
 ASSESSOR'S PLAT 28-438K LOT 13, 15, 16 & 17

- ### SHEET INDEX
- 1 COVER SHEET
  - 2 AERIAL HALF MILE RADIUS
  - 3 EXISTING CONDITIONS PLAN
  - 4 SITE LAYOUT PLAN



MASSDOT  
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE MA STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

**Diprete Engineering**  
 105 Eastern Avenue Suite 200 Dedham, MA 02026  
 Tel: 781-331-0021 Fax: 494-4005 www.diprete-eng.com

Boston • Providence • Newport

*James J. Kelly*

DESIGN BY: D.M.K.	DATE: 12/15/2022
DATE: 12/15/2022	SCALE: AS SHOWN
PROJECT: INITIAL SITE PLAN REVIEW	PROJECT: 28-438K-13, 15, 16 & 17
CLIENT: POPEYES REVERE	PROJECT: 28-438K-13, 15, 16 & 17

**COVER SHEET**

304 SQUIRE ROAD  
 REVERE, MASSACHUSETTS  
 PROJECT: 28-438K-13, 15, 16 & 17  
 100 HIGHLAND PARK HALL SUITE 500  
 ELYSON, NEW JERSEY 08837

THE PARKIN NETWORK

SHEET 1 OF 4

AERIAL HALF MILE RADIUS

304 SQUIRE ROAD  
 REVERSE, MASSACHUSETTS  
 THE PARKIN NETWORK  
 100 HEAD OF PARM HALL SITE 500  
 EOLSON, NEW JERSEY 08037

DATE	10/03/22
DESIGN BY	D.M.P.
PROJECT	100 HEAD OF PARM HALL SITE 500
LOCATION	REVERSE, MASSACHUSETTS
SCALE	1"=500'
PHOTO	10/03/22
DATE	10/03/22
SCALE	1"=500'



Diprete Engineering  
 105 Eastern Avenue Suite 200 Boston, MA 02118  
 Tel: 781-516-0021 Fax: 401-404-4000 www.diprete.com

USGS MAP SCALE: 1"=1000'

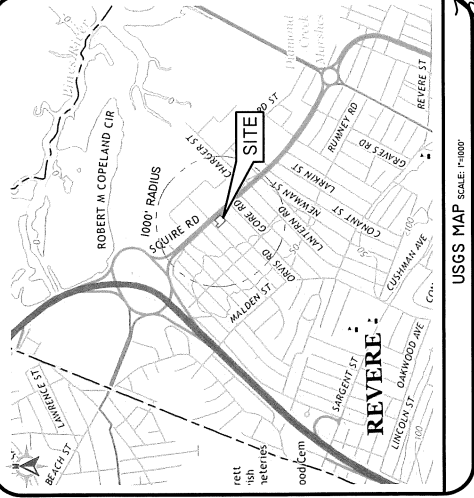
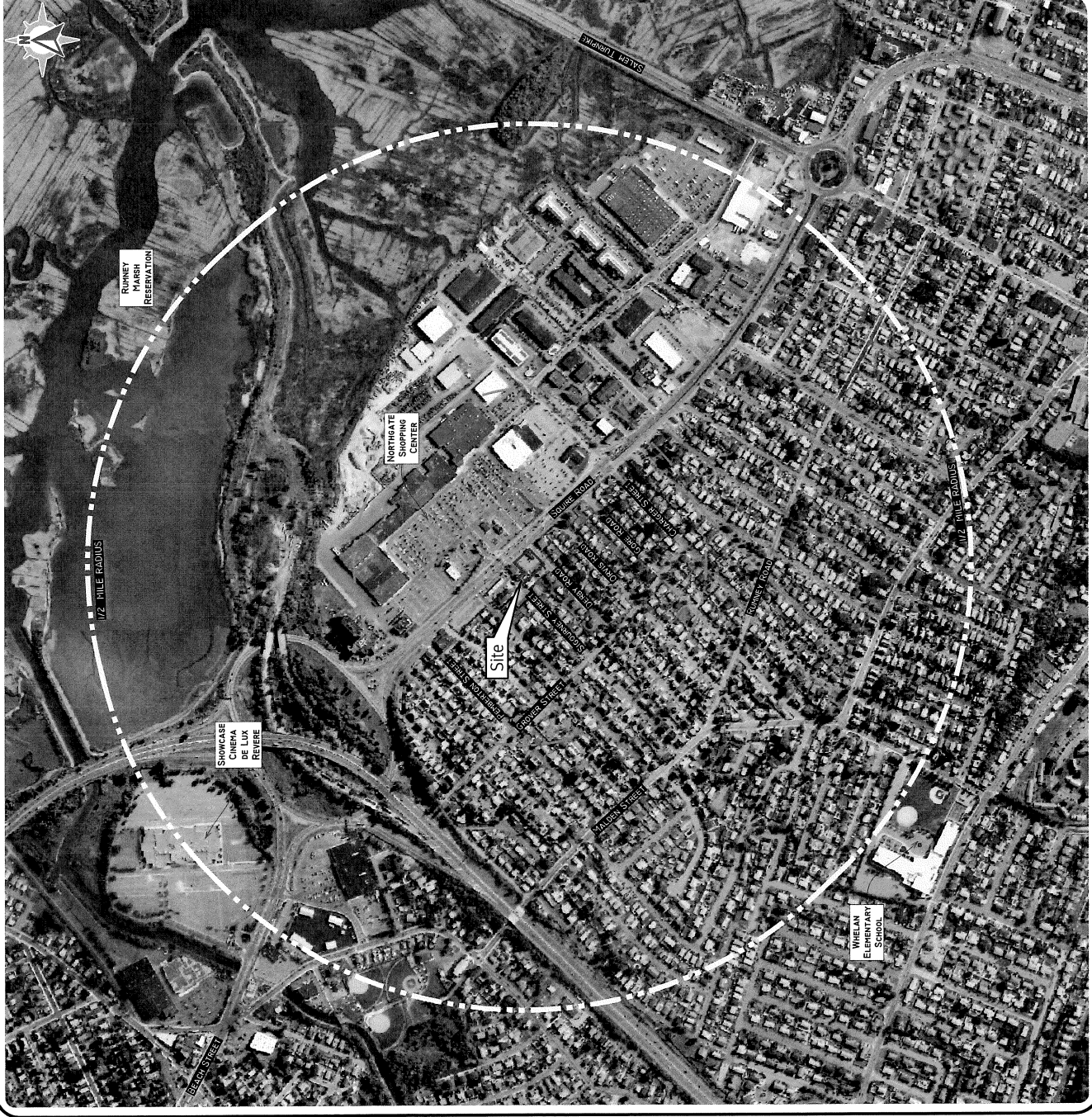
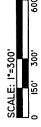


PHOTO OBTAINED FROM AUTODESK GEOLOCATION.  
 ACCESS ON 3/3/2022.









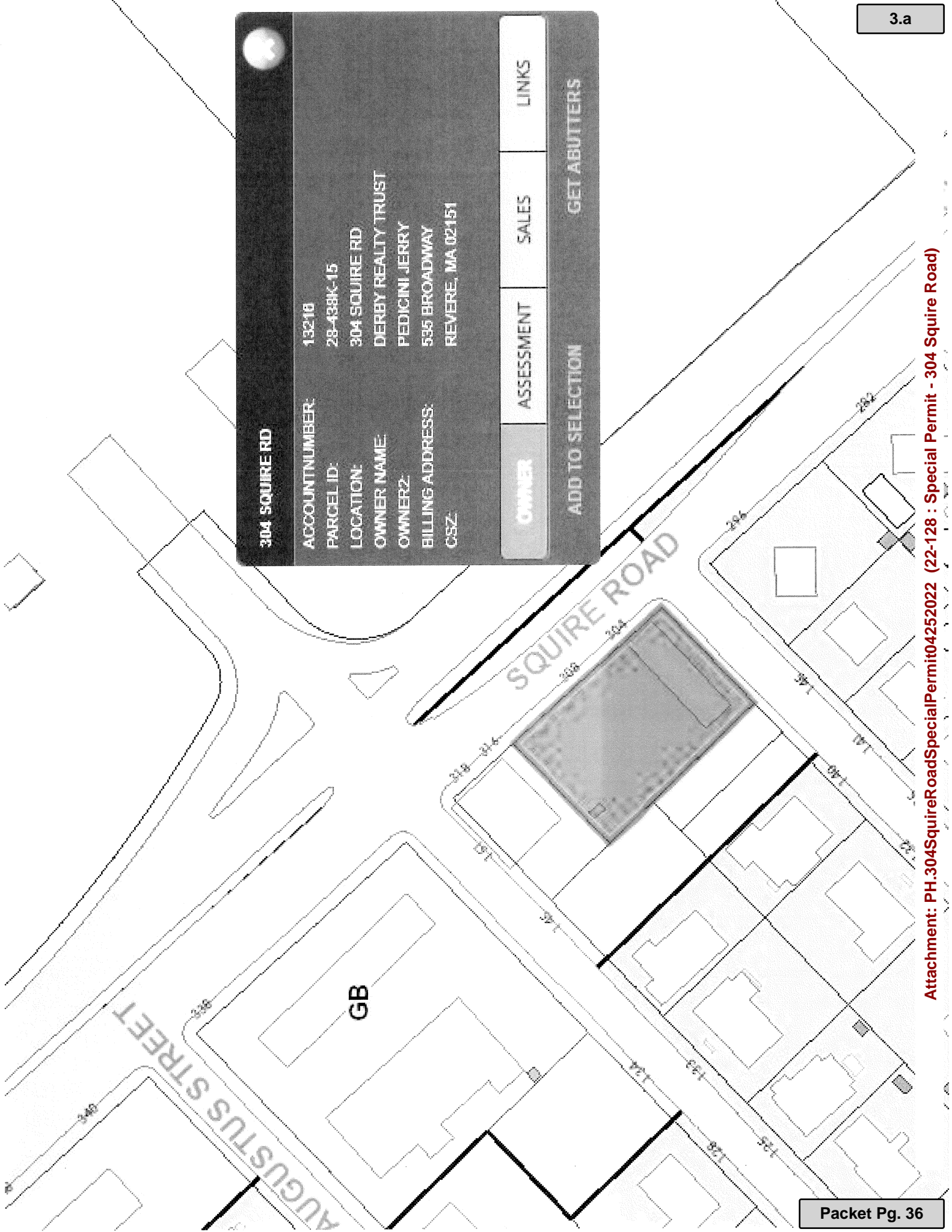
# EXHIBIT C

**304 SQUIRE RD**

ACCOUNTNUMBER: 13218  
 PARCEL ID: 28-438K-15  
 LOCATION: 304 SQUIRE RD  
 OWNER NAME: DERBY REALTY TRUST  
 OWNER2: PEDICINI JERRY  
 BILLING ADDRESS: 535 BROADWAY  
 CSZ: REVERE, MA 02151

OWNER    ASSESSMENT    SALES    LINKS

ADD TO SELECTION    GET ABUTTERS



# EXHIBIT D

Show Map Index

304 Squire Road, Revere, X



Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

XY -71.015675°, 42.426984°



**304 SQUIRE RD**

ACCOUNTNUMBER: 13216  
PARCEL ID: 28-438K-15  
LOCATION: 304 SQUIRE RD  
OWNER NAME: DERBY REALTY TRUST  
OWNER2: PEDICINI JERRY  
BILLING ADDRESS: 535 BROADWAY  
CSZ: REVERE, MA 02151

OWNER	ASSESSMENT	SALES	LINKS
-------	------------	-------	-------

ADD TO SELECTION      GET ABUTTERS

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)

# EXHIBIT E



**Chris Cridler**

**From:** fstringi@revere.org  
**Sent:** Tuesday, March 22, 2022 11:33 AM  
**To:** Chris Cridler; Chris Cridler; amelnik@revere.org; lcavagnaro@revere.org  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

---

**From:** Frank Stringi  
**Date:** March 22, 2022  
**Application #:** SPR22-000029  
**Address:** 304 SQUIRE RD  
**Description:** Tear down the current building and build a brand New Popeye's location with a drive through window  
**Review Status:** Denied

Thank you for your recent permit application for Tear down the current building and build a brand New Popeye's location with a drive through window. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

#### **Community Development: Frank Stringi**

- In accordance with Section 17.16.190 of the Revised Revere Zoning Ordinance, a fast food/take out/drive thru restaurant may only be allowed within the GB District 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](http://www.citizenserve.com/revere) re-review. Furnishing the above requested information will help expedite the approval of your application.

