



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Calendar

Monday, February 24, 2020, 6:00 PM

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of February 10, 2020

3. **20-028** Motion presented by Councillor Serino: That the City Council award a Certificate of Appreciation to the staff of the Quality Inn on Morris Street for their hospitality in welcoming the North Revere Neighborhood Group to hold their monthly meetings in their hotel.

Public Hearings

4. **20-049** Hearing called as ordered on the application of Marilucia Alves Fonseca, 45 Doonan St., Medford, MA 02155 seeking permission from the Revere City Council to raze the existing nonconforming commercial structure and reconstruct a new two (2) story commercial structure on Lot 4A at 225 Broadway, Revere, MA 02151.

Communications

5. **20-050** Communication from the Mayor relative to the appointment of Richard Viscay to the Revere Housing Authority Board of Commissioners.

6. **20-051** Communication from the Mayor relative to the appointment of Richard Viscay as the Director of Finance.

7. **20-052** Communication from the Mayor relative to the Food Truck Ordinance.

8. **20-053** Communication from the City Auditor relative to the sick leave buyback fund appropriation.

9. **20-054** Communication from the City Auditor relative to a Free Cash appropriation to the Workers Compensation Insurance fund.

Motions

10. **20-055** Motion presented by Councillor McKenna: That the Mayor be requested to extend the street sweeping and yard waste programs for the entire month of December. Over the past few years because of warmer winters, leaves have been staying on trees longer. This situation has made it impossible to street sweep and the storm water drains become blocked. This request is being submitted prior to the new combination street sweeping and resident parking signage is created and installed.

11. **20-056** Motion presented by Councillor McKenna: The Mayor request the Water & Sewer Department to repair the sewerage line at the Revere Public Library. The bathroom at the library is compromised due to the line being in disrepair. This motion was approved by the City Council back in 2017.
12. **20-057** Motion presented by Councillor Morabito: That the Mayor be requested to hold a Pride Flag raising event at City Hall and to light up the Markey Bridge in honor of Gay Pride Month in June.
13. **20-058** Motion presented by Councillor Serino: That the Mayor request Revere311, in coordination with the Revere Police Department's Animal Control Officer, to place a CodeRED robocall to residents of a given area of the city when a coyote sighting occurs in a particular neighborhood, especially if there is a pattern with multiple sightings in the same area.
14. **20-059** Motion presented by Councillor Visconti: That the City Council award a Certificate of Commendation to Andrew Biggio, President of the Boston Wounded Vet Run in recognition of their 10th anniversary.
15. **20-060** Motion presented by Councillor Powers: That the City Council award Randall Mondestin of Revere's 311 Team, a Certificate of Commendation on receiving the 2020 Black Excellence on the Hill Award.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, February 10, 2020

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of January 27, 2020

RESULT: ACCEPTED

- 3 20-029 The City Council will unveil a memorial plaque in the City Council Chamber in honor of Rick Promise of RevereTV who passed on November 21, 2019. Rick was well-known as the voice behind, "Before the Council".

The City Council unveiled a memorial plaque in the City Council Chamber in honor of Rick Promise of RevereTV. Several members of the RevereTV crew including Bob Dunbar and Mark Ferrante were present for the presentation.

RESULT: PLACED ON FILE

- 4 20-030 Comcast, National Grid, Verizon, and RCN will meet to discuss utility related issues such as double poles, trench work, and wiring.

Dan Cameron - National Grid, Stan Usovich - Verizon, and Angela Holmes - Comcast were present. Stan stated that he would like to meet with the appropriate authorities to discuss the approximate 37 poles that have a status of ball in court for municipal fibers. The municipal connections could possibly belong to the City's IT, Police, or School Departments.

Councillor Rotondo requested a list of condemned poles located throughout the City. It was explained by Dan Cameron that condemned status does not actually mean that the pole is in critical condition, but that it will eventually need to be replaced.

Eric Lampedecchio, 43 Tapley Ave., Revere and Mary Gandolfo, 619 Washington Ave., Revere addressed the City Council relative to double pole and wiring issues in their neighborhoods.

RESULT:	PLACED ON FILE
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Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday afternoon, February 10, 2020 at 4:30PM. Committee members in attendance were Councillors Giannino, Guinasso, Visconti, Keefe (ex-officio), and Chairman Zambuto. Councillor Morabito was absent.

C-20-01/20-017: Robert Inello, 727 Revere Beach Parkway, Revere, MA 02151 seeking permission from the Revere City Council to reconstruct and modify a pre-existing nonconforming structure for the purpose of constructing a four-story building utilized for a self-storage use at 727 Revere Beach Parkway, Revere, MA 02151.

Councillor McKenna is the Ward Councillor representing the residents near the proposed project. She held a neighborhood meeting and several recommendations and conditions that were made by the residents were accepted by the developer and the Zoning Sub-Committee in addition to the findings and recommendations submitted by the Site Plan Review Committee.

1. New concrete sidewalks with granite curbing shall be constructed along the full frontage of the property on Taft Street and 4 chanticleer pear trees (minimum caliper of 2½”) shall be planted within the sidewalk layout on Taft Street along the rear of the building.
2. There shall be no vehicular or pedestrian access or egress from the site onto Taft Street and Taft Street shall not be used as a service entrance to the building.
3. There shall be no outdoor storage of materials or equipment allowed on the site.
4. The final architectural and exterior building material plans shall be approved by the Site Plan Review Committee.
5. A parking lot layout plan and landscaping plan shall be approved by the Site Plan Review Committee.
6. In accordance with Chapter 17.47 of the Revised Revere Zoning Ordinances, this project is subject to participation into the Community Improvement Trust Fund. Since the entire project exceeds what is allowed as of right for construction of a self storage warehouse use within the GB District, 3% of the construction cost associated with the self storage warehouse facility shall be paid into the Community Improvement Trust Fund. Payments shall be made into the fund in two equal installments. The first installment shall be paid

- onto the fund prior to the issuance of a building permit and the second installment shall be paid prior to the issuance of an occupancy permit.
7. There shall be no construction vehicles parked overnight on Taft or Mill Streets during construction.
 8. Construction shall only be permitted between the hours of 7:00AM and 4:00PM.
 9. A barrier around the construction site shall be installed by the developer to prevent debris from going onto abutting properties.
 10. Storage units shall not be converted into apartments.
 11. The applicant shall notify residents two weeks in advance of the commencement of construction.
 12. The height of the building shall not exceed 39 feet, 6 inches.

The relief requested subject to the findings and conditions of Site Plan Review and the Zoning Sub-Committee received a favorable recommendation. Committee members Giannino, Guinasso, Visconti, Keefe (ex-officio), and Chairman Zambuto voting in the affirmative. Councillor Morabito was absent.

- 5 20-017 Robert Inello, 727 Revere Beach Parkway, Revere, MA 02151 seeking permission from the Revere City Council to reconstruct and modify a pre-existing nonconforming structure for the purpose of constructing a four-story building utilized for a self-storage use at 727 Revere Beach Parkway, Revere, MA 02151.

SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE APPLICANT TO RECONSTRUCT AND MODIFY A PRE-EXISTING NONCONFORMING STRUCTURE FOR THE PURPOSE OF CONSTRUCTING A FOUR-STORY BUILDING UTILIZED FOR A SELF STORAGE USE AT 727 REVERE BEACH PARKING SUBJECT TO THE FINDINGS AND CONDITIONS OF SITE PLAN REVIEW AND THE ZONING SUB-COMMITTEE?

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

Public Works Sub-Committee Report

The Public Works Sub-Committee met on Monday evening, February 10, 2020 at 5:00PM. Committee members in attendance were Councillors Guinasso, Morabito, Zambuto, Keefe (ex-officio), and Chairman Novoselsky.

- 20-014** Motion presented by Councillor Novoselsky: That the Mayor request the Superintendent of Public Works and the Parking Director to appear before the Public Works Sub-Committee to discuss the new resident parking regulations.

Jim Rose, Parking Director and Paul Argenzio, Superintendent of Public Works addressed the Public Works Sub-Committee on this matter. It was indicated that the City is in the process of securing a city-wide sign installation contract to install the new resident parking/street sweeping

combination signage. Once the signs are installed, enforcement of the new ordinance will begin. Stickers will be issued for free to all individuals who have paid their excise tax. Only one visitor pass per household will be available for purchase. The Parking Director indicated that the City does have enough Parking Control Officers especially with an additional PCO that will be joining the staff shortly.

Update received and the recommendation to the full City Council will be to place this matter on file.

20-015 Motion presented by Councillor Novoselsky: That the Mayor request the Superintendent of Public Works to appear before the Public Works Sub-Committee to discuss the status of the new DPW Facility.

