



CITY COUNCIL

Regular Meeting

In accordance with Governor Baker's March 12, 2020 Executive Order, please be advised that this meeting of the Revere City Council will be held by remote participation only.

Join Zoom Meeting

<https://zoom.us/j/911014192>

Meeting ID: 911 014 192

Calendar

Monday, March 23, 2020, 6:00 PM

5:45PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 16, 2020

Public Hearings

3. **20-087** Hearing called as ordered on the application of Barn Deli, Corp., 95 Squire Rd., Revere, MA 02151 seeking permission from the Revere City Council to reconstruct a non-conforming use and structure for the purpose of renovating and expanding an existing car wash at 95 Squire Rd., Revere, MA 02151.
4. **20-088** Hearing called as ordered on the application of Revere Belle, LLC, 295 Madison Ave., 2nd Floor, New York, NY 10017 seeking permission from the Revere City Council to permit the alternation of a nonconforming structure so as to permit an existing unit that was erroneously excluded when the structure was originally permitted in 1970 and 1973 and to add two additional off-street parking spaces at 45 Belle Isle Ave., Revere, MA 02151.

Appointments Sub-Committee Report

5. **20-070** Comm. from the Mayor relative to the appointment of Earthwork Industries as Licensed Drain Layer.
6. **20-073** Comm. from the Mayor relative to the appointment of Super Service Today as Licensed Drain Layer.

Communications

7. **20-089** A Communication from the Co-Directors of the 2020 Federal Census to provide an update on the activities planned for Census Day, April 1, 2020.

Motions

8. **20-090** Motion presented by Councillor Visconti: That the Mayor request the Director of Parking to suspend all parking meter enforcement and offer free meter parking throughout the City of Revere until further notice to assist local businesses during these financially difficult times.
9. **20-091** Motion presented by Councillor McKenna: That the Mayor request Inspectional Services to look at illegal driveways being constructed around the city especially on Taft Street and enforce zoning ordinances. Residents are taking out their front lawns without first obtaining a variances. Some driveways have not even obtained curb cuts.
10. **20-092** Motion presented by Councillor Visconti: That the Mayor request all first responders in the City of Revere to be tested for coronavirus as soon as resources are made available. Additionally, that the Mayor speak with state officials about eliminating the initial screening process for first responders so they can be tested immediately and prevent the potential spreading of the virus in our community. It is our responsibility as a community to be proactive in fighting COVID-19 and to stem the potential spread of the virus. The measure would help Revere protect our first responding agencies and avoid shortages of essential personnel due to infection as well as minimize the spread of the virus within our community.
11. **20-093** Motion presented by Councillor McKenna: That the Mayor severely fine businesses in our city that are price gouging and taking advantage of residents in need during this crisis.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, March 16, 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	

In accordance with the provisions of, An Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s. 20, Councillor Novoselsky recorded as participating remotely in this meeting.

2 Approval of the Journal of the Regular Meeting of February 24, 2020

RESULT: ACCEPTED

Public Hearings

- 3 20-062 Hearing called as ordered on a loan order in the amount of \$2,000,000 for the Revere High School Feasibility Study.

Proponents

Mayor Brian M. Arrigo

Opponents

None

APPROVED LOAN ORDER
REVERE HIGH SCHOOL FEASIBILITY STUDY

ORDERED: That \$2,000,000 is appropriated to pay costs of a feasibility study and schematic design for the Revere High School, located at 101 School Street, Revere, Massachusetts, exploring potential solutions to meet the requirements of the district’s educational program, including the payment of all costs incidental and related thereto, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Revere High 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(7) of the General Laws and/or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and 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 costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided however, that the amount of the borrowing authorized by this order shall be reduced by the amount of any such grant amount set forth in a feasibility study agreement that may be executed between the City and the MSBA for the project.

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.

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

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

4 20-052 Hearing called as ordered on an ordinance relative to food trucks.

Proponents

- Mayor Brian M. Arrigo
- Dimple Rana, Director of Health Community Initiatives
- Michael Hinojosa, Director of Parks and Recreation
- Charlie Giuffrida, Assistant Director of Parks and Recreation
- Abel Moreno, Eloti Boston Food Truck
- Cristian Mancia, Maria's Taqueria Restaurant and Food Truck
- Andres Jaramillo, Perros Paisas Food Truck

Minutes Acceptance: Minutes of Mar 16, 2020 6:00 PM (Salute to the Flag)

Diana Cardona, Chocolaffe, LLC

Opponents

None

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

Communications

5 20-063 Communication from the Mayor relative to a COVID-19 appropriation.

Council President Keefe requested suspension of the City Council Rules of Order for the purpose of taking Council Order 20-063 out of order.

Addressing the City Council at this time on the City's COVID-19 response was Mayor Arrigo, Kim Hanton, Director COVID-19 Emergency Response, and Dr. Nathalee Kong, Chair of the Board of Health.

"SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$1,000,000 FROM THE GENERAL FUND STABILIZATION FUND TO THE EMERGENCY MANAGEMENT PLANNING ACCOUNT?"

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

Unfinished Business

6 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.