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)



Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)



Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

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

## Request for Abutters List

Date: March 28, 2022

Property Location: 304 Squire Road

Map: 28      Block: 438K      Parcel: 13, 15,16, and 17

Property Owner: Revere Dev. LLC

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: Christopher D. Cridler, D'Ambrosio LLP

Address: 14 Proctor Ave

\_\_\_\_\_ Revere, MA 02151

Telephone: (617) 720-5657

Total Card / Total Parcel  
601,200 / 601,200  
601,200 / 601,200  
601,200 / 601,200

APPRaised: 601,200  
USE VALUE: 601,200  
ASSESSED: 601,200



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
304		SQUIRE RD, REVERE
Unit #:		

**OWNERSHIP**

Owner 1:	REVERE DEV LLC
Owner 2:	
Owner 3:	
Street 1:	304 SQUIRE RD
Street 2:	

**Town/City:** REVERE

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
326	0.238	255,400	15,400	330,400	601,200

Total Card	Entered Lot Size
601,200	601,200

Total Parcel	Total Land
601,200	10386

Source	Market Adj Cost	Total Value per SQ unit /Card
	450.34	450.34

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	326	FV	255,400	15,400	.238	330,400	601,200	601,200	Year End Roll

**PREVIOUS OWNER**

Owner 1:	DERBY REALTY TRUST -
Owner 2:	PEDICINI - JERRY
Street 1:	10 MILANO DR

**Town/City:** SAUGUS

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
DERBY REALTY TR	67062-51		1/21/2022	1,825,000	No	No		

**TAX DISTRICT**

Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
8292/62		1/1/1900		No	No		

**ACTIVITY INFORMATION**

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2013	10661	INTER RE	106,000	C				NEW COUNTERS / NEW

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**LAND SECTION (First 7 lines only)**

Use Code	LUC	No of Units	Depth / Price/Units
326	RST/BAR	10386	19,134 Sq Feet

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**LAND SECTION (First 7 lines only)**

Use Code	LUC	No of Units	Depth / Price/Units
326	RST/BAR	10386	19,134 Sq Feet

**OTHER ASSESSMENTS**

Code	Description/No	Amount	Com. Int

**NARRATIVE DESCRIPTION**

This parcel contains .238 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 1335 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**LAND SECTION (First 7 lines only)**

Use Code	LUC	No of Units	Depth / Price/Units
326	RST/BAR	10386	19,134 Sq Feet

**OTHER ASSESSMENTS**

Code	Description/No	Amount	Com. Int

**NARRATIVE DESCRIPTION**

This parcel contains .238 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 1335 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		

**LAND SECTION (First 7 lines only)**

Use Code	LUC	No of Units	Depth / Price/Units
326	RST/BAR	10386	19,134 Sq Feet

**OTHER ASSESSMENTS**

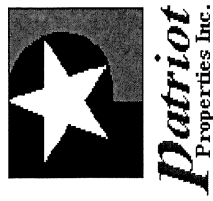
Code	Description/No	Amount	Com. Int

**NARRATIVE DESCRIPTION**

This parcel contains .238 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 1335 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				water		



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		DERBY RD, REVERE
Unit#:		

**OWNERSHIP**

Owner 1:	REVERE DEV LLC
Owner 2:	
Owner 3:	
Street 1:	304 SQUIRE RD
Street 2:	

**Town/City:** REVERE

**St/Prov:** MA **Cnty:**

**Postal:** 02151 **Own Occ:** **Type:**

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	0.050		2,800	69,600	72,400

**Legal Description**

LOT 947

Entered Lot Size: 72,400  
Total Land: 2187

Source: Market Adj Cost  
Total Value per SQ unit /Card: N/A  
/Parcel: N/A  
Land Unit Type: SF

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	337	FV		2800	.05	69,600	72,400		Year End Roll	12/30/2021
2022	337	NC		2800	.05	69,600	72,400		Year End Roll	11/9/2021
2021	337	FV		2800	.05	63,500	66,300		Year End Roll	12/15/2020
2021	337	PTCH		2800	.05	63,500	66,300		66,300 patch	8/19/2020
2020	337	FV		2800	.05	63,500	66,300		Year End Roll	12/18/2019
2020	337	NC		2800	.05	63,500	66,300		Year End Roll	10/30/2019
2019	337	FV		2800	.05	54,400	57,200		Year End Roll	12/19/2018
2018	337	fv		2800	.05	44,600	47,400		YER	12/29/2017

**PREVIOUS OWNER**

Owner 1: DERBY REALTY TRUST -  
Owner 2: PEDICINI - JERRY TRUSTEE  
Street 1: 10 MILANO DR

**Town/City:** SAUGUS

**St/Prov:** MA **Cnty:**

**Postal:** 01906

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DERBY REALTY TR	67062-51		1/21/2022	MULTIPLE PAR	1,825,000	No	No	No	
UNKNOWN	829262		1/1/1900			No	No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains .05 Acres of land mainly classified as PARKLOT

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

**PROPERTY FACTORS**

Item Code	Description	%	Item Code	Description
Z			water	
o			Sewer	
n			Electri	
			Exmpt	
			Topo	
			Street	
			Gas:	

**LAND SECTION (First 7 lines only)**

Use Code	LUC	Description	Fact	No of Units	Depth / Price/Units	LT Factor	Land Type	Unit Type	Unit Price	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	J Code	Notes
337	PARKLOT			2187	19,134 Sq Feet	1.0	SITE		23	0	1.38 CG							69,565	0			69,600

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2017	MEASURED	425	SCOT C
1/22/2007	MEASURED	336	MATT MCGRATH

**LAND SECTION (First 7 lines only)**

Use Code	LUC	Description	Fact	No of Units	Depth / Price/Units	LT Factor	Land Type	Unit Type	Unit Price	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	J Code	Notes
337	PARKLOT			2187	19,134 Sq Feet	1.0	SITE		23	0	1.38 CG							69,565	0			69,600



**PROPERTY LOCATION**  
 No Alt No Direction/Street/City  
 DERBY RD, REVERE  
 Unit #

**OWNERSHIP**  
 Owner 1: REVERE DEV LLC  
 Owner 2:  
 Owner 3:  
 Street 1: 304 SQUIRE RD  
 Street 2:  
 Total Value 72,400  
 Land Value 69,600  
 Yard Items 2,800  
 Building Value 72,400  
 Total Value 72,400  
 Entered Lot Size 72,400  
 Total Land: 2'187  
 Land Unit Type: /SF

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.050 2,800 69,600 72,400

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.050 2,800 69,600 72,400

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.050 2,800 69,600 72,400

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.050 2,800 69,600 72,400

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.050 2,800 69,600 72,400

**PREVIOUS ASSESSMENT**  
 Parcel ID 28-438K-17  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 2800 2800 .05 69,600 72,400  
 2021 337 NC 2800 2800 .05 69,600 72,400  
 2020 337 FV 2800 2800 .05 63,500 66,300  
 2019 337 PTCH 2800 2800 .05 63,500 66,300  
 2018 337 FV 2800 2800 .05 63,500 66,300  
 2017 337 NC 2800 2800 .05 63,500 66,300  
 2016 337 FV 2800 2800 .05 54,400 57,200  
 2015 337 fv 2800 2800 .05 44,600 47,400

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
 DERBY REALTY TR 67052-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/11/1900 No No

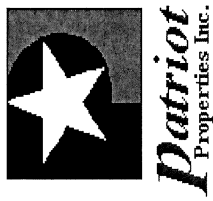
**NARRATIVE DESCRIPTION**  
 This Parcel contains .05 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth/ Price/Units  
 337 PARKLOT 2187 19,134 Sq Feet SITE



**PROPERTY LOCATION**  
 No Alt No SIGOURNEY ST, REVERE  
 Direction/Street/City  
 Unit #:  
**OWNERSHIP**  
 Owner 1: REVERE DEV LLC  
 Owner 2:  
 Owner 3:  
 Street 1: 304 SQUIRE RD  
 Street 2:  
 Town/City: REVERE  
 State/Prov: MA Cntry  
 Own Occ:  
 Postal: 02151 Type:

**PREVIOUS OWNER**  
 Owner 1: DERBY REALTY TRUST -  
 Owner 2: PEDICINI - JERRY TRUSTEE  
 Street 1: 10 MILANO DR  
 Town/City: SAUGUS  
 State/Prov: MA Cntry  
 Postal: 01906

**NARRATIVE DESCRIPTION**  
 This Parcel contains .1 Acres of land mainly classified as PARKLOT

**OTHER ASSESSMENTS**  
 Code Description/No Amount Com. Int

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth /  
 Code Description Fact Price/Units  
 337 PARKLOT 4374 19,134 Sq Feet SITE

**SALES INFORMATION**  
 Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes  
 DERBY REALTY TR 67062-51 1/21/2022 MULTIPLE PAR 1,825,000 No No  
 UNKNOWN 8292/62 1/1/1900 No No

**IN PROCESS APPRAISAL SUMMARY**  
 Use Code Land Size Building Value Yard Items Land Value Total Value  
 337 0.100 139,100 139,100 139,100  
 Total Card 0.100 139,100 139,100  
 Total Parcel 0.100 139,100 139,100  
 Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A  
 Land Unit Type: SF

**PREVIOUS ASSESSMENT**  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
 2022 337 FV 0 .1 139,100 139,100  
 2022 337 NC 0 .1 139,100 139,100  
 2021 337 FV 0 .1 127,000 127,000  
 2021 337 PTCH 0 .1 127,000 127,000  
 2020 337 FV 0 .1 127,000 127,000  
 2020 337 NC 0 .1 127,000 127,000  
 2019 337 FV 0 .1 108,900 108,900  
 2018 337 fv 0 .1 89,200 89,200