Paul Argenzio, Superintendent of Public Works addressed the Public Works Sub-Committee on this matter. It is expected that the new DPW facility will be constructed by the fall of 2022. Design of the facility should be ready by May 2020. In the meantime, the City will need to find an alternative location to store the DPW's vehicle fleet including snow removal equipment in addition to offices. It was discussed that the Engineering Department may be located to the new facility as Engineering works very closely with the DPW and the Water & Sewer Department.

Update received and the recommendation to the full City Council will be to place this matter on file.

20-016 Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to establish a new regulation prohibiting the parking of motor vehicles within 10 feet of a crosswalk.

After preliminary discussion with members of the Traffic Commission, it was decided that the best way to establish this regulation is to create a new schedule within Title 10 of the Revere Revised Ordinances. Only crosswalks that are determined to require a 10' buffer will be added to this schedule.

The Public Works Sub-Committee will offer a recommendation to the full City Council that this motion be approved.

20-022 Motion presented by Councillor Novoselsky: That the Mayor request the Superintendent of Public Works to appear before the Public Works Sub-Committee to provide an update on the installation of LED street lights.

Dan Cameron of National Grid addressed the sub-committee on this motion. National Grid has replaced approximately 25% of the existing street lights and is expected to complete the rest within a few months. It was reported that some residents have differing opinions on the new LED lights including brightness and direction. In some locations the LED wattage is too dim and in other locations it is too bright.

Update received and the recommendation to the full City Council will be to place this matter on file.

- 6 20-014 Motion presented by Vice-President Novoselsky: That the Mayor request the Superintendent of Public Works and the Parking Director to appear before the Public Works Sub-Committee to discuss the new resident parking regulations.

RESULT: PLACED ON FILE

- 7 20-015 Motion presented by Vice-President Novoselsky: That the Mayor request the Superintendent of Public Works to appear before the Public Works Sub-Committee to discuss the status of the new DPW Facility.

RESULT: PLACED ON FILE

- 8 20-016 Motion presented by Vice-President Novoselsky: That the Mayor request the Traffic Commission to establish a new regulation prohibiting the parking of motor vehicles within 10 feet of a crosswalk.

RESULT: ORDERED - VOICE VOTE

- 9 20-022 Motion presented by Vice-President Novoselsky: That the Mayor request the Superintendent of Public Works to appear before the Public Works Sub-Committee to provide an update on the installation of LED street lights.

RESULT: PLACED ON FILE

Communications

- 10 20-031 Communication from the Election Commissioner relative to the Warrant for the March 3, 2020 Presidential Primary.

Diane Colella, Election Commissioner addressed the City Council on this matter.

SHALL THE CITY COUNCIL APPROVE THE WARRANT CALLING FOR THE PRESIDENTIAL PRIMARY ON TUESDAY, MARCH 3, 2020?

RESULT: ORDERED - VOICE VOTE

- 11 20-032 A Communication from the Election Commissioner seeking an approval of Exemption to allow Public employees to work at the polls on Election Day.

Diane Colella, Election Commissioner addressed the City Council on this matter.

SHALL THE CITY COUNCIL APPROVE AN EXEMPTION OF MGL CHAPTER 268A, SECTION 20(B) IN ORDER TO ALLOW MUNICIPAL EMPLOYEES TO WORK AT THE POLLS ON ELECTION DAY?

RESULT: ORDERED - VOICE VOTE

12 20-033 COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE CERTIFICATION OF FREE CASH AS OF JUNE 30, 2019.

Rich Viscay, City Auditor and Mayor Arrigo addressed the City Council on this communication.
SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$945,572 FROM FREE CASH TO THE GENERAL FUND STABILIZATION FUND?

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

20-033 COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE CERTIFICATION OF FREE CASH AS OF JUNE 30, 2019.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$1,260,762 FROM FREE CASH TO THE CAPITAL IMPROVEMENT STABILIZATION FUND?

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

20-033 COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE CERTIFICATION OF FREE CASH AS OF JUNE 30, 2019.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$250,000 FROM FREE CASH TO THE OTHER POST EMPLOYMENT BENEFIT TRUST FUND?

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

20-033 COMMUNICATION FROM THE CITY AUDITOR RELATIVE TO THE CERTIFICATION OF FREE CASH AS OF JUNE 30, 2019.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$452,667 FROM WATER/SEWER FREE CASH TO THE WATER/SEWER STABILIZATION FUND?

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

- 13 20-034 Communication from the Mayor relative to municipal building improvements.

Rich Viscay, City Auditor and Mayor Arrigo addressed the City Council on this communication.

SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$2,343,332 FROM THE TORNADO INSURANCE PROCEEDS ACCOUNT TO THE MUNICIPAL BUILDING REPAIRS & MAINTENANCE ACCOUNT?

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

- 14 20-035 Communication from Danny DeGuglielmo, 793 Cambridge St., Cambridge, MA requesting City Council support of the Cambridge Sunshine Foundation to install seven water fountains on Revere Beach Boulevard.

Reverend Danny DeGuglielmo addressed the City Council on his request. In light of Revere Beach being under the jurisdiction of the DCR, this matter was placed on file.

RESULT: PLACED ON FILE

Motions

- 15 20-036 Motion presented by Councillor McKenna: That the Mayor request the License Commission, the Fire Department, and ISD to investigate Majestic Motors, 14 Furlong Drive and Sullivan Tire for any violations including, but not limited to operating a Class II business without a license, improper storage of flammables, and for unclean/unsanitary conditions.

Councillor McKenna displayed photographs of the horrendous conditions of the properties to the City Council.

RESULT: ORDERED - VOICE VOTE

- 16 20-037 Motion presented by Councillor McKenna: That the Mayor request ISD to investigate Lee's Trailer Park, Revere Beach Parkway for building and health code violations. The property is in complete disarray and needs to be brought up to code.

Chairman Nick Moulaison, Conservation Commission addressed the City Council on this issue.

RESULT: ORDERED - VOICE VOTE

- 17 20-038 Motion presented by Councillor McKenna: That the Mayor be requested to notify the Conservation Commission and the Environmental Protective Agency of the deplorable conditions of Green Creek behind Lee’s Trailer Park, Sullivan Tire, and Majestic Auto. Excessive illegal dumping continues in this creek creating havoc by jeopardizing wildlife, and stopping water circulation to and from Belle Isle Creek which causes flooding.

Chairman Nick Moulaison, Conservation Commission addressed the City Council on this issue. He indicated that the Water & Sewer Department is in the beginning stages of dredging after receiving an Order to Correct from the Conservation Commission. Until the condition of the sediment is evaluated for contamination, the cost of dredging is unknown. There is approximately 7' of sediment covering a pipe running through the creek. The sediment and other debris is causing flooding at the abutting trailer park.

Rocco Falzone, 55 Tuscano Ave., Revere, MA addressed the City Council on this matter as he believes the brook near his house is in a similar condition.

RESULT: ORDERED - VOICE VOTE

- 18 20-039 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of adding zoning to permit vertical farming within the city limits.

RESULT: REFERRED TO ZONING

- 19 20-040 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of creating micro unit zoning for 55 and older persons and disabled veterans. (Micro unit is less than 300 sq feet and includes bathroom and kitchenette).

RESULT: REFERRED TO ZONING

- 20 20-041 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of installing a camera and telephone in every playground and park within the city limits similar to the safety cameras and telephones on college campuses. Furthermore, that the City of Revere hire staff or fulfill this need with trained volunteers to monitor cameras to aid dispatch.

Minutes Acceptance: Minutes of Feb 10, 2020 6:00 PM (Salute to the Flag)

RESULT: REFERRED TO PUBLIC SAFETY

- 21 20-042 Motion presented by Councillor Morabito: That the Mayor direct the Superintendent of Public Works to establish an asphalt tag program such as the system in place that the City of Boston currently utilizes.

RESULT: REFERRED TO PUBLIC WORKS

- 22 20-043 Motion presented by President Keefe: That the City Council award a Certificate of Commendation to Revere Karate Academy in recognition of being in business for 40 years.

RESULT: ORDERED - VOICE VOTE

- 23 20-044 Motion presented by Councillor Serino: That the Mayor request the Director of Finance to designate a spot on its municipal tax bills, or include a form enclosed with its tax bills, whereby taxpayers of the city may voluntarily check off and donate an amount of money to be paid to a municipal account designated for Revere's veterans. The purpose of such a "Revere Veterans Fund" would be to provide support for Revere veterans and their dependents in need of immediate assistance with food, transportation, heat and emergency lodging.