RESULT: ORDERED - VOICE VOTE

Public Works Sub-Committee Report

In light of the COVID-19 outbreak, Chairman Novoselsky cancelled the Public Works Sub-Committee meeting and will reschedule for a date and time to be decided.

7 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.

Minutes Acceptance: Minutes of Mar 16, 2020 6:00 PM (Salute to the Flag)

RESULT:	TABLED [UNANIMOUS]
AYES:	Giannino, Guinasso, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti, Zambuto, Keefe

Zoning Sub-Committee Report

The Zoning Sub-Committee met on March 16, 2020 at 5:15PM. Committee members in attendance were Councillors Giannino, Guinasso, Visconti, Keefe (ex-officio), and Chairman Zambuto. Councillor Morabito was absent.

Direct abutter, Elizabeth Roper, 7 Cheever St., Revere, MA submitted the following via email opposing the project: When the convenience store was opened it was to be only cardboard trash and when the meat was added -- problems arose noise from compressors, smells from outside trash, rodents, more traffic, and customers illegally parking at hydrants and driveways, ignoring parking meters. The supporters of the application do not live behind the store --- I Do! Is the new building to be build to the sidewalk? There are a few feet of cement before the sidewalk in front of the building. Currently there is open space between their main building and the property line at 7 Cheever -that is where some deliveries were made and trash was kept. Will trash be stored inside until it is picked up and are pickups during business hours? Currently the zoning allows a 20 foot rear set back. Their plans show bathrooms more than 5 feet. I would like at least a 5 foot rear set back.

Counsel for the applicant, Attorney Lawrence Simeone addressed the sub-committee on this matter.

Chairman Zambuto requested that Site Plan Review's conditions be made part of the decision. In addition, Ward One Councillor McKenna offered the condition that the applicant shall notify abutters of the commencement of construction at least two weeks in advance.

Special permit conditions are as follows:

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.
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. The applicant shall notify abutters at least two weeks in advance of the commencement of construction.

The Zoning Sub-Committee offered a favorable recommendation to the full City Council. Committee members voting in favor to grant the relief requested were Councillors Giannino, Guinasso, Visconti, and Chairman Zambuto. Councillors Morabito and Keefe were absent.

- 8 20-049 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.

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY MARILUCIA ALVES FONSECA, 45 DOONAN ST., MEDFORD, MA 02155 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 SUBJECT TO THE FINDINGS AND CONDITIONS

OF SITE PLAN REVIEW?”

RESULT:	ORDERED - ROLL CALL [10 TO 0]
AYES:	Giannino, Guinasso, McKenna, Morabito, Powers, Rotondo, Serino, Visconti, Zambuto, Keefe
ABSTAIN:	Novoselsky

Appointments Sub-Committee Report

The Appointments Sub-Committee met on March 16, 2020 at 5:45PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Keefe (ex-officio), and Chairman Guinasso.

Several appointments were up for consideration including Richard Viscay to the position of Director of Finance and Commissioner of the Revere Housing Authority. Michael Piccardi received several accolades in relation to his appointment to the position of Purchasing Agent. In addition, several drain layers that were considered re-appointments received a favorable recommendation from the Appointments Sub-Committee including Spencer Contracting, D&M Civil Inc., McGrath Enterprises, Raffaele Construction, and Procopio Enterprises.

- 9 20-050 Communication from the Mayor relative to the appointment of Richard Viscay to the Revere Housing Authority Board of Commissioners.

Resident Eric Lampedecchio submitted the following commentary via email: Richard Viscay is a consummate professional in the field of Accounting and Finance. Upon speaking with friends from Everett city hall they also shared this sentiment and stated that the city of Revere is lucky to have him on our team. I echo this sentiment and I am confident in time the council will as well.

RESULT:	ORDERED - VOICE VOTE
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- 10 20-051 Communication from the Mayor relative to the appointment of Richard Viscay as the Director of Finance.

RESULT:	ORDERED - VOICE VOTE
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Communications

- 11 20-064 Communication from the City Auditor relative to the Free Cash Appropriation for Accrued vacation liability.

"SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO THE TREASURER/COLLECTOR PERMANENT SALARIES ACCOUNT IN THE AMOUNT OF \$94,365?"

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

12 20-065 Comm. from the Mayor relative to a Mechanical Parking System zoning amendment.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 4/27/2020 6:00 PM

13 20-066 Comm. from the Mayor relative to a loan order for the FOG/CMOM project.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 4/27/2020 6:00 PM

14 20-067 Communication from the Mayor relative to a "Brew Pub" zoning amendment.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 4/27/2020 6:00 PM

15 20-068 Communication from the Retirement Board notifying the City Council that it will consider and vote on whether to grant a COLA for eligible retirees.

RESULT: PLACED ON FILE

16 20-069 Comm. from the Mayor relative to the appointment of Spencer Contracting as Licensed Drain Layer.

RESULT: ORDERED - VOICE VOTE

17 20-070 Comm. from the Mayor relative to the appointment of Earthwork Industries as Licensed Drain Layer.