**TAX DISTRICT**  
 TAX DISTRICT 13214  
 PAT ACCT.

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**BUILDING PERMITS**  
 Date Number Descrip Amount C/O Last Visit Fed Code F\_Descrip Comment  
 12/13/2017 VACANT 425 SCOT C

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth /  
 Code Description Fact Price/Units  
 337 PARKLOT 4374 19,134 Sq Feet SITE

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**USER DEFINED**  
 Prior Id # 1: RB  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map: 28  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bid Reason:  
 Civil District:  
 Ratio:

**PRINT**  
 Date Time  
 03/29/22 08:36:20  
**LAST REV**  
 Date Time  
 01/24/22 15:33:46  
 cgravall  
 13214

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**BUILDING PERMITS**  
 Date Number Descrip Amount C/O Last Visit Fed Code F\_Descrip Comment  
 12/13/2017 VACANT 425 SCOT C

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth /  
 Code Description Fact Price/Units  
 337 PARKLOT 4374 19,134 Sq Feet SITE

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**USER DEFINED**  
 Prior Id # 1: RB  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map: 28  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bid Reason:  
 Civil District:  
 Ratio:

**PRINT**  
 Date Time  
 03/29/22 08:36:20  
**LAST REV**  
 Date Time  
 01/24/22 15:33:46  
 cgravall  
 13214

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**BUILDING PERMITS**  
 Date Number Descrip Amount C/O Last Visit Fed Code F\_Descrip Comment  
 12/13/2017 VACANT 425 SCOT C

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth /  
 Code Description Fact Price/Units  
 337 PARKLOT 4374 19,134 Sq Feet SITE

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**USER DEFINED**  
 Prior Id # 1: RB  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map: 28  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bid Reason:  
 Civil District:  
 Ratio:

**PRINT**  
 Date Time  
 03/29/22 08:36:20  
**LAST REV**  
 Date Time  
 01/24/22 15:33:46  
 cgravall  
 13214

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**BUILDING PERMITS**  
 Date Number Descrip Amount C/O Last Visit Fed Code F\_Descrip Comment  
 12/13/2017 VACANT 425 SCOT C

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

**LAND SECTION (First 7 lines only)**  
 Use LUC No of Units Depth /  
 Code Description Fact Price/Units  
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**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

**USER DEFINED**  
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**ACTIVITY INFORMATION**  
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**BUILDING PERMITS**  
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**LAND SECTION (First 7 lines only)**  
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**ACTIVITY INFORMATION**  
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**LAND SECTION (First 7 lines only)**  
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 337 PARKLOT 4374 19,134 Sq Feet SITE

**ACTIVITY INFORMATION**  
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 12/13/2017 VACANT 425 SCOT C

**ACTIVITY INFORMATION**  
 Date Result By Name  
 12/13/2017 VACANT 425 SCOT C

276 SQUIRE RD POWERS JR ERNEST F POWERS BARBARA J 276 SQUIRE RD REVERE, MA 02151	28-438F-14 LUC: 342	SIGOURNEY ST REVERE DEV LLC 304 SQUIRE RD REVERE, MA 02151	28-438K-13 LUC: 337	128 SIGOURNEY ST ROTONDO PASQUALE ROTONDO ADELINE 128 SIGOURNEY ST REVERE, MA 02151	28-438M-25 LUC: 101
141 DERBY RD KHANDA LLC 20 MELANIE LN ARLINGTON, MA 02474	28-438I-10 LUC: 101	318 SQUIRE RD TRIPLE SINGH LLC 30 EDWARD AVE LYNNFIELD, MA 01940	28-438K-14 LUC: 325	127 AUGUSTUS ST NGUYEN TU QUANG 127 AUGUSTUS ST REVERE, MA 02151	28-438M-9A LUC: 104
145 DERBY RD ROACH JESSICA M 145 DERBY RD REVERE, MA 02151	28-438I-11 LUC: 101	304 SQUIRE RD REVERE DEV LLC 304 SQUIRE RD REVERE, MA 02151	28-438K-15 LUC: 326	275 SQUIRE RD SQUIRE CHARGER REALTY, LLC 275 GROVE ST BLDG 2-400 NEWTON, MA 02466	30-435C-4A LUC: 324
147 DERBY RD JIMENEZ NIXON 296 SQUIRE RD REVERE, MA 02151	28-438I-12A LUC: 104	DERBY RD REVERE DEV LLC 304 SQUIRE RD REVERE, MA 02151	28-438K-16 LUC: 337	339 SQUIRE RD NORTHGATE SHOPPING CENTER LTD PARTNERSHIP POST OFFICE BOX 590249 NEWTON CENTER, MA 02459	30-435C-6A LUC: 323
282 SQUIRE RD TRICKETT PAUL MINIHAN PATRICIA J 282 SQUIRE RD REVERE, MA 02151	28-438I-14 LUC: 101	DERBY RD REVERE DEV LLC 304 SQUIRE RD REVERE, MA 02151	28-438K-17 LUC: 337		
164 ORVIS RD GILLIS RICHARD F GILLIS JOANNA F 164 ORVIS RD REVERE, MA 02151	28-438I-15 LUC: 101	140 DERBY RD DERBY HOUSE REALTY TRUST CATALDO GENNARO F TRUSTEE 35 AUGUSTUS ST REVERE, MA 02151	28-438K-18 LUC: 104		
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135 DERBY RD MAN VUTHY OUK BOTUMKUN 135 DERBY RD Revere, MA 02151	28-438I-9 LUC: 101	338 SQUIRE RD 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-13A LUC: 333		
139 SIGOURNEY ST DERBY REALTY TRUST PEDICINI JERRY TRUSTEE 10 MILANO DR SAUGUS, MA 01906	28-438K-12 LUC: 104	SIGOURNEY ST 338 SQUIRE ROAD LLC 338 SQUIRE RD REVERE, MA 02151	28-438M-23A LUC: 130		

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

DATE: 3-29-22

Attachment: PH.304SquireRoadSpecialPermit04252022 (22-128 : Special Permit - 304 Squire Road)





City of Revere  
Election Commission  
281 Broadway  
Revere, MA 02151-5051  
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY  
*Election Commissioner*  
E-mail: [pfahey@revere.org](mailto:pfahey@revere.org)

May 11, 2022

The Honorable Gerry Visconti, President  
Revere City Council  
281 Broadway  
Revere, MA 02151

Dear President Visconti and Members of the Revere City Council:

Attached for your information is the Election Calendar that will be followed the Special Municipal Election in Ward 5 to fill the vacancy caused by the resignation of former Ward 5 City Councillor Al Fiore. The Special Election will be held on Tuesday, July 19, 2022.

Sincerely,

**PAUL J. FAHEY**

*Election Commissioner*  
City of Revere

Attachment

cc: Mayor Brian Arrigo  
City Clerk Ashley Melnik  
Board of Election Commissioners

<https://www.revere.org/departments/election-commission>

Attachment: Ward5SpecialElectionCalendar (22-149 : Election Calendar for Special Election in Ward 5)

**CITY OF REVERE - WARD 5 SPECIAL MUNICIPAL ELECTION CALENDAR**

**Tuesday, May 17, 2022, 8:15 a.m.** Nomination papers are available for candidates, or an individual authorized in writing by the candidate to obtain papers on the candidate's behalf. Candidate shall file a statement containing the candidate's name, address, and office for which he/she will be a candidate before obtaining nomination papers. *M.G.L. Ch. 53, § 9A.*

**Tuesday, June 7, 2022, 5:00 p.m.** Last date/time for candidates to file nomination papers for certification (50 certified signatures required) and Statement of Candidacy with Board of Election Commissioners. *M.G.L. Ch. 53, § 10.*

**Wednesday, June 15, 2022, 5:00 p.m.** Last date/time for filing withdrawals from nomination or objections to Nomination for Special Election. *M.G.L. Ch. 53, § 11.*

**Wednesday, June 29, 2022, 8:00 p.m.** Last date/time to register to vote in the Special Election. *M.G.L. Ch. 51, § 26.*

**Tuesday, July 12, 2022, 5:00 p.m.** Last date/time for candidates on the ballot to file Campaign Finance report for period 01/01 – 07/01/22. *M.G.L. Ch. 55.*

**Wednesday, July 13, 2022, 5:00 p.m.** Last date/time to request absentee ballot by mail. *M.G.L. Ch. 54, § 89.*

**Monday, July 18, 2022, 12:00 p.m.** Last date/time to request absentee ballot in person. *M.G.L. Ch. 54, § 89.*

**Tuesday, July 19, 2022, 7:00 a.m. – 8:00 p.m. WARD 5 SPECIAL ELECTION**

**Friday, July 29, 2022, 5:00 p.m.** Last date and time to file a recount petition. *M.G.L. Ch. 54, § 135.*

**Thursday, August 18, 2022, 5:00 p.m.** Last date and time for candidates on the ballot to file Campaign Finance report for period 07/02-08/18/22. *M.G.L. Ch. 55.*



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 16, 2022

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

Dear members of the Honorable City Council,

I write to inform you of my appointment of Jeffrey Pearlman as City Historian. Mr. Pearlman has been a distinguished public historian in our community for over 3 decades, having served as a history teacher in Revere Public Schools as well as an Adjunct Professor at Salem State University. He has written extensively in the pages of our local press about matters of regional and historical import. An active member of the Revere Society for Cultural and Historical Preservation, Mr. Pearlman will be an asset to the City as he continues to steward our proud history.

Regards,

Brian M. Arrigo  
Mayor

Enclosed:  
Proclamation declaring Jeffrey Pearlman as City Historian

Attachment: J. Pearlman City Historian (22-150 : Appointment of Jeffrey Pearlman as City Historian)

## PROCLAMATION

*Whereas*, the City of Revere, from being the territory of the Pawtucket, Massachusett, and Naumkeag tribes, to the English colonial settlement of Chelsea, through American independence and becoming the neighborhood of North Chelsea and then the Town of Revere, and finally its present organization, has always offered significant historical import to our region, nation, and global community, and;

*Whereas*, various civic organizations have endeavored to preserve, catalogue, divulge, and instill among the public appreciation for Revere's history, especially that of the nation's first public beach and successive waves of proud working-class Americans of all demographics, and;

*Whereas*, Jeffrey Pearlman has distinguished himself as a public historian, having taught history in Revere Public Schools for 36 years and at Bunker Hill Community College, served as adjunct professor in regional geography at Salem State University, and lectured aboard cruise ships, and;

*Whereas*, Mr. Pearlman has been an active member of the Revere Society for Cultural and Historical Preservation, the Revere Historical Commission, and has written extensively on local history in the pages of the local press, and;

*Whereas*, the City of Revere, represented by both the Mayor and City Council deign it expedient to the public interest to appoint a City Historian that shall steward the community's rich historical resources and assist in shaping the city for generations to come;

*Therefore*, be it resolved that the Mayor and the City of Revere, on behalf of the people of Revere, appoint

***Jeffrey Pearlman***

*as*

***City Historian***

*This proclamation is issued in the Executive Chamber of the City of Revere this seventeenth day of May in the year of Our Lord two thousand twenty-two and of the Independence of the United States of America the two hundred and forty-fifth*

\_\_\_\_\_  
Ashley E. Melnik, City Clerk

\_\_\_\_\_  
Brian M. Arrigo, Mayor



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 16, 2022

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

Dear Members of the Honorable City Council,

Please find enclosed a proposed order that would reform the City Charter in order to restructure the Revere School Committee. The restructuring would reduce the amount of at large seats on the School Committee to two, and would establish 6 seats elected from within each of our City's wards. The net effect of the restructuring would result in two additional seats on the School Committee, for a total of 9 members.