Marc Silvestri, Director of Veterans Affairs thanked the City Council for taking the initiative to move forward with this additional resource for veterans. It was noted by Councillor Morabito that the City would need to accept the provisions of Massachusetts General Laws Chapter 60, Section 3F in order to move forward with this type of fund.

RESULT: ORDERED - VOICE VOTE

- 24 20-045 Motion presented by Councillor Serino: That the Mayor request MassDOT install a crosswalk at the traffic light at 540 Squire Road, the entrance to Stop & Shop.

Mary Gandolfo, 619 Washington Ave., Revere, MA addressed the City Council on this motion.

Councillor Zambuto is recorded as recused from discussion and voting on this matter.

RESULT: ORDERED - VOICE VOTE

- 25 20-046 Motion presented by Councillor Visconti, Councillor McKenna: That the Mayor request the Traffic Commission to install a "Stop Sign" on Sprague Street at the intersection of Winthrop Avenue.

RESULT: ORDERED - VOICE VOTE

Late Motions

26 20-047 Motion presented by President Keefe, City Councillor Guinasso: That the Mayor request MassDOT and the State Delegation to review and suggest countermeasures to reduce the number of incidents in which vehicles drive through the center of Brown Circle at Route 107.

Councillor Zambuto is recorded as recused from discussion and voting on this matter.

RESULT: ORDERED - VOICE VOTE

27 20-048 Motion presented by Vice-President Novoselsky: That the Mayor request the City Engineer and the City Solicitor to proceed with the process to install a drainage utility easement between 26 and 34 Hillside Avenue in order to prevent icing on Hillside Avenue.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:59 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Feb 10, 2020 6:00 PM (Salute to the Flag)

C-20-02
Also see
C-18-02

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 24, 2020 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Marilucia Alves Fonseca, 45 Doonan St., Medford, MA 02155 seeking permission from the Revere City Council to raze the existing nonconforming commercial structure and reconstruct a new two (2) story commercial structure on Lot 4A at 225 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-02) 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
Checked attached #2830
02/05/2020
02/12/2020

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

225 Broadway Revere, Massachusetts

Lot Number: 4A
 Lot Area: 1,744 SF
 Current Zone: GB

Existing Building Area: Basement 525 SF
 First Floor 1,018 SF
 Total 1,543 SF

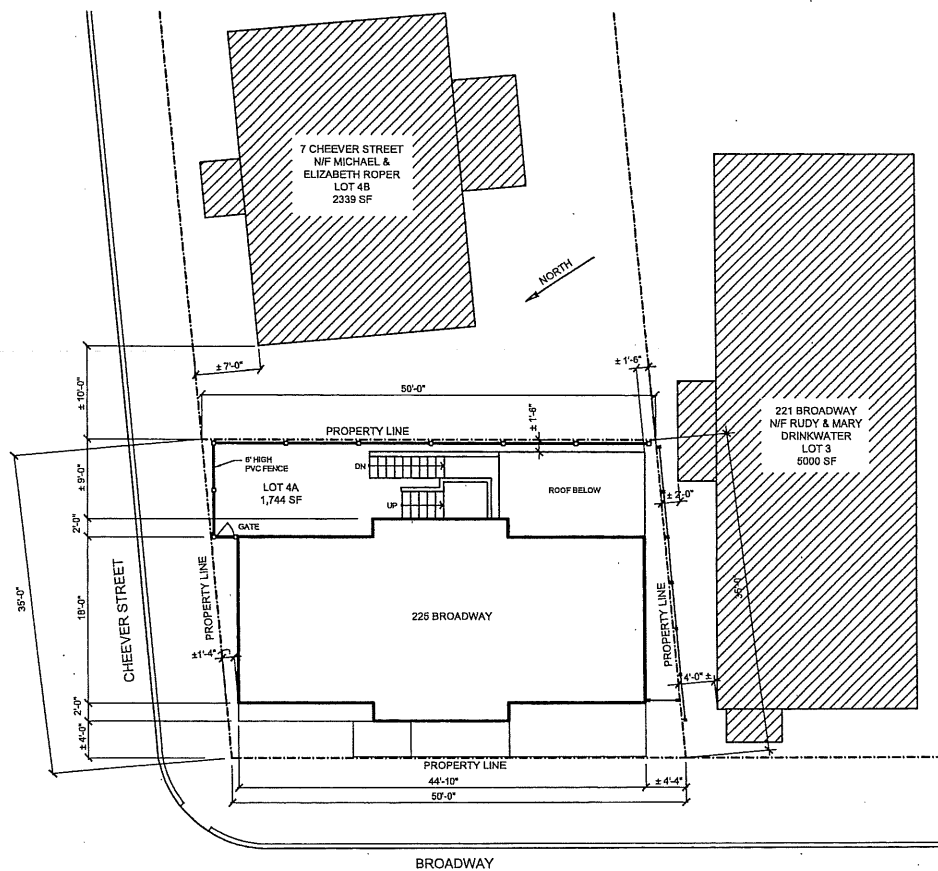
Existing Building coverage: 58%
 Proposed Building coverage: 90%

Proposed Building Area: Basement 1,567 SF
 First Floor 1,567 SF
 Second Floor 1,567 SF
 Total 4,701 SF

Existing Usable open space: 42%
 Proposed Usable open space: 10%
 Existing Height: 13'-0" (1 Story)
 Proposed Height: 22'-8" (2 Story)

Requested Additional Area: Basement 1,042 SF
 First Floor 549 SF
 Second Floor 1,567 SF
 Total 3,158 SF

Existing Parking Spaces: zero
 Proposed Parking Spaces: zero



SITE PLAN OF LAND IN REVERE MASSACHUSETTS (EXISTING)
 SCALE: 1/16" = 1'-0"



**SITE PLAN OF LAND
 225 BROADWAY
 REVERE, MASSACHUSETTS**

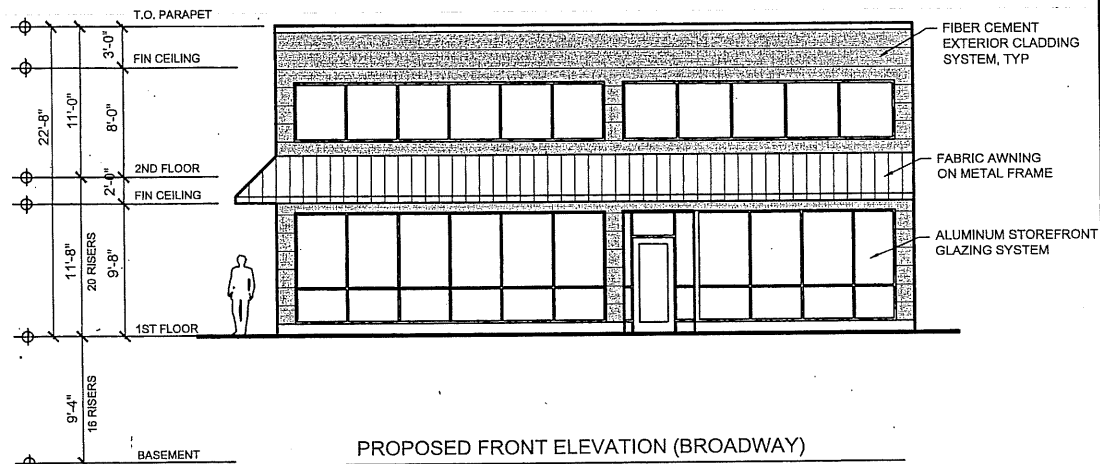
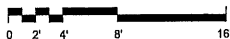
LAURENCE MALSKY ARCHITECT
 26 DRAPER AVENUE MANSFIELD, MA 02048
 508-663-6681 MALSKYARCHITECT@HOTMAIL.COM

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)



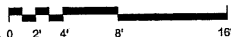
PROPOSED SIDE ELEVATION (CHEEVER ST.)