RESULT: REFERRED TO APPOINTMENTS Next: 3/23/2020 6:00 PM

18 20-071 Comm. from the Mayor relative to the appointment of D & M Civil Inc. as Licensed Drain Layer.

RESULT: ORDERED - VOICE VOTE

19 20-072 Comm. from the Mayor relative to the appointment of McGrath Enterprises as Licensed Drain Layer.

RESULT: ORDERED - VOICE VOTE

- 20 20-073 Comm. from the Mayor relative to the appointment of Super Service Today as Licensed Drain Layer.

RESULT: REFERRED TO APPOINTMENTS **Next: 3/23/2020 6:00 PM**

- 21 20-074 Comm. from the Mayor relative to the appointment of Raffaele Construction as Licensed Drain Layer.

RESULT: ORDERED - VOICE VOTE

- 22 20-075 Comm. from the Mayor relative to the appointment of Procopio Enterprises as Licensed Drain Layer.

RESULT: ORDERED - VOICE VOTE

- 23 20-076 Comm. from the Mayor regarding the appointment of Michael Piccardi as Purchasing Agent for the City of Revere.

RESULT: ORDERED - VOICE VOTE

Motions

- 24 20-077 Motion presented by Councillor Morabito: That the City Council accept the provisions of Massachusetts General Laws Chapter 60, Section 3D relative to the establishment of an aid to elderly and disabled taxation fund.

RESULT: ORDERED - VOICE VOTE

- 25 20-078 Motion presented by Councillor Morabito: That the Mayor request the City Treasurer to designate a place on the City's municipal or excise tax bills whereby taxpayers may voluntarily check off to donate a designated amount not less than one dollar to the Elderly and Disabled Taxation Fund. Further, that the Mayor proceed with the creation of a Taxation Aid Committee in accordance with the provisions of MGL Chapter 60, Section 3D for the purpose of carrying out the provisions of said section.

RESULT: ORDERED - VOICE VOTE

- 26 20-079 Motion presented by Councillor Rotondo: That the Mayor, Superintendent Dr. Kelly, Fire Chief Bright, Police Chief Guido, the Director of Public

Health and the Revere City Council hold a Town Hall meeting regarding Coronavirus at one of the local schools between the hours of 7pm and 9pm. Additionally, that this event be televised and recorded.

RESULT: PLACED ON FILE

- 27 20-080 Motion presented by Councillor Rotondo: That the Mayor request Superintendent Dr. Kelly or her representative to appear before the City Council to discuss creating a class called first aid and life skills. Likewise, that the class be between 30 - 60 minutes under auspices of a doctor willing to teach. This class shall commence from first day of middle school until high school graduation.

Superintendent Dr. Kelly addressed the City Council via webinar.

RESULT: ORDERED - VOICE VOTE

- 28 20-081 Motion presented by Councillor Rotondo: That the City Council request the president of the Chamber of Commerce to appear before the City Council to discuss including Narcan and CPR face shields in the first aid kits of businesses throughout our community.

RESULT: REFERRED TO PUBLIC SAFETY

- 29 20-082 Motion presented by President Keefe: That the City Council request the McMackin Little League Board of Directors to appear before the City Council to explain the intentions of their organization to restore the use of the property as a baseball field.

Resident Eric Lampedecchio submitted the following commentary via email: Thank you councilor Keefe for bringing this longstanding issue before the council. I played ball at McMackin field as a child and it's a disgrace to see the field in its current condition. Residents in the area have expressed concerns about the field being rezoned for an apartment building and I surely hope that is not the case. I, like many residents, hope that the field can and will be restored to a playable condition in the near future. There are also additional concerns surrounding mosquitoes as we are approaching the summer months. What are the owners plans to handle that issue?

RESULT: REFERRED TO PARKS & RECREATION

- 30 20-083 Motion presented by Vice-President Novoselsky: That the Mayor request the City Solicitor to develop an ordinance controlling the use of television satellite dishes on buildings including, but not limited to, the number of dishes on a building per apartment.

RESULT: ORDERED - VOICE VOTE

- 31 20-084 Motion presented by President Keefe: That the Mayor request the Department of Public Works to review the feasibility of installing dog bag stations and receptacles along Mountain and Park Avenues.

RESULT: ORDERED - VOICE VOTE

- 32 20-085 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility into creating a stabilization account for an Affordable Housing Trust fund as introduced by Councilor At Large Leo Robinson in Chelsea. This is a great idea and if possible with the Council and Mayor help who have a dream of buying a home in Revere make buying it a reality in Revere.

RESULT: ORDERED - VOICE VOTE

- 33 20-086 Motion presented by Councillor Serino: That the Mayor request Revere's representative on the Logan Airport Community Advisory Committee to inquire with MassPort and the FAA about flight patterns over Revere in general. Recently, residents in the Malden Street/Washington Avenue neighborhood have noticed a spike in noise from overflights, especially during bad weather.