Upon approval of this order by the City Council, it would be referred to our state delegation to be introduced in the Massachusetts General Court as a special act. Changes to municipal charters require approval from the legislature in order to be enacted. I anticipate this restructuring taking effect before next year's municipal elections.

Enclosed please find a memorandum sent to the School Committee outlining the process and explaining in further detail the context and reasoning behind this change.

Regards,

Brian M. Arrigo  
Mayor

Enclosed:

An Order to Establish a New Election System for School Committee  
Memoranda to School Committee relative to above

Attachment: Comm School Committee Reform (22-151 : Amendment to City Charter to Reform School Committee)

## **An Order to Establish a New Election System for School Committee**

**Be it ordered by the City Council of the city of Revere, Massachusetts, as follows:**

WHEREAS, the city of Revere has a Mayor and City Council Plan B form of government in accordance with Massachusetts General Laws chapter 43, §§ 56-63; and

WHEREAS, the Revere City Council is comprised of members elected from their respective wards and members elected at large in accordance with Massachusetts General Laws chapter 43, § 59; and

WHEREAS, the Revere School Committee consists of six members who are elected at large only in accordance with Massachusetts General Laws chapter 43, § 31; and

WHEREAS, other cities have changed the process for electing their at large School Committee in response to lawsuits; and

WHEREAS, the city of Revere wants to itself initiate a change to the process for electing School Committee members to be elected solely by the voters from their respective ward and at large;

NOW THEREFORE, it is hereby ordered that, consistent with the city of Revere's authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation establishing a single-member ward-based and at-large system for electing members and filling member vacancies of the Revere School Committee be filed with the City's State Representatives and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

### **AN ACT RELATIVE TO THE SCHOOL COMMITTEE OF THE CITY OF REVERE**

**SECTION 1.** Chapter 147 of said acts of 2004 is hereby amended by deleting the text of section 4 and inserting in place thereof the following:

(a) Notwithstanding sections 31 or 36 of chapter 43 of the General Laws or of any general or special law to the contrary, the school committee of the city of Revere shall consist of the mayor and 8 members, with 1 member to be elected by and from the voters of each of the 6 respective wards into which the city is divided and 2 members to be elected at large.

(b) If a vacancy occurs in the office of school committee member, whether by death, removal, resignation or otherwise, the candidate from that ward who received the second highest number of votes at the last regular election or the at-large candidate who received the third highest number of votes at the last regular election shall be sworn and take office immediately; provided, however, such candidate is willing to serve, registered to vote and domiciled in the appropriate ward, and otherwise eligible to fill the vacancy.

(c) If there is no candidate meeting the requirements of subsection (b), or such qualified candidate declines to be sworn to the position, the city council, and the remaining members of the school committee, shall within fourteen (14) days following the date of the vacancy, meet in joint convention and fill the vacancy by a majority vote of the city council and remaining members of the school committee. The person selected to fill the vacancy under this section shall be sworn and immediately take up the duties of the office. A vacancy occurring during the last six months of the term shall not be filled in the manner set forth herein.

(d) Any person selected to fill a vacancy under subsections (b) and (c) shall be sworn and take office immediately, serving until the 10<sup>th</sup> day after the next regular city election, at which time their successor shall be sworn and immediately take up the duties of the office in addition to the full term to which they were elected. Similarly, if the position remains vacant, the candidate elected to the position at the next regular election shall be sworn and begin serving on the 11<sup>th</sup> day after the election, in addition to the full term to which they were elected.

**SECTION 2.** This act shall take effect upon its passage.



## CITY OF REVERE

Brian M. Arrigo  
Mayor

### MEMORANDA

**To:** Revere School Committee

**Cc:** Revere City Council, Superintendent of Schools Dr. Dianne Kelly; Solicitor Paul Capizzi

**Subject:** Proposal of Home Rule Petition to Reform City Charter as to Restructure Revere School Committee

**Date:** May 16, 2022

Dear Honorable Members of the Revere School Committee,

Please be advised that the City of Revere under my administration shall be imminently advancing before the Revere City Council a Home Rule Petition (enclosed) that would reform the City Charter in order to restructure the composition of the Revere School Committee. Should the City Council approve the Home Rule Petition, it would then be proposed for adoption by the Massachusetts General Court.

Upon the legislature's adoption, the Revere School Committee's composition would be restructured as follows upon the inauguration of members elected in November 2023:

*The school committee shall consist of the mayor and 8 members, with 1 member to be elected by and from the voters of each of the 6 respective wards into which the city is divided and 2 members to be elected at large.*

As you are aware the Revere School Committee is presently comprised of the mayor and 6 members elected at large. The reform to the City Charter would reduce the number of members elected at large to 2 while establishing 1 member elected within each ward, of which there shall be 6. The total size of the body will increase to 9 members. We anticipate the Home Rule Petition being enacted before the beginning of the 2023 municipal election cycle, so candidates for next year's election will have the option of running within the ward in which they live or for one of the two at large seats.

The City of Revere is advancing this Home Rule Petition in response to successful legal challenges to methods of electing School Committees in other municipalities across the Commonwealth. In the 2017 federal voting rights suit of *Huot v. City of Lowell*, the City of Lowell ultimately fell under a consent decree where they were barred from utilizing an exclusively at large electoral system for their municipal elections. The decree allowed for



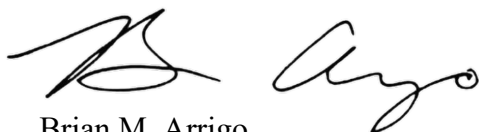
possible alternatives to include an exclusively ward-based system or a hybrid option such as the one the City of Revere is proposing. The City of Worcester and other municipalities have similarly reformed or seek to reform their City Charter in response to a federal voting rights suit or threats thereof.

The plaintiffs in each of these cases have been represented by Lawyers for Civil Rights and coalitions of corporate litigators and community organizers. The suits allege that exclusively at large elections illegally dilute the voting power of minority voters in violation with the federal Voting Rights Act and the U.S. Constitution. Given the precedent established, the U.S. District Court for the District of Massachusetts appears to agree.

The City of Revere, as a minority-majority community with varying levels of diversity across our six wards as well as scant elected officials of minority backgrounds, is particularly vulnerable to such a suit, and indeed was approached in the previous year by Lawyers for Civil Rights about our method of electing School Committee members. In order to avoid a legal battle where precedent, momentum, and resources fall against our current electoral methods, as well as with the belief that any disruption to the Revere School Committee will be limited and justified in affording greater representation for all Revere residents, the City of Revere will seek to voluntarily reform its City Charter. Also of note is the fact that a majority of our City Council are already elected from within their respective wards.

As with all matters before the Council, the public will have the opportunity to voice their opinions on the proposed Home Rule Petition and Charter reform. I understand you all likely have further questions, so please do not hesitate to reach out to me and to Solicitor Paul Capizzi. I look forward to advancing this process together.

Regards,



Brian M. Arrigo  
Mayor



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 16, 2022

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

Dear members of the Honorable City Council,

Enclosed please find an ordinance establishing Inclusionary Zoning in the City of Revere. As the housing crisis grips our region at the same time that we see record property development, many communities have adopted inclusionary zoning as a means to ensure that longtime residents can afford to remain in the communities that they've built up.

This ordinance comes at the end of a yearlong public process where the City convened residents, local organizers, and those most impacted by rising housing costs to identify a policy that works best for our community's needs.

I look forward to working with you throughout the adoption process.

Regards,

Brian M. Arrigo  
Mayor

Attachment: InclusionaryZoningOrdinanceCoverLetter (22-168 : Inclusionary Zoning Ordinance)

SECTION 1. Title 17 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new Chapter:

### **Chapter 17.29- AFFORDABLE HOUSING**

Sections:

17.29.010 - Purpose.

The purpose of this chapter is to expand affordable housing options in the city of Revere in furtherance of the city's housing goals articulated in its 2020 master plan, "Next Stop Revere," which includes creating new deed-restricted affordable housing and preserving existing deed-restricted affordable housing, mitigating displacement pressures and creating greater housing stability for vulnerable residents, and increasing access to a variety of homeownership opportunities for moderate and low-income households.

17.29.020 - Applicability.

- A. This chapter shall apply to any development involving the creation of six (6) or more dwelling units on one or more contiguous parcels, including the following:
  - 1. New residential construction or new mixed-use construction that includes six or more dwelling units.
  - 2. The conversion, alteration, redevelopment, change of use, or expansion of an existing structure, if such development results in an increase of six (6) or more dwelling units.
  - 3. A division of land resulting in the creation of six (6) or more residential lots.
- B. This chapter shall apply to all residential dwelling types defined in Title 17 with the exception of lodging house or rooming house. This chapter does not apply to institutional uses such as a nursing or convalescent home, independent elderly housing, or congregate care elderly housing.
- C. Developments shall not be segmented or phased to avoid compliance with the provisions of this chapter. Where such segmentation occurs, it shall be subject to the provisions of this chapter.

17.29.030 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

- A. "Affordable Housing Restriction" means a deed restriction, covenant, contract, mortgage agreement, or other legal instrument, acceptable in form and substance to the city of Revere, that effectively restricts occupancy of an affordable housing unit to qualified low-income purchasers or renters, and meeting the requirements in MGL c. 184, § 31, and the requirements of this chapter.