SCALE: 3/32" = 1'-0"



PROPOSED FRONT ELEVATION (BROADWAY)

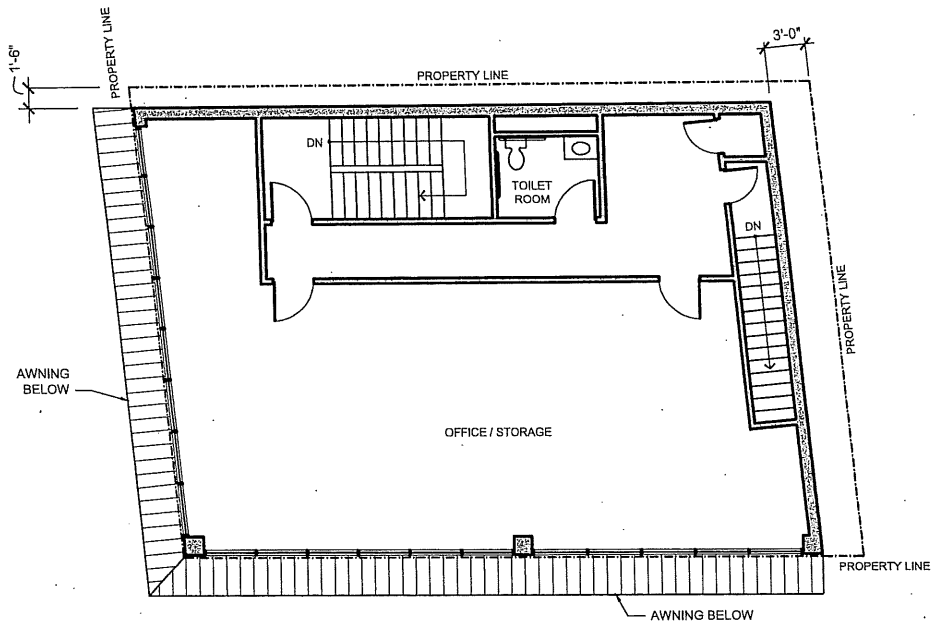
SCALE: 3/32" = 1'-0"



PROPOSED ELEVATIONS
225 BROADWAY
REVERE, MASSACHUSETTS

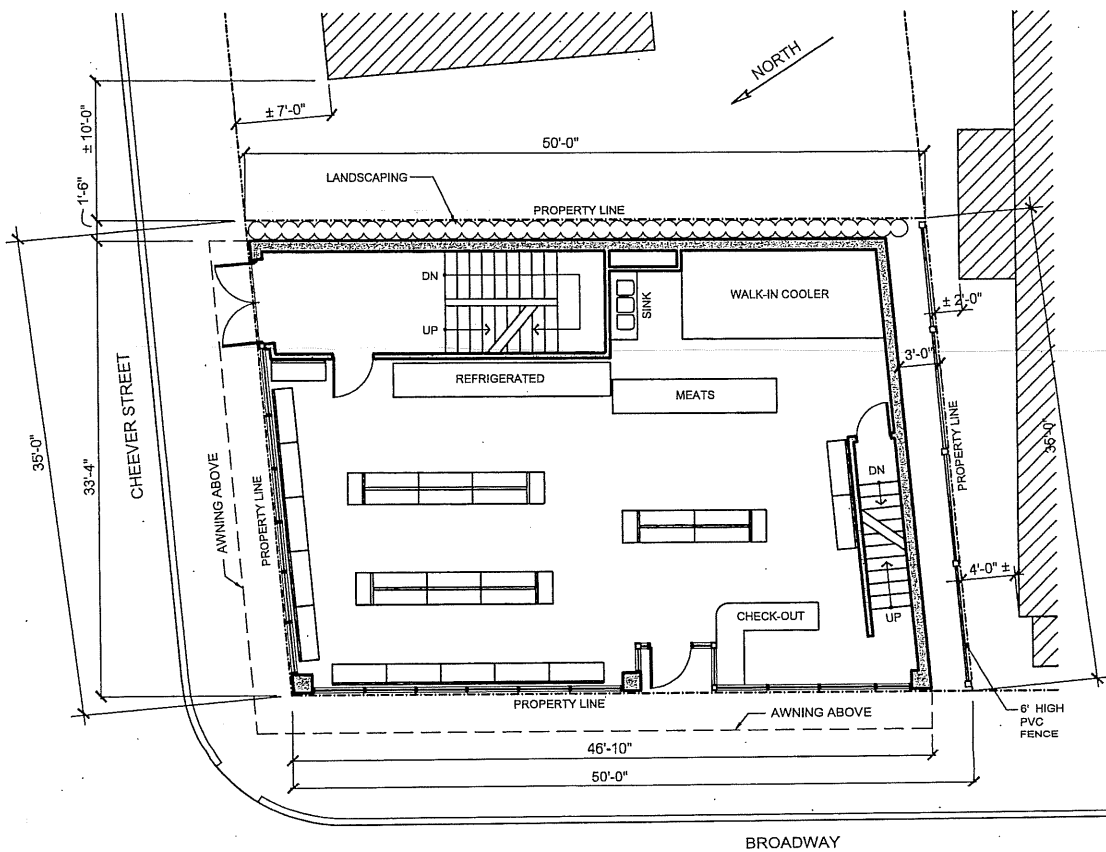
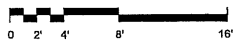
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Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)



PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

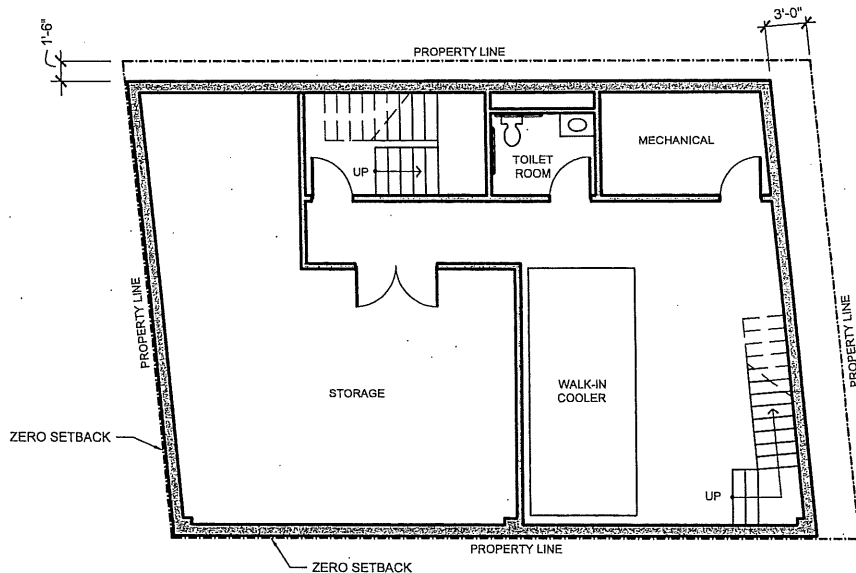


PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

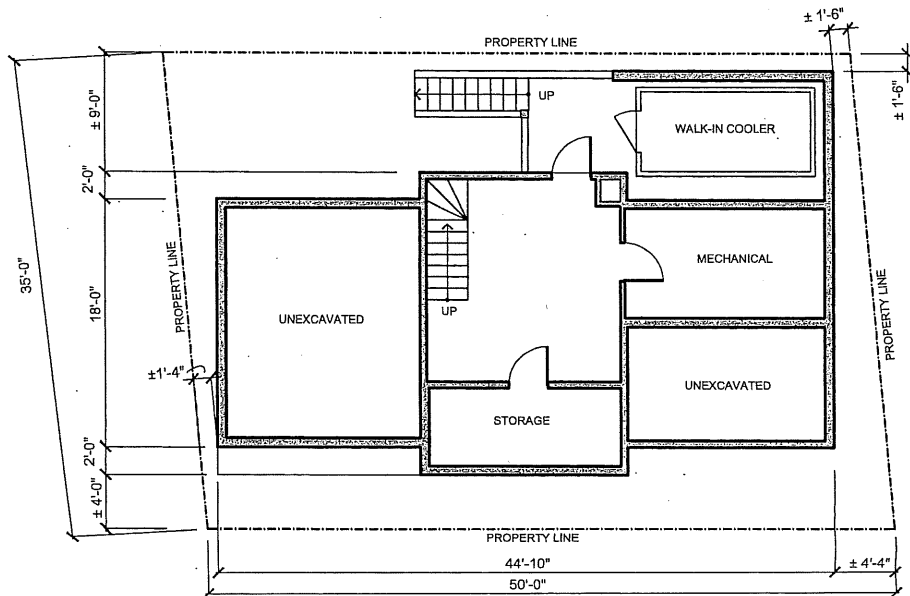
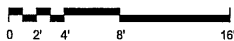
PROPOSED FLOOR PLANS
225 BROADWAY
REVERE, MASSACHUSETTS

LAURENCE MALSKY ARCHITECT
 26 DRAPER AVENUE MANSFIELD, MA 02048
 508-663-6681 MALSKYARCHITECT@HOTMAIL.COM



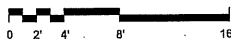
PROPOSED BASEMENT PLAN

SCALE: 3/32" = 1'-0"



EXISTING BASEMENT PLAN

SCALE: 3/32" = 1'-0"



