

# City of Revere

## Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*  
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



**Patrick M. Keefe Jr.**  
Mayor

TO: Planning Board Members  
FROM: Frank Stringi, City Planner *FS*  
RE: Public Hearing and Regular Meeting  
DATE: July 2, 2024

Please be advised that the Planning Board will hold two public hearings and a regular meeting on Tuesday, July 23, 2024, at 5:30 pm in the City Hall Council Chamber.

### Public Hearing #1:

A public hearing with respect to a request to change the zoning of parcel 19-449-2 (1330 Broadway) from CD to TED (notice attached).

### Public Hearing #2:

A public hearing with respect to a request by the Department of Planning and Community Development to change the zoning of parcel 1-15-17 (931 Winthrop Ave.) from RB to NB (notice attached).

### Regular Meeting:

A regular meeting will be held immediately following the public hearings. The agenda for the regular meeting will include the following items:

1. Approval of previous meeting minutes of May 21, 2024 (minutes attached)
2. Vote on recommendation to the City Council with respect to a proposed zoning map change of parcel 19-449-2 (1330 Broadway) from CD to TED.
3. Vote on recommendation to the City Council with respect to a proposed zoning map change of parcel 1-15-17 (931 Winthrop Ave.) from RB to NB.

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, July 22, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, July 23, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendments to the Zoning Map of the City of Revere as requested by the City of Revere:

**AN ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE**

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 19-449-2 (1330 Broadway) from CD to TED.

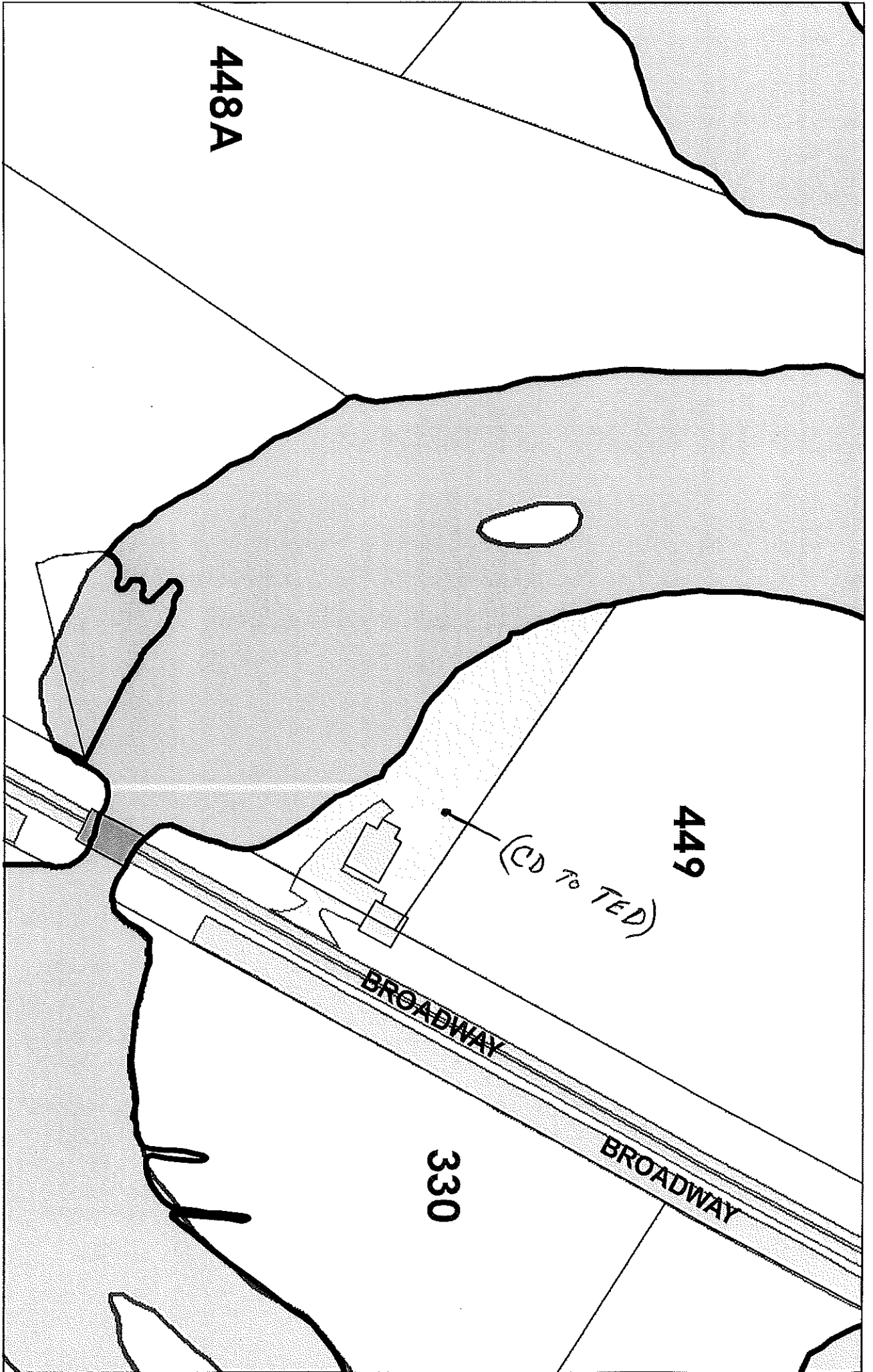
**Section 2.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 1-15-17 (931 Winthrop Avenue) from RB to NB.