- B. "Affordable Housing Unit" means a dwelling unit that is affordable to and occupied by a low-income household and meets the requirements of the Massachusetts Department of Housing and Community Development Local Initiative Program for inclusion on the Chapter 40B Subsidized Housing Inventory, and is sold, leased, or rented to an eligible household in accordance with the requirements of this chapter.
- C. "Area Median Income" means the median household income for the metropolitan area that includes the city of Revere, as defined in the annual schedule of low-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.
- D. "Eligible Household" means a household of one or more persons whose maximum income does not exceed the income limits established in this chapter.
- E. "Local Action Unit" means an affordable housing unit created through this chapter or special permit process as part of the Local Initiative Program and eligible for inclusion on the Subsidized Housing Inventory.
- F. "Local Initiative Program" means a program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56.00 to develop and implement local housing initiatives that produce affordable housing units, with or without a comprehensive permit as defined in Chapter 40B, §§ 20-23.
- G. "Low-Income Household" means a household with income at or below 60% of area median income, adjusted for household size, for the metropolitan area that includes the city of Revere, as determined annually by HUD.
- H. "Market Rate Unit" means all dwelling units in a development subject to this chapter that are not affordable housing units as defined herein.
- I. "Revere Affordable Housing Trust Fund" means a fund established by the city of Revere per Revere Revised Ordinance (R.R.O.) 2.90, and pursuant to MGL c. 44, § 55C, for the purpose of creating or preserving affordable housing in the city of Revere for the benefit of low-income households.
- J. "Segmentation" shall mean any development or any division of land that would cumulatively result in an increase of six or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership up to twenty-four (24) months prior to the application. A subdivision or division of land shall mean any subdivision as defined in the Subdivision Control Law, MGL c.41, §81K-81GG, or any division of land under MGL c.41, §81P, into lots for residential use.
- K. "Subsidized Housing Inventory" means the Massachusetts Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

#### 17.29.040 - General requirements.

No building permit shall be issued for a development subject to this chapter unless the applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein. The following are conditions of development for projects subject to this chapter:

- A. No less than twelve percent (12%) of dwelling units shall be an affordable housing unit for a household with income at or below sixty percent (60%) of the area median income.
- B. When the requirement for affordable housing units results in a fraction of a unit equal to one-half or above, the requirement shall be increased to the next highest whole number.

- C. Affordable housing units shall be made available to eligible low-income households at the income limits determined by the U.S. Department of Housing and Urban Development (HUD) applicable to the city of Revere, at purchase prices or rents that comply with DHCD's Local Initiative Program (LIP) regulations, 760 CMR 56.00.
- D. Affordable housing units shall comply with the requirements set forth in MGL c. 40B, §§ 20-24. It is intended that the affordable housing units that result from this ordinance be considered as local action units, in compliance with the requirements specified by DHCD's LIP.
- E. Nothing in this chapter shall preclude the applicant from providing additional affordable housing units or affordable housing units at a cost lower than the minimum affordability requirements.

17.29.050 - Methods of providing affordable housing units.

- A. Projects larger than twelve (12) units in size shall provide the affordable housing units on the locus of the development (on-site).
- B. Projects up to twelve (12) units in size may satisfy the requirements of this chapter by providing the affordable housing units on-site or by making a cash payment in lieu of affordable housing units to the Revere Affordable Housing Trust Fund. The cash payment for affordable housing units shall be equal to the required number of affordable housing units multiplied by the most current total development cost as articulated in the MA Department of Housing & Community Development's Qualified Allocation Plan for Low Income Housing Tax Credit, for the areas described as within Metro Boston/suburban area, as adjusted for the type of project and number of units.
- C. The special permit granting authority may grant a special permit to satisfy the requirements of this chapter by providing the affordable housing units in a separate building on the locus of the development through a development agreement with a non-profit housing developer. The special permit granting authority must find that such an arrangement more effectively addresses local housing need, with consideration for:
  - 1. Whether the location of the affordable housing units is appropriate and advantageous in terms of proximity to public transit, public open space, and other amenities.
  - 2. Whether the arrangement results in more efficient funding and delivery of supportive services offered by the non-profit housing developer to the residents of the affordable housing units.
  - 3. Whether the arrangement results in a greater number of affordable housing units, affordable housing units at a cost lower than the minimum affordability requirements, or affordable units that have more bedrooms than the average number in the market-rate units.

17.29.060 - Offsets.

To facilitate the objectives of this chapter, the following dimensional and parking regulations shall apply:

- A. Any development in compliance with the affordable housing requirements of this chapter shall be permitted to reduce the total number of required off-street parking spaces under R.R.O. 17.28 as follows:
  - 1. For developments located within a half mile of a subway or railroad station, no off-street parking shall be required.

2. For developments located further than a half mile from subway or railroad station, the minimum number of required off-street parking spaces shall be reduced to a half space (0.5) per unit.
  3. The parking reduction shall apply to residential use only and does not apply to any other use.
  4. The parking reductions described in this section shall be available by right.
- B. For developments that provide the required affordable housing units on-site, the following reductions in dimensional requirements shall apply:
1. The minimum lot area required under R.R.O. 17.24 shall be reduced by fifty percent (50%).
  2. The minimum front, side, and rear yard setbacks required under R.R.O. 17.24 shall be reduced by twenty-five percent (25%).
  3. The maximum floor area ratio required under R.R.O. 17.24 shall be increased by twenty-five percent (25%).
  4. The dimensional requirement reductions and increases described in this section shall be available by right to projects that provide the required affordable housing units on-site. These dimensional requirement reductions and increases shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.
- C. For developments that provide the required affordable housing units on-site, the city shall waive the project building permit fee. Such a waiver shall be available for any building permit(s) associated with a project that is subject to the requirements of this chapter that are issued after site plan approval and before the Certificate of Occupancy is issued. This waiver applies to project building permit fees only, and does not apply to other fees required for the project. This building permit waiver shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.

17.29.070 - Provisions applicable to affordable housing units.

- A. Affordable housing units shall be dispersed evenly throughout the development in terms of both location and type of unit (e.g., townhouse unit, duplex unit, multifamily unit).
- B. The exterior of affordable housing units must be indistinguishable from the market rate units in terms of quality of design, appearance, materials, and construction.
- C. The size and interior finishes of the affordable housing units may differ from the market rate units within the following parameters:
  1. Affordable housing units shall have the same floor area as the median market rate units of the same number of bedrooms within a margin of twenty percent (20%), provided that units are not smaller than the minimum size set forth by DHCD in the most recent Local Initiative Program (LIP) design and construction standards.
  2. Interior features of affordable housing units shall be comparable to the standard package for market rate units, though designer and high-end finishes, fixtures, and appliances are not required. Affordable housing units shall comply with the LIP minimum design, size, and construction standards.

3. Affordable housing units shall be supplied with the same mechanical systems and energy efficiency features as market rate units, including windows, insulation, plumbing, and heating and cooling systems.
  4. The bedroom mix of the affordable housing units shall be proportionate or larger to the bedroom mix of the market rate units.
  5. Residents of affordable housing units shall have comparable access to all building and site common areas and amenities as residents of market rate units.
- D. Affordable housing units shall be constructed, or otherwise provided through cash payment in lieu of affordable housing units, at the same time as market rate units.
1. For phased projects in which affordable housing units are dispersed evenly throughout the development, affordable housing units shall be constructed in proportion to market rate units. Proportionality shall be determined by the number of building or occupancy permits issued for affordable and market rate units, or lot releases in the case of a subdivision, as applicable.
  2. For projects providing affordable housing units in a separate building consistent with R.R.O. 17.29.050, affordable housing units must be completed and occupied no later than completion and occupancy of the market rate units.

17.29.080 – Affirmative marketing and local preference.

Applicants creating new affordable housing units under this chapter are required to select qualified homebuyers or renters via lottery under an Affirmative Fair Housing Marketing Plan (AFHMP) that complies with federal and state fair housing laws MGL c. 40B Comprehensive Permit Guidelines, and any applicable local fair housing and local preference guidelines established by the city of Revere.

- A. The AFHMP shall be prepared and submitted by the applicant and approved by the city of Revere's Office of Planning and Community Development and DHCD as part of the LIP. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.
- B. To the greatest extent permitted by the law, the AFHMP shall provide for a local preference for Revere residents for up to 70% of the affordable housing units. The city shall provide the developer with supporting documentation for the AFHMP, including the documentation required to support a local preference. Where a project results in the displacement of low-income households, first preference shall be given to those displaced households, provided that the household is an eligible household under LIP guidelines, that the household qualifies for an affordable housing unit in terms of household size and income, and that such preference would be allowable under the rules of any source of funding for the project.
- C. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain approval of the AFHMP from the city of Revere's Office of Planning and Community Development and DHCD. No Certificate of Occupancy for a development subject to this chapter shall be issued until such approvals are obtained.

17.29.090– Preservation of affordability.

Affordable housing units created in accordance with this chapter shall be subject to an affordable housing restriction that contains limitations on use, occupancy, resale, and rents, and provides for periodic monitoring to verify compliance and enforce said restriction. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability and affordability for

the designated income group(s). Affordability restrictions shall be contained in applicable affordable housing restrictions, regulatory agreements, deed restrictions or covenants, contractual agreements, land trust arrangements and/or other mechanisms to ensure compliance with the affordability requirements of this chapter (collectively, "Affordable Housing Restriction").

- A. The affordable housing restriction shall comply with LIP requirements or any other applicable guidelines issued by DHCD, acceptable to the city, that ensures affordable housing units can be counted toward Revere's Subsidized Housing Inventory. The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable housing units for listing on the Subsidized Housing Inventory.
- B. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law and be enforceable under the provisions of MGL. c. 184, § 26 or §§ 31 and 32.
- C. The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and rentals shall comply with federal, state, and local fair housing laws, regulations and policies, and DHCD's LIP guidelines. For affordable homeownership units, the procedure for resale and the responsibilities of the homeowner, the City and/or its monitoring agent, and DHCD are described in detail in DHCD's LIP regulations.
- D. The affordable housing restriction shall provide for monitoring intended to verify that affordable housing homeownership units remain owner-occupied and are resold at a price affordable to qualified low-income homebuyers, and that affordable housing rental units are occupied by low-income tenants at rents affordable to qualified renters. The applicant shall be responsible for providing ongoing monitoring through an organization qualified to serve as a monitoring agent on behalf of the city. The city or its designee shall verify compliance with and enforce the affordable housing restriction.
- E. For affordable ownership units, the affordable housing restriction shall grant the city of Revere or its designee the right of first refusal to purchase the unit.
- F. The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity as affordable to the same income range as prior to the conversion. The affordable housing restriction for the rental project shall include a provision which reflects this chapter.
- G. When affordable housing units are provided on-site, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant executes an enforceable affordable housing restriction and provides evidence acceptable to the city of Revere's Office of Planning and Development that the affordable housing restriction has been recorded at the Suffolk County Registry of Deeds and, in the case of affordable ownership units, signed by the homebuyer. It is the applicant's responsibility to prepare a complete regulatory agreement and supporting documentation for review and approval by the city, to obtain the necessary signatures, and to record a fully executed agreement at the Registry of Deeds.
- H. When the requirements of this chapter are met through a cash payment in lieu of an affordable housing unit, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant pays the required cash payment in its entirety. The Applicant shall be required to record an Affordable Housing Payment In Lieu Covenant prior to the issuance of any building permit for a project. Said covenant shall be released by the city upon receipt of payment in accordance herewith.



17.29.100 - Application procedures.

- A. The provisions of this chapter shall be administered through the site plan review process. Application, review, and decision procedures shall be in accordance with R.R.O. Chapter 17.17 Site Plan Review.
- B. In addition to the materials for review described in R.R.O. Chapter 17.17, the applicant shall submit a plan showing the proposed location of the affordable housing units within the proposed building(s). The Site Plan Review Committee may request additional information as needed.
- C. No building permit shall be issued until the Site Plan Review Committee has reviewed the project application and determined that the development complies with the requirements of this chapter.

17.29.110 - Conflict with other sections.