BASEMENT PLANS
225 BROADWAY
REVERE, MASSACHUSETTS

LAURENCE MALSKY ARCHITECT
 26 DRAPER AVENUE MANSFIELD, MA 02048
 508-663-6681 MALSKYARCHITECT@HOTMAIL.COM

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)



The City of REVERE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT
281 Broadway, Revere, MA 02151

Phone: (781) 286-8186 Fax: (781) 286-8180

Robert B. O'Brien
Director

Brian Arrigo
Mayor

TO: Honorable City Council
 FROM: Site Plan Review Committee
 RE: 225 Broadway Special Permit
 DATE: February 28, 2018

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for the reconstruction and expansion of a nonconforming structure within the Central Business District at 225 Broadway to construct a 4,701 gsf two story structure for retail, office and storage. The following findings and conditions have been made with respect to this site plan:

1. A demolition permit must be approved by the Board of Health, Fire Dept., and Dept. of Public Works which shall require baiting the area at least 4 weeks prior to demolition and throughout the duration of construction of the structure.
2. Dust control measures shall be in place by the contractor throughout the demolition and removal process and a fire watch shall be in place throughout the demolition process by the Fire Dept.
3. Construction shall not be started prior to 8 am.
4. There shall be no residential units within the structure.
5. There shall be no windows in the rear elevation and there shall be a landscaped buffer installed between the abutting residential property and the building.
6. There shall be no trash stored on the exterior of the building and all trash shall be stored within a receptacle inside the building to be picked up at least 3 times per week.
7. There shall be no deliveries prior to 10 am and after 4 pm.
8. There shall be no storage of product on the floor and all product shall be stored above ground in the basement.

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

9. There shall be no product displayed in the windows.
10. There shall be no more than 3 temporary window signs and all window signs shall not cover more than 10% of the glass areas.
11. All rooftop mechanical units shall include baffles and be screened from view from abutting residential properties.
12. The building shall be fully sprinkled if there is no separation between the interior dumpster and the doorway.
13. The plans shall be reviewed and approved by the Fire Dept.
14. There shall be new concrete sidewalks installed along the full frontage of the property along Cheever Street and Broadway.
15. A sewer and water service plan and drainage plan shall be approved by the City Engineer and existing sewer and water service shall be upgraded as may be required by the City Engineer.

FORM B

Application No. C-20-02
Date: January 29, 2020

City of Revere, Massachusetts
Revere City Council
Application for Special Permit

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (Revised Ordinances of the City of Revere)
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 110.
- C. ***Application for Special Permit for Alteration of Nonconforming Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030B.***

1. Applicant submitting this application is:

Name: Marilucia Alves Fonseca/ 225 Broadway Realty Trust
 Address: 45 Doonan Street, Medford, MA 02155
 Tel. #: 857-417-4644

2020 JAN 29 PM 4: 15
 OFFICE CITY CLERK
 REVERE, MASS

FILED

2. Applicant is ___ Tenant ___ Licensee ___ Prospective Purchaser
Owner X Other (Describe) _____

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

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

Name: Lawrence A. Simeone, Jr., Esq.
 Title: Attorney-At-Law
 Address: 300 Broadway, P.O. Box 321, Revere, MA 02151
 Tel: # 781-286-1560

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

Name: 225 Broadway Realty Trust
 Address: 45 Doonan Street, Medford, MA 02155
 Tel. #: 857-417-4644

5. The land described in this application is recorded in Suffolk County Registry of Deeds,
 Book 60190 Page 235, Certificate # (if registered)
 Book , Page

6. Plans describing and defining the Exception to Use Regulations in Certain Districts, the Special Permit or Special Permit for Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

See attached site plan submitted with this application, entitled "Plan of Land 225 Broadway Street, Revere, Massachusetts" prepared by Lawrence Malsky, Architect, 26 Draper Avenue, Mansfield, MA 02048 dated February 1, 2018 (which includes Original Building Elevations, Site Plan Revere Committee recommendations dated February 28, 2018 and Special Permit Decision dated March 5, 2018 recorded), the latter marked Exhibit A.

See attached new proposed building elevation plans submitted with this application, entitled "New Convenience Store 225 Broadway, Revere" prepared by AAJA Architects, dated 11/25/19, (Said attached Site Plan Revere Committee Report dated 01/28/20 latter marked Exhibit B.

Lot 4A (Parcel ID 15-254-4) 225 Broadway, Sq. Ft. 1,744

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications No

8. A locus map (8 1/2" x 11") copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. No

9a. Is the site of this application subject to the Wetland Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Section 105)?

Yes No Do not know

9b. Is the location of the site of this application within 100 feet of:
a coastal beach _____; salt marsh _____; land under the ocean _____;
do not know _____? No X.

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 Property is located in the General Business District (GB) in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot 4A Broadway, consists of one thousand seven hundred and forty-four (1,744) square feet of land improved by one (1) nonconforming single story commercial structure¹ which consists of one thousand five hundred and forty-three (1543) square feet thereon. The existing structure fails to meet minimum off-street parking, side and rear setback regulations in the GB district. Currently a retail store occupies the Property. The Property's address is 225 Broadway. The Property has frontage of eighty-five (85) feet on Broadway and Cheever Street both public ways. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.

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

The Applicant proposes to raze the existing nonconforming commercial structure on the Property and reconstruct a new two (2) story commercial

¹ R.R.O. 17.08.530 entitled "Nonconforming structure" states in pertinent part: "Nonconforming structure" means a structure, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, which does not conform with the regulations of this title. (C.O.96-17 § 41: C.O. 83-3 § 17-2(B)(44))

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

structure allowed by special permit in accordance with R.R.O. 17.40.030A and depicted in in Exhibit A, Exhibit B and Exhibit C.²

Wherefore the Applicant seeks a special permit and approval of the Project in accordance with R.R.O. 17.40.030A entitled "Modification of nonconforming structures" which states in pertinent part: " Upon the issuance of a special permit from the city council, nonconforming structures (excluding single- and two-family residential structures) may be modified as follows:

- A. Reconstructed, extended or structurally changed;*
- B. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.*

The city council may award a special permit only if it determines that such reconstruction, extension, alteration or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The reconstruction, extension, alteration or change of a nonconforming structure, as set forth herein, shall include any increase of an existing nonconformity, or the creation of a new nonconformity and shall require only the award of a special permit as authorized under this section. (C.O. 07-19 § 4; C.O. 96-17 § 39 (part))".

Date of Denial by Building Inspector and/or Planning Board

not required- See Letter from SPRC

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

[Signature]
Applicant

1/29/2020
Date

[Signature]
Applicant's Representative

1/29/2020
Date

Received from above applicant, the sum of \$400.00 to apply against administrative and mailing costs.

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant Marilucia Alves Fonseca, which has applied to this Honorable City Council for a special permit for property located at 225 Broadway and asks that said Council make the following findings of fact:

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed facility will not impede light, air, and space to adjoining properties;
 - (b) The facility will not over crowd or have any effect on the density of the existing parcel thereon;
 - (c) the approval of this reconstruction will enable the Applicant to improve its building, and therefore benefit the public at large in the community.

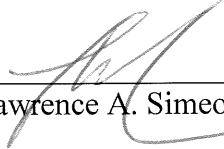
2. That the specific site is an appropriate location for such reconstruction for the following reasons:
 - (a) The subject property is zoned, GB, which allows for the request of this special permit;
 - (b) The location of has a nonconforming structure; similar to the zoning district which has various commercial nonconforming structures in the neighborhood;
 - (c) the proposed reconstruction can exist at this site, without impeding the normal use of the property or surrounding property.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The proposed facility exists a public ways which possess water and/or sewer services.

4. That the reconstruction as proposed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed facility will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and

- (b) much of the adjacent property surrounding the property are commercial; the reconstruction will have no affect on these adjoining properties and their uses; and
 - (c) the proposed reconstruction does not deviate or substantially change the character of this already relative commercial/industrial area of the city.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
- (a) the only traffic generated by the proposed facility will be minimum and shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed reconstruction to the nonconforming structurrs, for the following reasons:

The location is in a general business area, the proposed commercial structure which are the subject of the reconstruction shall be in harmony with the area. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this business area.

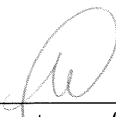
Date: January 29, 2020_ Respectfully submitted by:  _____
 Lawrence A. Simeone, Jr., Esq.

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

CERTIFICATION

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

014-84-4658
Social Security Number or
Federal Identification Number



Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

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

017-84-4688
Social Security Number or
Federal Identification Number

[Signature]
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

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: Marilucia Alves Fonseca and 225 Broadway Realty Trust
Address: 45 Doonan Street, Medford , MA 02155

2. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: See above
Address: _____

(Attach additional pages, if necessary)

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

Partner's Name: _____
Address: _____

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

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.)