A copy of the aforementioned application (**CZ-24-06**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing via email to [amelnik@revere.org](mailto:amelnik@revere.org) on or before July 16, 2024.

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
07/03/2024  
07/10/2024



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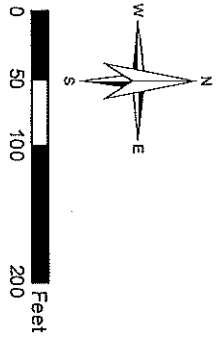
330

BROADWAY

BROADWAY

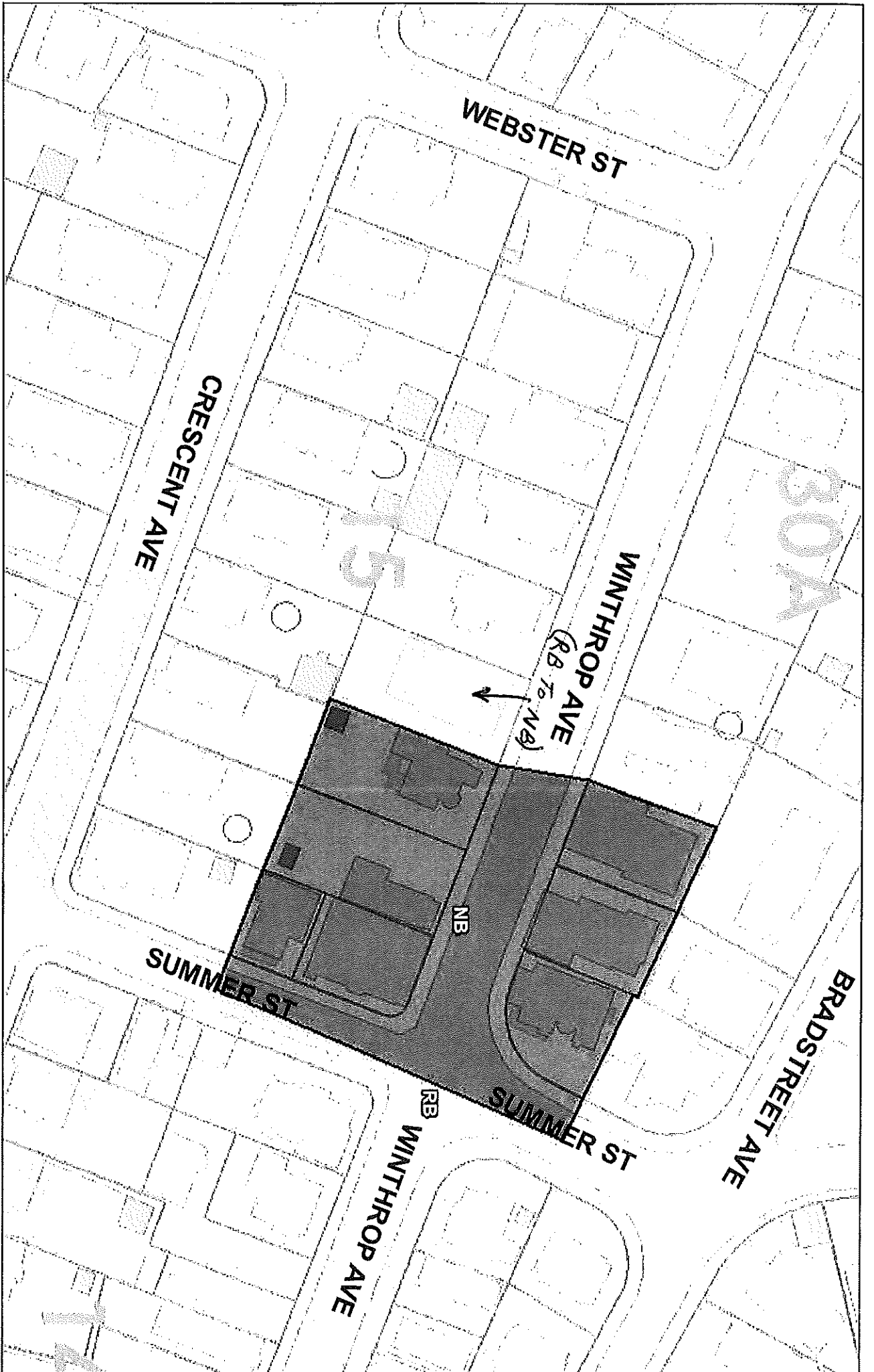
(CD To TED)