Where the requirements of this chapter differ from or conflict with the requirements of other chapters or sections in Title 17, the requirements of this chapter shall apply.

17.29.120 - Severability.

If any portion of this chapter is declared to be invalid, the remainder shall continue to be in full force and effect.



## CITY OF REVERE

Brian M. Arrigo  
Mayor

May 16, 2022

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

Dear members of the Honorable City Council,

Please find enclosed a proposed ordinance legalizing Accessory Dwelling Units (commonly known as ADUs) in the City of Revere. Legalizing ADUs will allow eligible homeowners to have a smaller additional unit within the existing footprint of their home.

This ordinance will offer several profound benefits to our city. First it will reflect the reality of numerous properties in our community that have so-called "in-law" apartments. As these structures do not comply with current zoning, unsafe conditions persist. The ADU process will grant homeowners a path forward to complying with life safety code without necessarily removing the entire structure. At the same time, our naturally occurring affordable housing stock will increase without drastic changes to our neighborhoods.

I look forward to working with you all as this ordinance goes through committee and adoption. Please refer questions to the City Planner.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Comm ADUs (22-152 : Zoning Ordinance Legalizing Accessory Dwelling Units)

**AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE FOR THE CREATION OF ACCESSORY DWELLING UNITS WITHIN THE RA, RA1, RB AND RB1 DISTRICTS**

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.25, entitled "Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts", which includes the following Sections:

**17.25.000 Purpose.**

Accessory dwelling units are allowed within the RA, RA1, RB and RB1 Districts under certain situations to:

- Create new housing units while respecting the character and scale of single and two family homes.
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- Allow more efficient use of existing housing stock and infrastructure.
- Provide a mix of housing that responds to changing family needs and smaller households.
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
- Provide a broader range of accessible and more affordable housing.

**17.25.010 Definition of Accessory Unit.**

Accessory dwelling unit means a dwelling unit containing no more than one bedroom and comprising no less than 350 square feet and no more than 600 square feet within an owner-occupied single family located within the RA and RA1 District and no more than 2 bedrooms comprising no less than 350 square feet and no more than 900 square feet or no more than 40% of the gross floor area (whichever is less) of a structure within the RB and RB1 District which is in compliance with parking, building and fire safety codes and in compliance with the requirements of Section 17.25.020.

**17.25.020 Requirements for all Accessory Units.**

All accessory units within a single-family dwelling must meet the following requirements:

1. The owner of the property on which the accessory unit is to be created shall occupy either the principal dwelling unit or accessory unit for a minimum of two years. Proof of owner occupancy can be established by two of the following documents:
  - a. A Valid, Unexpired Massachusetts ID.
  - b. A Valid Unexpired Massachusetts Driver's License.
  - c. Car Registration.
  - d. A Voter Registration Card.
2. There shall be no boarders or lodgers allowed in either dwelling unit.
3. There shall be no more than one (1) legally occupied dwelling unit in a structure that is seeking to create an accessory dwelling unit.

4. No structure that is not connected to the public water and sanitary sewer systems shall have an accessory unit.
5. No accessory dwelling unit shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-year flood hazard map for the City of Revere.
6. The accessory unit shall be located within the principal structure.
7. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 gross square feet and no more than 600 gross square feet with no more than one bedroom within the RA and RA1 District.
8. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 square feet and not more than 900 gross square feet and no more than 40% of the gross floor area (whichever is less) of the existing structure with not more than two bedrooms within the RB and RB1 District.
9. There shall be no enlargements or extensions of the dwelling in connection with the creation of an accessory unit except for minimal additions necessary to comply with building, fire safety, or health codes, or enclosure of an entryway, or for enclosure of a stairway to a second story. Any enlargements or extensions for these purposes must conform to the dimensional controls of this Title.
10. No accessory dwelling units shall be allowed within a duplex or townhouse dwelling or condominium.
11. Accessory dwelling units cannot have separate ownership.
12. Commercial use is prohibited within an accessory dwelling unit.
13. The accessory dwelling unit must comply with all building, fire safety and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family dwelling.

#### **17.25.030 Off Street Parking Requirements.**

1. There shall be no parking required for an accessory dwelling unit in cases where the accessory dwelling unit is within a single-family dwelling that is located within one half mile radius of an MBTA transit station, and the existing single-family dwelling meets the required parking of two off-street parking spaces.
2. For single-family dwellings that are located further than one half mile radius from an MBTA transit station, there shall be one additional parking space required for the accessory dwelling unit in addition to the two off-street parking spaces required for the single family. An accessory unit parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

#### **17.25.040 Transfer of Ownership.**

Upon the transfer of ownership of a property that contains an accessory dwelling unit, a covenant must be signed by the new owner and recorded in the Suffolk County Registry of Deeds that states that the accessory dwelling unit must conform with the requirements of this Title as an accessory dwelling unit within an owner-occupied property.



# City of Revere

## CFO/City Auditor

281 Broadway  
 Revere, MA 02151  
 Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor**

May 19, 2022

Gerry Visconti City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

Re: Loan Order for MWRA Infiltration/Inflow Removal Design Projects

Dear President Visconti:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Water Resources Authority (MWRA) Infiltration/Inflow Local Financial Assistance Program. This program was established to provide a low-cost funding mechanism to assist municipalities to perform local infiltration and inflow reduction and sewer rehabilitation. The city is seeking to borrow funding for design of the following project:

- \$500,000 for eligible items related to Infiltration/Inflow Removal and sewer rehabilitation to reduce the overall I/I from the City's wastewater system.

As was the case for previous MWRA-funded projects, in order to take advantage of this loan/grants program, the city must approve a Loan Order for the balance of the project. I have attached a copy of the required Loan Order.

I ask that the City Council move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff to provide the City Council with an update on the status of the previous and ongoing work completed within our wastewater system. This background should assist the Council as it deliberates on this most recent funding request.

Very truly yours,

  
 Richard Viscay  
 CFO

Cc: Brian Arrigo, Mayor  
 Kim Hanton, Chief of Staff  
 Paul Capizzi, City Solicitor  
 Tech Leng, Director of Planning and Development  
 Don Ciaramella, Chief of Infrastructure and DPW  
 Nicholas Rystrom, City Engineer  
 Michael Leon, Nutter, McClennen & Fish LLP  
 Robert Button, CDM Smith

Attachment: MWRA CoverLetter (22-169 : Loan Order - MWRA Infiltration and Inflow Bond)

**City of Revere, Massachusetts  
MWRA Infiltration/Inflow Bonds**

**Loan Order**

Ordered: That \$500,000 is appropriated to pay costs of investigating and designing of Infiltration/Inflow removal projects including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1) or §8(14), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's Infiltration/Inflow Local Financial Assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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

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

**City of Revere, Massachusetts**  
**MWRA Infiltration/Inflow Bonds**

**Loan Order**

Ordered: That \$500,000 is appropriated to pay costs of investigating and designing infiltration and inflow removal projects for the City's sewer system, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(7), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's Infiltration/Inflow Local Financial Assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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



# City of Revere

## CFO/City Auditor

281 Broadway  
 Revere, MA 02151  
 Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor**

May 19, 2022

Gerry Visconti City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

Re: Phase 14 Investigations  
 MassDEP CY-2022 – CWSRF Planning Project No. 7123

Dear President Visconti:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2022 (CY-2022) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. In this round, the City is seeking to borrow funding for planning of the following project:

- CWSRF Planning Project No. 7123 - \$1,200,000 for the Phase 14 Investigations.

This CWSRF loan received initial approval from MassDEP through the CY-2022 CWSRF Intended Use Plan.

As was the case last year, in order to take advantage of these low interest loans and potential principal forgiveness again this year, the city must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of each project. I have attached copies of the required Resolutions and Loan Orders. The planning work proposed with this new fund, as well as similar work necessary in future years, will be required commitments of the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed with the \$1,200,000 in CY-2022 CWSRF 7123 planning funds will be utilized for three categories of work:

- (1) To investigate the condition and operation of the sanitary sewer and stormwater system.
- (2) To continue with citywide supplemental field investigations activities associated illicit discharge detection and elimination (IDDE); and
- (3) To continue to develop and implement a house-to-house inspection program for the purpose of identifying sump pump for removal or re-direction.

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff and our consultants, CDM Smith, to provide the City Council with an update on the status of the previous and ongoing work completed within our sewer and stormwater systems to meet the demands of the EPA, the U.S. Justice Dept. and the Consent Decree. This background should assist the Council as it deliberates on this most recent funding request.



Very truly yours,



Richard Viscay  
CFO

Cc: Brian Arrigo, Mayor  
Kim Hanton, Chief of Staff  
Paul Capizzi, City Solicitor  
Tech Leng, Chief of Planning and Community Development  
Don Ciaramella, Chief of Infrastructure & DFW  
Nicholas Rystrom, City Engineer  
Michael Leon, Nutter, McClennen & Fish LLP  
Robert Button, CDM Smith

**CITY OF REVERE  
CY-2022 CWSRF PLANNING PROJECT No. 7123**

**RESOLUTION**

Whereas, the City of Revere, Massachusetts (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: Phase 14 Investigations is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the "MassDEP") and the Massachusetts Clean Water Trust (the "Trust") of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the planning activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

**City of Revere, Massachusetts**  
CY 2022 CWSRF Planning Project No. 7123

\$1,200,000 Sewer Planning Bonds  
Loan Order

Ordered: That \$1,200,000 is appropriated to pay costs of Phase 14 engineering, design and planning costs for the development of plans and specifications for infiltration and inflow and illicit discharge detection and elimination improvements to the City's sewer system, including the payment of all costs incidental and related thereto and any other related costs or expenses thereof as defined in Chapter 29C, Section 1 of the General Laws; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(7) and/or Chapter 29C of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established under Chapter 29C of the General Laws and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("DEP") with respect to such loan and for any federal or state aid that may be available for the project or for the financing thereof; and that the Mayor is authorized to enter into any agreements with the DEP, to expend all funds available for the project, and to take any other actions necessary to carry out the project.

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



# City of Revere

## CFO/City Auditor

281 Broadway  
 Revere, MA 02151  
 Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor**

May 19, 2022

Gerry Visconti City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

Re: Phase 13 Construction – I/I, IDDE, Pump Station, and Drainage Improvements  
 MassDEP CY-2022 – CWSRF Construction Project No. 7099

Dear President Visconti:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2022 (CY-2022) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. In this round, the city is seeking to borrow funding for construction of the following project:

- CWSRF Construction Project No. 7099 - \$12,000,000 for the Phase 13 Construction, which includes I/I, IDDE, Pump Station, and Drainage Improvements

This CWSRF loan received initial approval from MassDEP through the CY-2022 CWSRF Intended Use Plan.