6. (If the Party if 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.)

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

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

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

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).
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 required by Mass. General Law, Chapter 110, Section 5, is on file.)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

In accordance with the provisions of Section 57 (a), of Chapter 40 of the Massachusetts General Laws, the Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof;

Name of Applicant: Marilucia Alves Fonseca and 225 Broadway Realty Trust
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 225 Broadway, Revere, MA 02151
(Business address of above person, corporation or business enterprise)

Location Address: 225 Broadway, Revere, MA 02151
(Location of property for which license or permit is required.)

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

FORM D

CITY OF REVERE, MASSACHUSETTS
REVERE CITY COUNCIL

NOTICE OF DECISION
ON SPECIAL PERMIT

TO BE MAILED FORTHWITH TO THE PETITIONERS, ABUTTERS, AND OWNERS OF LAND WITHIN 300 FEET OF THE PROPERTY LINE, THE BUILDING INSPECTOR AND THE PLANNING BOARDS OF EVERY ABUTTING MUNICIPALITY AND TO EVERY PERSON PRESENT AT THE HEARING WHO REQUESTED THAT NOTICE BE SENT TO THEM AND STATED THE ADDRESS TO WHICH SUCH NOTICE WAS TO BE SENT, AS PROVIDED IN MASSACHUSETTS GENERAL LAWS, CHAPTER 40A, SECTION 15, AS AMENDED.

Applicant

Marilucia Alves Fonseca
45 Doonan Street
Medford, MA 02155

Date:

March 7, 2018



2018 00047084
Bk: 59678 Pg: 77 Page: 1 of 4
Recorded: 06/04/2018 12:39 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

Owner

Marilucia Alves Fonseca
45 Doonan Street
Medford, MA 02155

Application No.

C-18-02/18/055

Premises Affected

Lot 4A at 225 Broadway

Referring to the above application so as to permit

the razing of the existing nonconforming commercial structure and reconstruct a new two (2) story commercial structure on Lot 4A at 225 Broadway, Revere, MA 02151.

The Revere City Council at its meeting on March 5, 2018.

VOTED TO GRANT the special permit application under **Title 17, Chapter 17.36, Section 17.40.030B** of the Revised Ordinances of the City of Revere, subject to the following conditions, safeguards and limitations on time or use if any:

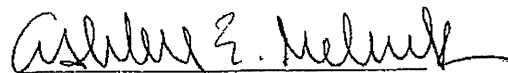
1. A demolition permit must be approved by the Board of Health, Fire Dept., and Dept. of Public Works which shall require baiting the area at least 4 weeks prior to demolition and throughout the duration of construction of the structure.
2. Dust control measures shall e in place by the contractor throughout the demolition and removal process and a fire watch shall be in place throughout the demolition process by the Fire Department.

*Return To:
L.A. Simeone
PO. Box 321
Medford, MA 02155*

3. Construction shall not be started prior to 8:00am.
4. There shall be no residential units within the structure.
5. There shall be no windows in the rear elevation and there shall be a landscaped buffer installed between the abutting residential property and the building.
6. There shall be no trash stored on the exterior of the building and all trash shall be stored within a receptacle inside the building to be picked up at least 3 times per week.
7. There shall be no deliveries prior to 10:00am and after 4:00pm.
8. There shall be no storage of product on the floor and all product shall be stored above ground in the basement.
9. There shall be no product displayed in the windows.
10. There shall be no more than 3 temporary window signs and all window signs shall not cover more than 10% of the glass areas.
11. All rooftop mechanical units shall include baffles and be screened from view from abutting residential properties.
12. The building shall be full sprinkled if there is no separation between the interior dumpster and the doorway.
13. The plans shall be reviewed and approved by the Fire Dept.
14. There shall be new concrete sidewalks installed along the full frontage of the property along Cheever Street and Broadway.
15. A sewer and water service plan and drainage plan shall be approved by the City Engineer and existing sewer and water service shall be upgraded as may be required by the City Engineer.
16. That the Site Plan for the project be amended to provide for a 3 foot buffer between 225 Broadway and 7 Cheever Street.
17. That the air compressor located on the roof, be installed at the furthest point on the roof from the abutting residential properties.

Decision filed with the City Clerk of the City of Revere March 7, 2018.

The Revere City Council



Ashley E. Melnik, City Clerk

Loc: 250 BROADWAY 418 Parcel ID #: 21-351-1A-418
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 419 Parcel ID #: 21-351-1A-419
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 501 Parcel ID #: 21-351-1A-501
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 502 Parcel ID #: 21-351-1A-502
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 503 Parcel ID #: 21-351-1A-503
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 504 Parcel ID #: 21-351-1A-504
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 505 Parcel ID #: 21-351-1A-505
LUC: 102

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 506 Parcel ID #: 21-351-1A-506
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 507 Parcel ID #: 21-351-1A-507
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 508 Parcel ID #: 21-351-1A-508
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 509 Parcel ID #: 21-351-1A-509
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 510 Parcel ID #: 21-351-1A-510
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 511 Parcel ID #: 21-351-1A-511
LUC: 1

BROADWAY TOWER LTD PARTNERSHIP
C/O WINN DEV CO
6 FANUEIL MRKT PLACE

BOSTON MA 02109

Loc: 250 BROADWAY 512 Parcel ID #: 21-351-1A-512
LUC: 1

MUSTO PAUL H
MUSTO ROSEANNE
6 HAMMERSMITH DR

SAUGUS MA 01906

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

DATE: 1/29/20

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

Loc: 213 BROADWAY Parcel ID #: 15-254-2
LUC: 111

FERLAND ERIK
TANG LINDA
832 BROADWAY

EVERETT MA 02149

Loc: 12 BEACH ST Parcel ID #: 15-254-24
LUC: 105

SULKOWSKA JUSTINE
ADAMCZYK DARIUZ J
9 MILL RD

BOXFORD MA 01921

Loc: 225 BROADWAY Parcel ID #: 15-254-4
LUC: 325

225 BROADWAY REALTY TRUST
FONSECA AFONSO F TRUSTEE
45 DOONAN ST

MEDFORD MA 02155

Loc: 7 CHEEVER ST Parcel ID #: 15-254-5
LUC: 101

ROPER MICHAEL
ROPER ELIZABETH A
7 CHEEVER ST

REVERE MA 02151

Loc: 11 CHEEVER ST Parcel ID #: 15-254-6
LUC: 104

SARAVIA JOSE
RIVERA VIRGINIA QUINTANILLA
11 CHEEVER ST

REVERE MA 02151

Loc: 17 CHEEVER ST Parcel ID #: 15-254-7
LUC: 104

DELGRECO ROBERT S

221 RESERVOIR AVE

REVERE MA 02151

Loc: 249 BROADWAY Parcel ID #: 15-255-1
LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY

REVERE MA 02151

Loc: CHEEVER ST Parcel ID #: 15-255-2
LUC: 9

CITY OF REVERE
CITY HALL
281 BROADWAY

REVERE MA 02151

Loc: 281 BROADWAY Parcel ID #: 15-255A-1
LUC: 9

CITY OF REVERE
CITY HALL
281 BROADWAY

REVERE MA 02151

Loc: 6 SUFFOLK AVE Parcel ID #: 21-348B-39
LUC: 1

WARWICK MITCHELL

8 SUFFOLK AVE

REVERE MA 02151

Loc: 2 SUFFOLK AVE Parcel ID #: 21-348B-40
LUC: 1

MINICHIELLO ARTHUR LIFE ESTATE
MINICHIELLO ARTHUR J JR REMAINDERMAN
2 SUFFOLK AVE

REVERE MA 02151

Loc: 14 PROSPECT AVE Parcel ID #: 21-348B-41
LUC: 1

BUCCHIERI SALVATORE
BUCCHIERI MARIANNA
14 PROSPECT AVE

REVERE MA 02151

Loc: 220 BROADWAY Parcel ID #: 21-348B-42
LUC: 1

10 PROSPECT AVE LLC

220 BROADWAY

REVERE MA 02151

Loc: 212 BROADWAY Parcel ID #: 21-348B-43
LUC: 1

LUBERTOS PASTRY SHOP INC

208 BROADWAY

REVERE MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
DATE: 1/24/20

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)

Loc: 6 RESERVOIR AVE Parcel ID #: 21-351-87
LUC: 031

CHIUCCARIELLO MARIO

38 CHURCH ST

WINCHESTER MA 01890

Loc: 264 BROADWAY Parcel ID #: 21-351-88
LUC: 325

266 BROADWAY REALTY TRUST
WOOD JOHN G TRUSTEE
266 BROADWAY

REVERE MA 02151

Loc: 260 BROADWAY Parcel ID #: 21-351-89
LUC: 031

MUSTO PROPERTIES, LLC

3 HAMMERSMITH DR

SAUGUS MA 01906

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


DATE: 1/29/20

Attachment: 225BroadwaySpecialPermit02242020 (20-049 : Special Permit - 225 Broadway)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 20, 2020

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

Dear Honorable Council:

I am writing to submit my appointment of Richard Viscay, 87 Harris Street, Revere, to the Revere Housing Authority Board of Commissioners replacing George Anzuoni, whose term on the Board expired on February 1, 2020.