Resident Eric Lampedecchio submitted the following commentary via email: Thank you councilor Serino for raising this issue. It is obvious that flight patterns from Logan have changed and the amount of flights increased as I too now have low flying aircraft over my home at all hours of the night. Upon complaining to MassPort they did cite weather and wind in their explanation to me, but offered no resolution. Perhaps MassPort can revisit their program that was used in the late 90s to provide soundproof windows for residents affected by these new flight paths. I know that this was helpful in Beachmont back then and maybe it will be helpful for residents in wards 5 and 6.

Points of Personal Privilege

Councillor Serino offered a point of personal privilege to announce that residents should try and support our local restaurants by ordering take out or purchasing gift cards in light of restaurant closures across the Commonwealth due to the COVID-19 outbreak.

Councillor Morabito offered a point of personal privilege to announce that Stop & Shop will hold special shopping hours for customers aged 60+ from 6:30am to 7:00am to ensure a safe food shopping environment for our seniors.

Ordered adjourned at 7:30 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Mar 16, 2020 6:00 PM (Salute to the Flag)

C-20-03

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 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, March 23, 2020 at 6:00 P.M. in the City Councillor Joseph A. DeGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Barn Deli, Corp., 95 Squire Rd., Revere, MA 02151 seeking permission from the Revere City Council to reconstruct a non-conforming use and structure for the purpose of renovating and expanding an existing car wash at 95 Squire Rd., Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-03) 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
Checked attached #6263
03/04/2020
03/11/2020

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Emilio Favorito, Esq.

7 Dawes Street, Unit #1, Boston, MA 02125
efavorito@egsstrategies.com
857-939-9319

FILED
2020 MAR 19 AM 9:26
OFFICE CITY CLERK
REVERE MASS

TESTIMONIES of JOSEPH COPPOLA and ATTORNEY EMILIO FAVORITO

DATE: March 23, 2020
TO: Patrick M. Keefe, Jr., President, and all the honorable members of the Revere City Council
RE: C-20-03: Application for Special Permit to Reconstruct and Extend the Barn Car Wash at 95 Squire Road

My name is **Joseph Coppola**. I live at 337 Sharpners Pond Road, North Andover, MA 01845. I am here representing the Barn Deli Corp and Barn Car Wash located at 95 Squire Road. I am applying for a permit to allow for the reconstruction of my existing car wash building. The reason we are doing a complete rebuild is due to the fact that the existing building was not originally designed to be a car wash. The building was built in the early 70's by my father and operated as the Barn Deli until I converted it to a car wash in the 1990. Washing cars here for 30 years has started to take its toll on this converted building. We would like to rebuild it designed specifically for a car wash so that we are able to operate efficiently for many years to come. Having a new rebuild will allow us to use the industry's newest state of the art equipment and designs to better serve our customers. These changes are not expected to increase the capacity or flow of the operation. I would like to thank the Council for allowing these hearings to continue during these times when there are so many important things for the city to address.

Thank you,
Joseph Coppola

My name is **Attorney Emilio Favorito**, 7 Dawes Street, Unit #1, Boston, MA 02125. I would briefly like to summarize *some* of the key facts that are fully detailed in the Special Permit Application and accompanying plans and materials that were filed along therewith.

The proposed reconstruction and extension will result in:

- 1) The demolition and elimination of an existing 1 story 720 SF concrete building that is used for storage of snow plows et al equipment, thereby eliminating the existing Side and Rear Yard nonconformities associated therewith.
- 2) The demolition of the existing 1 story main building which has a 3,297 SF footprint, and the reconstruction of said building with a 4,619 SF footprint. The net effect of the elimination of the storage building, combined with the changes in the main building, result in an increase in the FAR for the site from .206 to .260 – well within the maximum allowed FAR of 1.0.
- 3) The main building is being reconstructed in the same location as the existing building, but with an increase in length from 72'6" to 96'3" on the side of the building that is within the required 20-ft side yard setback, an increase of 23'9". As the side of the existing building is set back 5.5' from the adjacent lot, and the building is being reconstructed at the same location, the result is an increase in the existing nonconformity. Note that the area on the neighboring lot adjacent to the building is used only for parking by a commercial business (IHOP). Note, also, that 23'9" increase here is more than offset (in toto) by the elimination of the side and rear yard nonconformities associated with the demolition of the storage building.

We appreciate your thoughtful consideration of this matter, and stand ready to answer any concerns or questions you may have.

Respectfully,
Emilio Favorito

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

FORM B

APPLICATION NO. C-20-03
DATE: February 26, 2020

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

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

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

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

- A. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Section 17.40.020 and Section 17.40.030 for the reconstruction of a nonconforming use and nonconforming structure. Said reconstruction is for the purpose of renovating and expanding an existing car wash. The proposed reconstruction and extension will increase the following nonconformity:

- 1) Side Yard Setback: increase the length of the existing 5.5' setback (vs the required 20-ft minimum) of the existing building (72'6") by 23'9" for the reconstructed building (to 96'3").