As was the case last year, in order to take advantage of these low interest loans and potential principal forgiveness again this year, the city must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of each project. I have attached copies of the required Resolutions and Loan Orders. The construction work proposed with this new fund, as well as similar work necessary in future years, will be required commitments of the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed under the CY-2022 CWSRF 7099 funding will be utilized for five categories of work:

- (1) To remove and redirect sources of illicit connections to the sewer system; and
- (2) To extend drains as necessary to remove illicit connections to the sewer system.
- (3) To rehabilitate sewer pipelines, pumping stations and manholes to reduce inflow into the wastewater system.
- (4) To rehabilitate storm drains and pumping stations to improve flood control and/or to reduce the amount of stormwater entering the wastewater system; and
- (5) To complete the capital improvements to stormwater and wastewater pump stations throughout the city.

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity. In advance of the public hearing, I will arrange for the City's staff and our consultants, CDM Smith, to provide the City Council with an update on the status of the previous and ongoing work completed within our sewer and stormwater systems to meet the demands of the EPA, the U.S. Justice Dept. and the Consent Decree. This background should assist the Council as it deliberates on this most recent funding request.

Very truly yours,



Richard Viscay  
CFO

Cc: Brian Arrigo, Mayor  
Kim Hanton, Chief of Staff  
Paul Capizzi, City Solicitor  
Tech Leng, Chief of Planning and Community Development  
Don Ciaramella, Chief of Infrastructure & DPW  
Nicholas Rystrom, City Engineer  
Michael Leon, Nutter, McClennen & Fish LLP  
Robert Button, CDM Smith

**CITY OF REVERE**  
**CY-2022 CWSRF CONSTRUCTION PROJECT No. 7099**

**RESOLUTION**

Whereas, the City of Revere, Massachusetts, (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: Phase 13 Construction – I/I, IDDE, Pump Station, and Drainage Improvements is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the "MassDEP") and the Massachusetts Clean Water Trust (the "Trust") of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise, to act as the authorized representative of the Applicant in connection with this application.
2. That the purpose of said loan(s), if awarded, shall be to fund the construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

**City of Revere, Massachusetts**  
CY2022 CWSRF Construction Project No. 7099

\$12,000,000 Sewer Bonds  
Loan Order

Ordered: That \$12,000,000 is appropriated to pay costs of Phase 13 construction of improvements to the City's sewer system, including infiltration and inflow, illicit discharge detection and elimination, pump station and drainage improvements, and including the payment of all costs incidental and related thereto and any other related costs or expenses thereof as defined in Chapter 29C, Section 1 of the General Laws; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) or Section 8(14) and/or Chapter 29C of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established under Chapter 29C of the General Laws and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("DEP") with respect to such loan and for any federal or state aid that may be available for the project or for the financing thereof; and that the Mayor is authorized to enter into any agreements with the DEP, to expend all funds available for the project, and to take any other actions necessary to carry out the project.

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



# City of Revere CFO/City Auditor

281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
CFO/City Auditor

May 19, 2022

Gerry Visconti City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Free Cash Appropriation – 2022 Sand Sculpting Festival

Dear Councilor Visconti,

The city has recently received certification of its free cash in the amount of \$1,573,554. We recently appropriated funds from free cash to supplement our stabilization fund, capital improvement trust fund, and other post-employment trust funds in accordance with our financial policies. After these transfers, we have an available balance of \$772,810.

From this available balance, we are seeking an appropriation of \$175,000 for the annual Sand Sculpting Festival this summer. This appropriation will help ensure that we have a great festival that attracts many visitors to our city to enjoy the beach, our restaurants, and our businesses. I recommend favorable action with the goal of making this year's festival the best yet and for everyone to come see the new restaurants, hotels, and businesses that the city has to offer.

I will be available at the May 23rd City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
Assunta Newton, Assistant Budget Director  
Kevin Dacey, Assistant Auditor

Attachment: Free Cash appropriation request (22-157 : FREE CASH APPROPRIATION - 2022 SAND SCULPTING FESTIVAL)





# City of Revere Chief Financial Officer/City Auditor

281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
CFO/City Auditor

MEMORANDUM

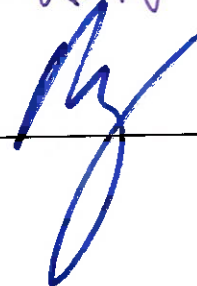
To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: May 10, 2022  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Free Cash (019909-596000)	\$175,000
	<i>Available Balance:</i>	\$772,810
TO:	Sand Sculpting Festival (18261-570010)	\$175,000
	<i>Current Balance:</i>	\$1,259.99

Based on the amount available as of May 10, 2022, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_

Attachment: Free Cash appropriation request (22-157 : FREE CASH APPROPRIATION - 2022 SAND SCULPTING FESTIVAL)

**An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Regulation of Research and Development Facilities**

**Section 1.** Section 17.08.652 of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition of Research and Development Facilities and inserting in place thereof the following new definition:

"Research and development facilities" means facilities including research and testing laboratories and including manufacturing associated with research and development facilities. Laboratories engaged in research, experimental and testing activities, may include, but are not limited to, the development of mock-ups and prototypes; biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities subject to applicable state and federal laws and regulations. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities shall not be permitted in the City of Revere.

**Section 2.** Section 17.26.030 – Prohibited Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by inserting new sub-section JJ.

“JJ. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.

**Section 3.** Section 17.26.040(E) – Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing entry and inserting in place thereof the following:

E. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.

**Section 4.** Section 17.16.040(C) Generally – Table of Uses, Office or Laboratory Uses is hereby amended by deleting “Research and Development Facilities” and inserting in place thereof “Research and development facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.”

**Section 5.** Section 17.16.040(G) Generally – Table of Uses, Prohibited Uses is hereby amended by inserting a new prohibited use entitled “Research and development facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.”

RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

## Revere, MA Board of Health

### Regulations on Biosafety and the Use of Regulated Biological Agents

#### 1. Purpose

In order to safeguard the health and welfare of the citizens of the city of Revere, the City of Revere Board of Health hereby promulgates this Regulation

governing the use of all Regulated Biological Agents (as defined herein) in the city.

The use of Regulated Biological Agents as defined herein requiring Biosafety Level 3 ("BSL-3") and Biosafety Level 4 ("BSL-4") containment shall not be permitted in the City of Revere.

All research or manufacturing involving Regulated Biological Agents, as defined below, in the City of Revere shall be undertaken only in strict conformity with the most recent edition or version of the "NIH Guidelines", CDC's "Biosafety in Microbiological and Biomedical Laboratories (BMBL)," and all other health regulations as the Board of Health may from time to time promulgate. For the purposes of this regulation, research or manufacturing will not include clinical or healthcare services or professional analytical services that directly support clinical or healthcare services.

#### 2. Definitions

For the purpose of these regulations, the following definitions are adopted:

a) Regulated Biological Agents mean: any microorganisms including, but not limited to, mammals, plants, bacteria, viruses, fungi, rickettsia or protozoa, or any infectious substance, or any naturally occurring, bioengineered or synthesized component of any such microorganism or infectious substance that is:

1) identified as any "Recombinant and Synthetic Nucleic Acid Molecule" in Section I-B (Definition of Recombinant DNA Molecules) of the most recently adopted revision of the NIH Guidelines, defined below under "Guidelines";

or,

2) classified as a Risk Group 3 through 4 Agent by the NIH Guidelines (as defined below); or,

3) identified by the United States Department of Health and Human Services (“DHHS”) or the United States Department of Agriculture (“USDA”) as a “Select Agent” (as defined below).

b) Biosafety Level or BSL means: physical containment as defined in Appendix G-II (Physical Containment Levels) of the latest amendment of the NIH Guidelines and the latest edition of BMBL.

c) Biological Risk Group means: the Risk Group for any biological pathogen as defined in subsection II-A-1 (Risk Groups) of the latest amendment of the NIH Guidelines and as specified in the latest edition of the BMBL. This designation pertains to the natural risk to human health and the likelihood of transmission associated with the unaltered form of that biological agent.

d) Guidelines mean:

1) NIH Guidelines for Research Involving Recombinant DNA Molecules published in the Federal Register as of May 16, 2022, and any subsequent Federal amendments thereto; and,

2) Biosafety in Microbiological and Biomedical Laboratories (BMBL) 5th or most recent edition; and,

3) any amendments, revisions, new editions or substitutions to the NIH Guidelines or the BMBL, unless otherwise noted herein. In the event that the National Institutes of Health shall discontinue or abolish their Guidelines, those guidelines in effect at the time of such discontinuance shall remain in effect as to all activities within the city of Revere.

e) Institution means: Any public or private entity including Federal, State, and local governmental agencies.

f) Institutional Biosafety Committee (IBC) means: A committee that (i) meets the requirements for membership specified in the Guidelines and (ii) reviews, approves, and oversees projects in accordance with the responsibilities as defined in the Guidelines.

g) Principal Investigator means: An individual who has primary responsibility for

the design, execution, and management of a research project and who will be involved in the project in a significant manner. The Principal Investigator is responsible for full compliance with the Guidelines and for ensuring that all reporting requirements are fulfilled.

h) Exempt Recombinant DNA Experiments means: As defined in the “NIH Guidelines”, Section III-F (Exempt Experiments), those experiments (e.g. research with e. coli K-12) that are not subject to those guidelines, but are subject to the practices and standards provided by the CDC in Biosafety in Microbiological and Biomedical Laboratories. These experiments shall be reviewed by the Institutional Biosafety Committee and shall be reported to the Revere Board of Health on a form titled “REGISTRATION OF EXEMPT RECOMBINANT DNA EXPERIMENTS” and included on the detailed table required in Section 4. b) 4.

i) Select Agents means: Any microbial and toxic agents listed at 42 Code of Federal Regulations (CFR) §73.3, 42 CFR § 73.4, 42 CFR § 73.5, 42 CFR § 73.6, 7 CFR § 331.3 and 9 CFR §121.4, and the rulings made by the CDC and the USDA relative thereto, as such regulations and rulings may be amended from time to time. However, Select Agent shall not include any de minimus amount of agents or toxins which are excluded from 42 CFR 73.00 et seq.

j) Significant deviation means: Any deviation that might have an adverse effect on personal or public health.

### 3. Institutional Biosafety Committee

a) This regulation requires that each institution applying for a permit under these Regulations form an Institutional Biosafety Committee (IBC), as defined by the NIH Guidelines and shall include as members representatives of the institution, the Director of Public Health of the City of Revere or his/her designee, plus one additional community representative appointed by the Board of Health, who shall be a resident of Revere.

b) The IBC shall meet no less than once a year. All minutes of the IBC meetings shall be forwarded to the Board of Health.