Regards,

Brian M. Arrigo
Mayor

Attachment: Rich Viscay RHA 2020 (20-050 : Appointment of Richard Viscay RHA)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 20, 2020

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

Dear Honorable Council:

I am writing to submit my appointment of Richard Viscay, of 87 Harris Street, Revere, as the Director of Finance for the City of Revere. As you can see during his tenure as Auditor/Budget Director, Mr. Viscay has proved himself tremendously qualified for this position.

Regards,

Brian M. Arrigo
Mayor

Attachment: Richard Viscay DoF 2020 (20-051 : Appointment of Richard Viscay as Director of Finance)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 20, 2020

The Honorable Revere City Council
Clerk's Office
Revere City Hall
Revere, MA 02151

Members of the Council:

This memorandum accompanies a proposed amendment to Revere Revised Ordinances, Title 5, by adding a new Chapter 5.10 authorizing and regulating the operation of food trucks within the City.

The rapid rise in popularity of food trucks compels the city to take necessary steps both to insure public safety and to help assure that existing businesses in the city are not at a competitive disadvantage. The ordinance as proposed vests authority in the License Commission to grant a food truck license. The ordinance includes the requirements with which a food truck vendor must comply, pertinent rules and regulations, limitations on the locations and hours of operation, procedures for the operations of food trucks at special events, parking requirements, and enforcement provisions.

Adoption of this ordinance will clarify procedures and limitations for the operation of food trucks while providing our residents with a popular dining option.

Regards,

Brian M. Arrigo
Mayor

I. AN ORDINANCE FURTHER AMENDING TITLE 5 OF THE ORDINANCES OF THE CITY OF REVERE

SECTION 1. Title 5 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new chapter and sections:

Chapter 5.10 – Food trucks

5.10.010 - Purpose.

The purpose of this section is to allow for food trucks to operate in certain areas in the city of Revere, to complement and enhance Revere’s food service industry, to highlight the variety of food options and food cultures available in Revere, and to provide eating alternatives for persons living, working or visiting in Revere.

5.10.020 – Definitions.

When used in this section, unless the context otherwise requires, the following terms shall have the following meanings:

- A. “Applicant” means any person, corporation, business, company or other entity or organization that submits an application to the city of Revere License Commission to operate a food truck in Revere.
- B. “Commission” means the city of Revere License Commission.
- C. “Food truck” means any mobile food vehicle or operation, whether motorized or propelled by human power, or temporary food station, which cooks, prepares, stores, packages, serves, sells, or otherwise provides any food or beverages for human consumption to the general public, for a fee or free of charge. This includes but is not limited to food carts, pushcarts, and food stands.
- D. “Food truck operator” means the holder of a food truck license.

Notwithstanding Mass. Gen. Laws ch. 270, § 25 and 520 CMR 15.0 and Revere Revised Ordinance 5.04.110, this chapter shall not apply to mobilized ice cream trucks that provide already prepared or pre-packed frozen dairy or frozen water-based food products. This section shall apply to ice cream trucks that make or prepare frozen dairy or other food products, or any ice cream truck that remains stationary at the same location for longer than thirty (30) minutes.

5.10.030– Food truck license requirements.

- A. Each food truck shall be licensed by the commission.
- B. In accordance with Mass. Gen. Laws. ch. 40, § 22F, an application fee of \$125.00 will be assessed for each application.
- C. For every license approved by the commission, the applicant shall pay an annual fee of \$200.00 for each food truck for each calendar year. The annual fee shall not be adjusted or prorated.
- D. Every applicant and every food truck operator as applicable is required:
 - 1. To provide certification that the food truck has passed all necessary inspections required of the department of municipal inspections and fire department. The commission will approve no food truck license application that is not supplemented with the required certifications.
 - 2. To comply with the rules and regulations as may be promulgated by the commission, department of municipal inspections or fire department.
 - 3. To provide the department of municipal inspections with a copy of the commissary contract or service agreement as a pre-requisite to department of municipal inspections certification.
 - 4. To provide a valid state hawker’s license issued by the Commonwealth of Massachusetts in accordance with M.G.L. ch. 101.
 - 5. To display its license in a conspicuous location readily visible to patrons during the time the food truck is engaged in the activity authorized by the license.
 - 6. To provide the commission with a Certificate of Insurance showing adequate public commercial liability, automobile liability, property damage coverage, and worker’s compensation coverage in the amounts required by Massachusetts law. Failure to provide or maintain such insurance shall be grounds to deny or revoke a food truck license.

5.10.040 – Rules and regulations.

- A. The commission, department of municipal inspections, and fire department are hereby authorized to promulgate, jointly and within their respective departments, additional rules and regulations appropriate for the implementation of this chapter; provided, however, that such rules and regulations are not inconsistent with the limitations and restrictions contained in this subsection.
- B. No operator of a food truck shall park, stand, or move a vehicle or conduct business within areas of the city where the license holder has not been authorized to operate.
- C. Each license shall designate the location and the time frame where the license may be exercised. In no event shall the license be construed to grant or entitle a license holder the exclusive use of a location or service route.
- D. No food truck operator shall provide or allow any dining area, including but not limited to tables, chairs, booths, bar stools, benches, and standup counters, unless a proposal for such seating arrangements is submitted with the license application and approved by the commission.
- E. All food truck operators shall provide a sufficient waste receptacle for public use, and it shall be the license holder's responsibility to empty said receptacle, to pay for any costs associated with disposing of such waste, and to assure sufficiency of any waste receptacle.
- F. The food truck operator shall ensure that the food truck is serviced at least twice daily by a mobile food commissary for all food, water and supplies, and cleaning and servicing operations, including the emptying and cleaning of waste containers.
- G. The food truck operator must keep an accurate daily log of services rendered, including the date and time of said services as provided above in paragraph (F) of 5.10.040.
- H. No sign on any food truck shall project from the food truck, and there shall be no free standing signs adjacent to or in the area of the food truck that advertises or otherwise announces the food truck.
- I. A food truck shall not emit or project exterior lighting in a manner so as to shine on adjacent properties or toward any street.
- J. A food truck shall not exceed 8.5 feet in width (2.6 meters); 44 feet in length (13.5 meters); or 9,920 pounds (4,500 kilograms).

- K. Food trucks shall operate only in the areas of the city provided in 5.10.050 of this chapter, or otherwise only in accord with 5.10.051 of this chapter
- L. Notwithstanding the provisions of this section, no person shall operate a food truck within 300 feet of any elementary or secondary school, or on any private, city of Revere or Commonwealth of Massachusetts property without written consent of the owner or city or state entity in charge of said property.
- M. A food truck license is not transferable, expires at the end of the calendar year in which it is issued, and must be renewed by the commission in compliance with the requirements provided in 5.10.030 of this chapter.
- N. The commission is hereby authorized to revoke, suspend, modify or deny renewal of any food truck license for failure to comply with the provisions of this chapter, or of any rules and regulations promulgated by the commission, department of municipal inspections, fire department or the Commonwealth of Massachusetts.

5.10.050 – Areas and hours of operation, limitations.

- A. Food trucks are permitted to operate in the following locations:
 1. **Revere Beach Boulevard**, at the eastern end of the Christina and John Markey Memorial Pedestrian Bridge, north of Chester Avenue to south of the State Police Barracks, not to exceed a five (5) food trucks at this location at any one time;
 2. **Ocean Avenue**, either side, north of Chester Avenue and south of the entrance to the State Police barracks, not to exceed two (2) food trucks at this location at any one time;
 3. **Bennington Street**, east side only, at or near Jimmy Kimmerle Park, north of Crescent Avenue and south of Winthrop Avenue, not to exceed two (2) food trucks at this location at any one time;
 4. **Garfield Avenue**, west side only, north of Centennial Avenue and south of Shirley Avenue, not to exceed two food trucks at this location at any one time;
 5. **Shirley Avenue**, south side only, at the city of Revere Municipal Parking Lot east of Nahant Avenue and west of Walden Street, not to exceed two (2) food trucks at this location at any one time;
 6. **Broadway**, east side only, north of Cheever Street and south of Hyde Street, not to exceed four (4) food trucks at this location at any one time.