The proposed reconstruction and extension will also make the following changes:

- 1) Demolition of an existing 1 story 720 SF concrete building, thereby eliminating the existing Side and Rear Yard nonconformities associated therewith;
- 2) Demolition of an existing 1 story building that has a 3,297 SF footprint, and the reconstruction of said building with a 4,619 SF footprint and increased ridge line and silo heights.
- 3) Addition of 454 SF of second floor space within the footprint of said reconstructed building;
- 4) Increase the FAR for the site from .206 to .260 – well within the maximum allowed FAR of 1.0.

1. Applicant submitting this application is:

Name: BARN DELI CORP

Address: 95 Squire Road, Revere 02151

Tel. #: 781-983-6885

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

FILED
2020 FEB 27 AM 10:06
OFFICE CITY CLERK
REVERE, MASS

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

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

Name: Emilio Favorito

Title: Attorney

Address: 7 Dawes Street, Unit #1, Boston, MA 02125

Tel. #: 857-939-9319

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

Name: BARN DELI CORP

Address: 95 Squire Road, Revere 02151

Tel. #: 781-983-6885

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

Book 432, Page 56. Doc 32650. Certificate # 87266.

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 "BARN CAR WASH - PLANS, SECTIONS AND ELEVATIONS" prepared by Seger Architects, Inc., dated February 24, 2020 and also BARN CAR WASH "LOCATION" et al plans (8 sheets in total) prepared by Williams and Sparages, dated January 21, 2020.**

Lot # 27-439R-2 Sq. Ft. 19,497

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

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

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

yes

no X

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; X no.

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

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 site dimensions are: approximately 140' on Ocean Ave; approximately 211' along a boundary shared with Revere Pancakes LLC (IHOP) at 105 Squire Road; approximately 82' on the back line; and, approximately 208' along a boundary shared with 85 Squire Road. The property contains two existing buildings: a 3,297 SF single story wood building and a 720 SF single story concrete building. There are existing water, utilities and sewer at the site.

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

- A. In accordance with (Revised Ordinances of the City of Revere), Title 17, **Section 17.40.020 and Section 17.40.030** a **Special Permit is requested for the reconstruction of a nonconforming use and nonconforming structure. Said reconstruction is for the purpose of renovating and expanding an existing car wash. The proposed reconstruction and extension will increase the following nonconformity:**

1) Side Yard Setback: extend the length of an existing structure with an existing 5.5' setback (vs the required 20-ft minimum) by 23'9" (from 72'6" to 96'3").

The proposed reconstruction and extension will also make the following changes:

- 1) Demolition of an existing 1 story 720 SF concrete building, thereby eliminating the existing Side and Rear Yard nonconformities associated therewith;**
- 2) Demolition of an existing 1 story building that has a 3,297 SF footprint, and the reconstruction of said building with a 4,619 SF footprint and increased ridge line and silo heights.**
- 3) Addition of 454 SF of second floor space within the footprint of said reconstructed building;**
- 4) Increase the FAR for the site from .206 to .260 – well within the maximum allowed FAR of 1.0.**

Date of denial by Building Inspector and/or Planning Board

February 18, 2020

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

Joseph Cappadona
Signature of Applicant, BARN DELI CORP

Date 2/25/20

Joseph Cappadona
Signature of Owner, BARN DELI CORP

Date 2/25/20

Emilio Favorito
Signature of Designated Representative
ATTORNEY EMILIO FAVORITO

Date 2/25/20

Received from above applicant, the sum of \$ 260.00 to apply against administrative and mailing costs.

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

**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: BARN DELI CORP.

Address: 110 Frank Bennet Highway, Saugus, MA 01906

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

Name: BARN DELI CORP.

Address: 110 Frank Bennet Highway, Saugus, MA 01906

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: n/a

Address: _____

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

Name: BARN DELI CORP.

Address: 110 Frank Bennet Highway, Saugus, MA 01906

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: n/a

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: n/a

Address: _____

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

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

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

Officer's Name: n/a

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: Josephine A. Coppola

(50% or more)

Address: 3200 N. Ocean Blvd #2110, Ft. Lauderdale, FL 33308

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: _____

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: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

BARN DELI CORP by JOSEPH A. COPPOLA, President

Joseph Coppola

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Request for Finding of Fact – Special Permit

Now comes the applicant BARN DELI CORP. who has applied to this Honorable City Council for a special permit for property located at 95 Squire Road and asks that said Council make the following findings of fact:

1. That the proposed **RELIEF** would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) **The use has been in existence under the same ownership for the past thirty (30) years;**
 - (b) **The use and structure are appropriately located within a Highway Business (HB) zoning district;**
 - (c) **The proposed changes will result in approximately a 150 SF reduction in impervious surface area;**
 - (d) **The proposed reconstruction, extension, alteration and changes will not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and will result in the elimination of the Side and Rear Yard nonconformities associated with said building.**
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) **The use and structure are appropriately located within a Highway Business (HB) zoning district;**
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) **City sewer and water facilities are in place to service the proposed uses.**
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

Nothing being proposed makes any fundamental or significant changes in the nature of the existing use.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using **Squire Road** for the following reasons:

Squire Road in this area is not frequented by pedestrians, and none of the proposed changes would have any impact on either vehicles or pedestrians.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

The use is not being changed and the proposed changes represent an upgrade in the facilities.
7. That the proposed reconstruction and extension of the nonconforming structure will not be substantially more detrimental than the existing nonconforming structure to the neighborhood for the following reasons:

The proposed extension of the structure within the minimum Side Yard setback is both modest in extent and occurs adjacent to an area which is utilized only for parking by the neighboring commercial business (IHOP). Also, the demolition of the secondary building will result in the elimination of the Side and Rear Yard nonconformities associated with said building.