- c) The community member of the IBC and the Director of Public Health, or his/her designee, shall have no substantial undisclosed financial interest in the applying or permitted institution, or any other institution in competition therewith. Such representatives shall be bound to the same provisions as to non-disclosure and non-use of proprietary information and trade secrets as all other members of IBC, except to the extent necessary to alleviate any public health hazard. As used in these regulations proprietary information and trade secrets shall be defined as set forth under the law of the Commonwealth of Massachusetts.
- d) In accordance with the Guidelines (specifically the NIH Guidelines), the IBC, acting on behalf of a permitted entity, shall review and approve all work involving rDNA for compliance with those Guidelines. This process shall include completion of a comprehensive risk assessment, as required by the Guidelines. The IBC will additionally be responsible for reviewing all work with other Regulated Biological Agents to assure compliance with the standards set forth in the Guidelines as defined herein. A description of each project or protocol approved by the IBC, indicating the assigned biosafety containment level, and the rationale for designation of that BSL, and a statement certifying that the experiment conforms with the Guidelines shall be filed with the Board of Health.
- e) All information sent to the Board of Health may have any proprietary information and trade secrets removed therefrom. The full text shall remain on file in the records of the institution for inspection at all reasonable times by any member of the IBC.
4. Permits
- a) All institutions planning to use Regulated Biological Agents must obtain a permit from the Board of Health before commencing said work. All permits are issued for one year and may be revoked for cause.
- b) Institutions seeking such a permit from the Board of Health shall submit the following, to the Board of Health in an electronic format (.pdf):

- 1) A completed Application for Permit or Permit Renewal.
- 2) Project Summaries or Registration Forms for all work involving Regulated Biological Agents (both exempt and non-exempt under the NIH Guidelines).
- 3) A plan for orienting representatives of the Revere Health, Fire and Police Departments to the physical plant and to procedures to be utilized in the event of an emergency. This documentation must include a plot plan showing the location of the permitted facility with all points of entry clearly indicated, the location of the facility on a local map, and a floor plan showing the internal layout of the facility with specific biological containment and non-biological laboratory areas, biological waste storage areas, and biological waste removal routes clearly indicated.
- 4) A detailed table in a format provided by the Board of Health, including at a minimum: a listing of all organisms, the source of the organism, whether the organism is used in an exempt or non-exempt rDNA experiment, BSL, and standard decontamination procedures to be employed during proper decommissioning of laboratory areas.
- 5) A protocol for strain verification of all potentially pathogenic organisms being used within the permitted facility, or sufficient documentation to demonstrate that such a screening process has been completed by another laboratory, in order to insure the proper characterization of the virulence, replication competence, and extent of resistance to therapeutic antibiotics.
- 6) Designation of the appropriate BSL by the IBC that is consistent with the Guidelines, inclusive of a comprehensive appropriate risk assessment completed by the IBC.
- 7) An updated and complete roster of names, addresses, phone numbers, e-mail addresses, and a recent resume for each IBC member, including the Community Representative.
- 8) A plan for treatment or management of all biological waste that is consistent with the requirements of 105 Code of Massachusetts Regulations (CMR)

480, Minimum Requirements for the Management of Medical or Biological Waste.

9) A treatment and/or monitoring plan and signed vendor agreement for systematic pest control management in laboratories, contiguous facilities and food service establishments in any and all segregated buildings.

10) The institution's health monitoring, health surveillance and safety manuals, together with the plan for an appropriate medical surveillance program as determined by the IBC and consistent with the Guidelines for all persons engaged in the use of Regulated Biological Agents. Such programs shall include, but shall not necessarily be limited to:

a. Oversight by an occupational health physician.

b. Consideration of work with Regulated Biological Agents and all substances and materials subject to the city of Revere's by-laws relevant to the control and management of hazardous materials.

c. Consideration of workers from susceptible populations (e.g., pregnant or immunocompromised).

d. Reporting within 30 days to the IBC and Board of Health of a confirmed or suspect clinical result of any employee illness that is potentially related to Regulated Biological Agents and all substances and materials subject to the city of Revere's by laws relevant to the control and management of hazardous materials.

e. Retention of medical and health records for ten years. Medical or employee health records shall be made available for inspection and may be used for public health studies.

11) A laboratory training program including safeguards and safety procedures for laboratory personnel upon hire and annually thereafter.

12) The name(s), email address(es) and business and emergency phone numbers of the Principal Investigator(s) who shall be responsible for enforcing the guidelines.



13) Written authorization to allow inspection of facilities and pertinent records by the Board of Health, its agent(s) and employees, and any independent consultant(s) that may be retained by the Board of Health.

c) The Board of Health shall review the institution's application for a permit and supporting documents. The Board of Health shall take final action on the permit application within 45 days after the application is filed electronically with the Board of Health, provided a date for an Institutional Biosafety Committee meeting, including the Board of Health representative, is scheduled within that timeframe. The period within which final action shall be taken may be extended for a definite period by mutual consent of the Board of Health and the applicant. Should an IBC meeting fail to be held as scheduled, a permit will not be issued or renewed by the Board of Health and a Cease and Desist order for use of regulated biological agents may be issued until such time as the IBC meeting is held.

d) The fee for a permit granted by the Board of Health, or annual renewal thereof, shall be \$500.00.

e) Upon closing an institution that was permitted by the Board of Health under these regulations, the institution must submit a report to the Board of Health indicating that the facility was properly decommissioned; including, but not limited to, cleaning and sanitizing drain lines and tanks, removal of all hazardous materials and wastes and removal of all biological material and wastes. Upon receipt of this documentation, the Board of Health may conduct a final inspection of the facility.

##### 5. Inspection and Review

a) All institutions involved in the use of Regulated Biological Agents shall allow inspection of their facilities, procedures and practices by the Board of Health, its agent(s) and employees, and any independent consultant(s) that may be retained by the Board of Health, in order to confirm compliance with this regulation.

b) The Board of Health shall retain the authority to designate an independent consultant, professionally competent, paid for by the institution, to perform inspections and reviews. Frequency of inspections will be reasonably determined

by the Board of Health in accordance with the risk associated with the regulated activity. The results shall be reported to the Board of Health, and the institution involved.

c) The Board of Health, its agent(s) and employees, and any independent consultant(s) retained to perform inspections shall maintain the confidentiality of all proprietary information released to them by reason of these regulations.

#### 6. Restrictions

a) Biological research, manufacturing or processing that has been determined by the IBC to require BL3 and BL4 containment shall not be permitted in the city of Revere.

b) Experiments for which containment levels are not prescribed in the Guidelines, must be assigned an appropriate containment level after the completion of a comprehensive risk assessment by the members of the IBC either independently or in consultation with an outside agency or consultant.

c) Use of more than 5,000 liters of live culture of any Regulated Biological Agent(s) shall not be permitted unless a variance has been obtained from the Revere Board of Health.

d) Precautions shall be followed in order to prevent the release of viable biological organisms into the environment (i.e. sewers, storm drains, or aerosol releases) and to comply with all provisions of 105 CMR 480, Minimum Requirements for the Management of Medical or Biological Waste.

e) The institution shall report within 24 hours to the Director of Health, followed by a written report within 15 days to the Board of Health, any significant accident or risk of illness or major release to the environment related to the use of Regulated Biological Agents if that release constitutes a violation of 105 CMR 480 and/or involves the release of a viable and potentially infectious agent. An additional inspection of facilities and procedures may be deemed necessary by the Board of Health based upon its judgment of the nature and extent of the problem.

#### 7. Penalties

a) Violation of these regulations shall subject the violator to a fine of Five Hundred

Dollars (\$500.00) per day and, in addition, the facility in which the violation occurs may be closed by the Board of Health. Each day of violation shall constitute a separate and distinct offense.

b) If, in the opinion of the Board of Health, the use Regulated Biological Agents causes a nuisance or adversely affects the public health, safety and welfare in Revere, the permit may be revoked. Once a permit has been issued it may be revoked by the Board of Health upon determination, after due notice and hearing, that the institution involved has materially failed to comply with these regulations, the permit agreements or the guidelines.

c) In addition to the foregoing penalties, the Board of Health shall have the right to enforce these Regulations through an equitable action in a court of competent jurisdiction.

#### 8. Assessments

Upon initial application, a fee of \$2,000 shall be supplied to the city of Revere to be held in an account for the salaries and expenses paid by the city for inspections, reviews, staff and consultants for work directly related to carrying out the requirements of these regulations. An accounting of these costs will be furnished annually to each institution if used. At no time shall the balance held in that account fall below \$1,000 at the time of annual permit renewal. The remaining funds held in this account shall be returned upon submission to the Revere Board of Health of an appropriate decommissioning report.

#### 9. Severability

Each part of these regulations is construed as separate to the end that if any section, item, sentence, clause or phrase is held invalid for any reason, the remainder of these regulations shall continue in full force and effect.

#### 10. Variance

Variances from these Regulations may be authorized by a two-thirds vote the Board of Health after notice and public hearing if the Board reasonably determines that the relief sought will not be detrimental or injurious to the public health.

**RECOGNITION OF MAY 2022 AS BRAIN TUMOR AWARENESS MONTH.**

**WHEREAS**, THE NATIONAL BRAIN TUMOR SOCIETY INC. RECOGNIZES MAY 2022 AS BRAIN TUMOR AWARENESS MONTH TO RAISE AWARENESS OF THIS DEVASTATING DISEASE; AND

**WHEREAS**, BRAIN TUMORS WILL AFFECT AN ESTIMATED 88,970 AMERICANS IN 2022 OVER 1,600 PEOPLE IN THE COMMONWEALTH OF MASSACHUSETTS WILL BE DIAGNOSED WITH A BRAIN TUMOR THIS YEAR, OF WHICH 600 WILL BE MALIGNANT AND 380 OF WHOM WILL DIE BECAUSE OF A BRAIN TUMOR WITHOUT REGARD FOR AGE, ETHNICITY, GENDER OR SOCIOECONOMIC STATUS; AND

**WHEREAS**, MASSACHUSETTS IS HOME TO SEVERAL MAJOR FACILITIES, INCLUDING THE BRAIN TUMOR CENTER AT MASSACHUSETTS GENERAL HOSPITAL, BRIGHAM AND WOMEN’S HOSPITAL AND THE DANA-FARBER CANCER INSTITUTE, THAT FOCUS ON RESEARCH TO FIND BETTER TREATMENTS FOR THIS HORRIBLE DISEASE; AND

**WHEREAS**, MALIGNANT BRAIN TUMORS ARE AMONG THE DEADLIEST FORMS OF CANCER AND ARE THE LEADING CAUSE OF CANCER-RELATED DEATHS IN CHILDREN UNDER THE AGE OF 20; AND

**WHEREAS**, INCREASING PUBLIC AWARENESS OF BRAIN TUMORS THROUGH ADVOCACY, SUPPORT FOR TARGETED RESEARCH AND EDUCATION IS CRITICAL TO SUPPORTING PATIENTS WITH BRAIN TUMORS AND THEIR FAMILIES; NOW THEREFORE BE IT

**RESOLVED**, THAT THE REVERE CITY COUNCIL HEREBY COMMENDS THE NATIONAL BRAIN TUMOR SOCIETY, INC. FOR ITS RECOGNITION OF MAY 2022 AS BRAIN TUMOR AWARENESS MONTH AND FURTHER EXTENDS SINCERE BEST WISHES FOR CONTINUED SUCCESS IN ALL ITS FUTURE ENDEAVORS IN RAISING AWARENESS FOR THIS DEADLY DISEASE; AND BE IT FURTHER

**RESOLVED**, THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE NATIONAL BRAIN TUMOR SOCIETY, INC. AT 55 CHAPEL STREET, NEWTON, MA 02458.