1330 BROADWAY ZONING CHANGE

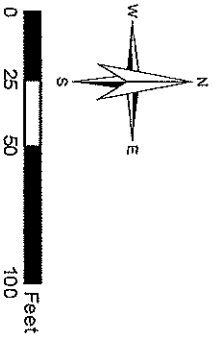


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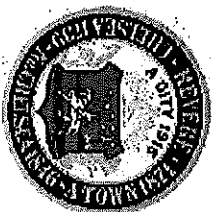




931 WINTHROP AVE. ZONING CHANGE



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MINUTES  
REVERE PLANNING BOARD  
PUBLIC HEARING AND REGULAR MEETING  
May 21, 2024

The Planning Board held a public hearing followed by a regular meeting on Tuesday, May 21, 2024, in the City Hall Council Chamber. The meeting was called to order by the Chair at 5:30 pm.

**ROLL CALL:**

The following members were recorded as present: Mr. Abrams, Mr. Costanza, Mr. Rivera, Ms. Simmons-Herling, Mr. Stamatopoulos, Ms. Hoffman. Mr Stringi, City Planner was also present.

**PUBLIC HEARING 1:**

A public hearing was called regarding a proposed zoning map amendment to change parcels 10-188A3-1, 2, 3, and 4 North Shore Road from GB to TED.

**Proponents:**

Councilor Angela Gaurino-Swaya stated that the existing uses are nonconforming automobile service uses and this change would bring the land use in conformance with the existing businesses.

**Opponents:** None

After questions and further discussion by the Board the hearing was closed.

**PUBLIC HEARING 2:**

A public hearing was called regarding proposed zoning amendments to the floodplain zoning ordinance.

**Proponents:**

Frank Stringi, City Planner summarized the importance of adopting these regulations in order to keep the city in compliance with the National Flood Insurance Program and FEMA regulations. The amendments are also necessary to be consistent with the new floodplain maps that were revised by FEMA and will become effective on July 3, 2024.

**Opponents:** None

After questions and further discussion by the Board the hearing was closed.

**REGULAR MEETING:**

A regular meeting was held immediately following the public hearings.

The previous meeting minutes were approved as presented.

COMMITTEE REPORTS: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Mr. Abrams second by Mr. Stamatopoulos that the Board favorably recommend to the City Council the proposed zoning map amendment to change parcels 10-188A3-1, 2, 3 and 4 North Shore Road from GB to TED. (Unanimous by all members present) VOTED AND SO ORDERED
  
2. Motion by Mr. Abrams second by Mr. Rivera that the Board favorably recommend to the City Council the adoption of the proposed amendments to the floodplain zoning ordinance. (Unanimous by all members present) VOTED AND SO ORDERED

COMMITTEE REPORTS: NONE

UNFINISHED BUSINESS: NONE

There being no further business, the meeting was adjourned at 6:10 pm.

Hector Rivera, Secretary