8. That the public convenience and welfare will be substantially served by granting the permission requested for the following reasons:

The proposed changes will improve the services currently available to the public at this location.

9. That the permission requested will not tend to impair the status of the neighborhood for the following reasons:

The changes requested are modest in extent and will not fundamentally or significantly alter the operation of the existing use which has been operating already for thirty years on this major roadway in a Highway Business zoning district.

Date: 2/26/20

Respectfully submitted by: **BARN DELI CORP.**

To: George Anzuoni, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: 2/25/20

Requested Return
Date: _____

Hearing
Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and 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: BARN DELI CORP.

(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 95 Squire Road, Revere 02151
(business address of above person, corporation or business enterprise)

Location Address: 95 Squire Road, Revere 02151
(location of property for which license or permit is required.)

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Certification

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

BARN DELI CORP. _____

Signature of Individual or
Corporate Name

by: Joseph A. Coppola

JOSEPH A. COPPOLA, President
Corporate Officer (if applicable)

Certification

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

BARN DELI CORP. _____

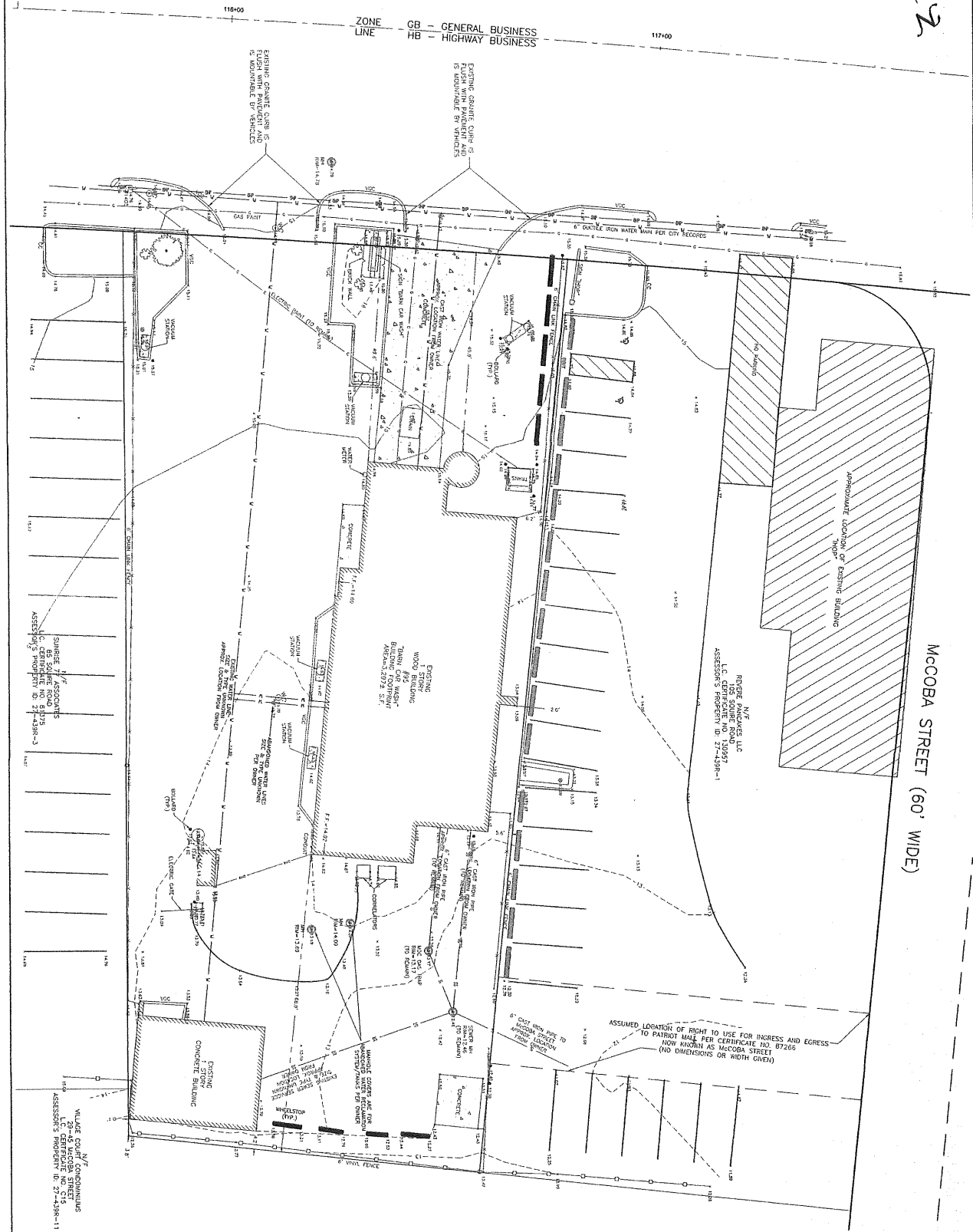
Corporate Name

by: Joseph A. Coppola

JOSEPH A. COPPOLA, President
Corporate Officer

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

SQUIRE ROAD 1936 STATE HIGHWAY LAYOUT (100' WIDE LAYOUT NO. 3888)