7. **Broadway**, east side only, north of Hyde Street and South of Pleasant Street, not to exceed one (1) food truck at this location at any one time;
 8. Operating a food truck anywhere in the city without the authorization established in this chapter is strictly prohibited.
- B. Hours of Operation.
1. The hours of operation for all food trucks are 11:00 a.m. to 8:00 p.m.
 2. At the discretion of the commission, the hours of operation may be extended upon a determination that such extended hours will be in the community's best interest and without substantial detriment to the neighborhood.

5.10.51 – Special events.

- A. “Special events” means any one-time, limited, or temporary occurrence or activity that occurs in a specified place on a particular date(s) and during a fixed interval of time.
- B. The commission may approve the operation of a food truck at a Special Event in areas where food trucks are not otherwise permitted, provided:
1. The Special Event organizer or sponsor applies for such permit and appears before the commission and states the request for a food truck(s) at said event; and
 2. The Special Event organizers identifies the food truck(s) to participate in said event; and
 3. The Special Event organizer presents evidence that the food truck(s) is properly licensed by the commission in accordance with the provisions of this chapter, or is licensed to operate in another city or town; and
 4. In the case of a food truck that is licensed to operate in another city or town, and not otherwise licensed in accordance with the provisions of this chapter, the Special Event Organizer or sponsor shall provide the commissions a copy of said license from said city or town; and
 5. A food truck licensed with another city or town shall comply with 5.10.030(D) of this chapter, and evidence of compliance with said chapter 5.10.03(D) shall be presented to the commission.

6. The fee for a special event license shall be \$100.00, plus \$50.00 for each participating food truck.

5.10.060 – Parking requirements.

- A. Food trucks shall not park overnight on public property or private lands after operating hours except on land owned, leased or rented by the operator for the storage of the vehicle in compliance with the city of Revere’s Zoning Ordinances.
- B. Food trucks shall be exempt from hourly parking time limits on public property provided they are parked in legal parking spaces, actually engaged in the operation of the food truck business as permitted herein, and otherwise in compliance with this chapter.
- C. In no event shall any food truck stop or park for the purposes of selling if such a stop prevents the passage of other motor vehicles or pedestrians on the public right-of-way.

5.10.70 – Enforcement.

- A. The provisions of this chapter or any rules and regulation promulgated by the commission may be enforced by the police department, department of municipal inspections or fire department.
- B. No food truck shall operate without a license. Any food truck being operated without a valid license from the commission shall be deemed a public safety hazard and may be ticketed and impounded.
- C. No food truck shall be parked on the street overnight, or left unattended and unsecured at any time food is kept in the food truck. Any food truck that is found to be unattended shall be considered a public safety hazard and may be ticketed and impounded.
- D. Any food truck operator who violates any provisions of this chapter or any rules and regulations promulgated hereunder may be subject to the penalties set forth in chapters 1.12 and 1.16 of the Revere Revised Ordinances.
- E. Once a license has been issued it may be revoked, suspended, modified, or denied renewal by the commission for failure to comply with the provisions of this chapter or any rules and regulations promulgated hereunder.



City of Revere

City Auditor/Budget Director

281 Broadway
Revere, MA 02151

Tel: (781) 286-8131

Richard Viscay
City Auditor/Budget Director

February 20, 2020

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

RE: Sick Leave Buyback Fund Appropriation

Dear Councilor Keefe,

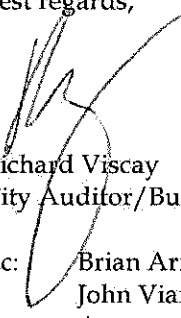
During the FY2019 budget process, the Council approved the establishment of a Sick Leave Buyback Stabilization Fund. This fund was established to enable the city to reimburse all departments for the cost of sick leave buyback provisions per the respective collective bargaining units. Prior to the establishment of the fund, all sick leave buybacks were budgeted in the respective departments. However, this practice oftentimes led to amounts that did not match the actual liabilities of each department.

We had originally estimated the cost of all sick leave buybacks for FY2020 at \$425,000. I am happy to report that the overall cost to date is approximately \$350,000. As a result, the balance of the Fund is currently \$75,000.

However, I respectfully request that the City Council appropriate \$325,000 of certified Free Cash to account for the buybacks that have occurred in FY2020, as well as any further buybacks that may result as employees retire between now and the end of the fiscal year. This request will allow us to address all necessary adjustments needed to ensure that there will be no appropriation deficits when we close the books at the end of FY2020.

I will be in attendance at the City Council meeting on Monday to answer any questions with regard to this matter.

Best regards,


Richard Viscay
City Auditor/Budget Director

Cc: Brian Arrigo, Mayor
John Viarella, Human Resource Director
Assunta Newton, Budget Analyst

Attachment: 20200220_131238 (20-053 : SICK LEAVE BUYBACK FUND APPROPRIATION)



City of Revere City Auditor/Budget Director

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

Richard Viscay
City Auditor/Budget Director

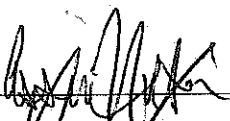
MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Budget Analyst
Date: February 20, 2020
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Certified Free Cash (01001-596000)	\$ 325,000
	<i>Available Balance:</i>	<i>\$ 4,097,477</i>
TO:	Sick Leave Buyback Stabilization Fund (84141-497000)	\$ 325,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of February 20, 2020, there are sufficient funds to support such a transfer.

Account verified by  _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: 20200220_131238 (20-053 : SICK LEAVE BUYBACK FUND APPROPRIATION)



City of Revere

City Auditor/Budget Director

281 Broadway
Revere, MA 02151

Tel: (781) 286-8131

Richard Viscay
City Auditor/Budget Director

February 20, 2020

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

RE: Free Cash Appropriation – Workers' Compensation Insurance Fund

Dear Councilor Keefe,

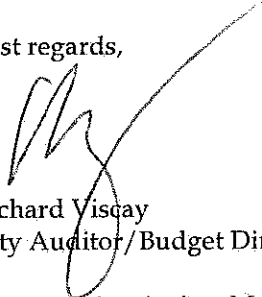
During the FY2019 budget process, the Council approved the establishment of Massachusetts General Law Chapter 40, Section 13c, which created a Workers' Compensation Insurance Fund (the Fund) for communities that choose to self-insure. This fund was established to allow for payments for the City's workers' compensation liabilities, including salaries and medical expenses for all city workers.

We originally appropriated \$400,000 to establish this fund, and these funds have been used throughout the year to pay for the related costs of all workers' compensation liabilities, including public safety officials (injured on duty - 111F). We now are in need of replenishing this fund to continue to pay any and all workers' compensation wages and medical expenses as they occur.

I respectfully request that the Council approve an appropriation of \$400,000 from Free Cash to this fund so that we can continue to process all necessary payments from the Human Resource department as required by law. All appropriation into this fund will carry forward into the next fiscal year and beyond to address all open workers' compensation cases.

I will be in attendance at the City Council meeting on Monday to answer any questions with regard to this matter.

Best regards,


Richard Viscay
City Auditor/Budget Director

Cc: Brian Arrigo, Mayor
John Viarella, Human Resource Director
Assunta Newton, Budget Analyst

Attachment: 20200220_131158 (20-054 : FREE CASH APPROPRIATION WORKERS COMPENSATION INSURANCE FUND)



City of Revere City Auditor/Budget Director

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

Richard Viscay
City Auditor/Budget Director

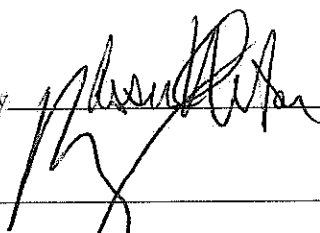
MEMORANDUM

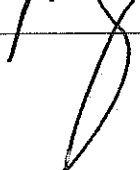
To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Budget Analyst
Date: February 20, 2020
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Certified Free Cash (01001-596000)	\$ 400,000
	<i>Available Balance:</i>	\$ 4,097,477
TO:	Workers' Compensation Insurance Fund (84041-497000)	\$ 400,000
	<i>Original Certification:</i>	\$ 0.00

Based on the amount available as of February 20, 2020, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: 20200220_131158 (20-054 : FREE CASH APPROPRIATION WORKERS COMPENSATION INSURANCE FUND)