EXISTING CONDITION PLAN
Barn Car Wash
95 Squire Road, Revere MA

DRAWING: C2.1
SHEET 2 OF 8
January 21, 2020

SCALE: 1"=10'

Additional setback distances

6
5
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2/25/2020

SEAL

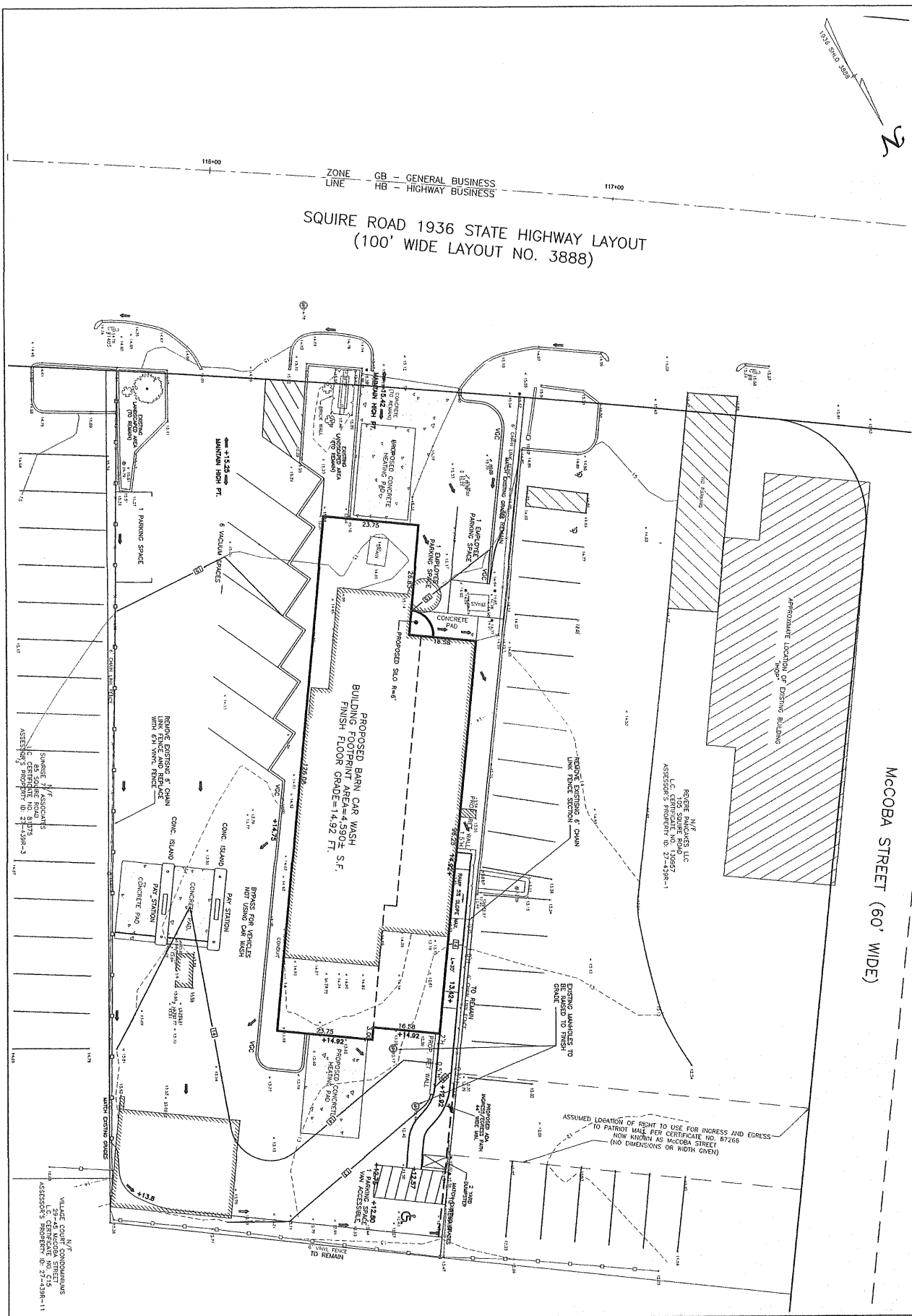
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Drawn By: PMB
Reviewed By: RLW
Project Manager: RLW
Job File Number: REVE-0065
Drawing File Folder: REVE65

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

Owner:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151

Applicant:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)



SQUIRE ROAD 1936 STATE HIGHWAY LAYOUT
(100' WIDE LAYOUT NO. 3888)

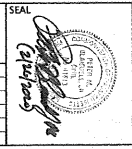
MCCOBA STREET (60' WIDE)

DRAWING: C3.1
SHEET 3 OF 8
January 21, 2020

GRADING PLAN
Barn Car Wash
95 Squire Road, Revere MA

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No changes to this sheet
2/25/2020

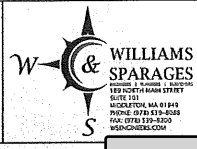


Designed By: PMB
Drawn By: PMB
Reviewed By: RLW
Project Manager: RLW
Job File Number: REVE-0065
Drawing File Folder: REVE65

- Drawing Issued for Review Only
- Drawing Issued for Permit
- Drawing Issued for Construction

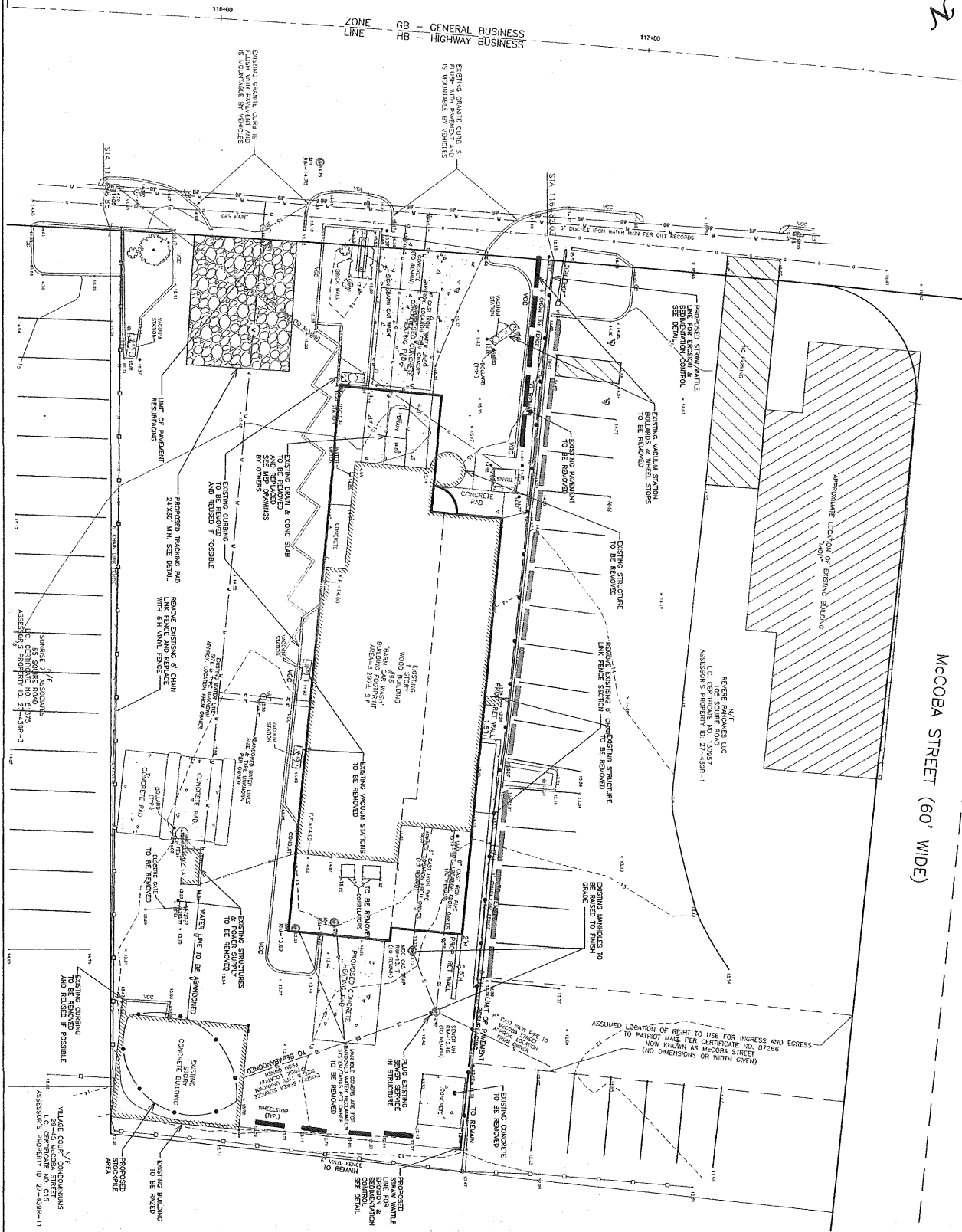
Owner:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151

Applicant:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151



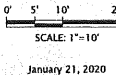
Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

SQUIRE ROAD 1936 STATE HIGHWAY LAYOUT
(100' WIDE LAYOUT NO. 3888)



DEMOLITION PLAN
Barn Car Wash
95 Squire Road, Revere MA

DRAWING: C4.1
SHEET 4 OF 8
JANUARY 21, 2020



6	1
5	2
4	3
3	4
2	5
1	6

No changes to this sheet
2/25/2020

SEAL
[Signature]
Professional Engineer
No. 10000
State of Massachusetts

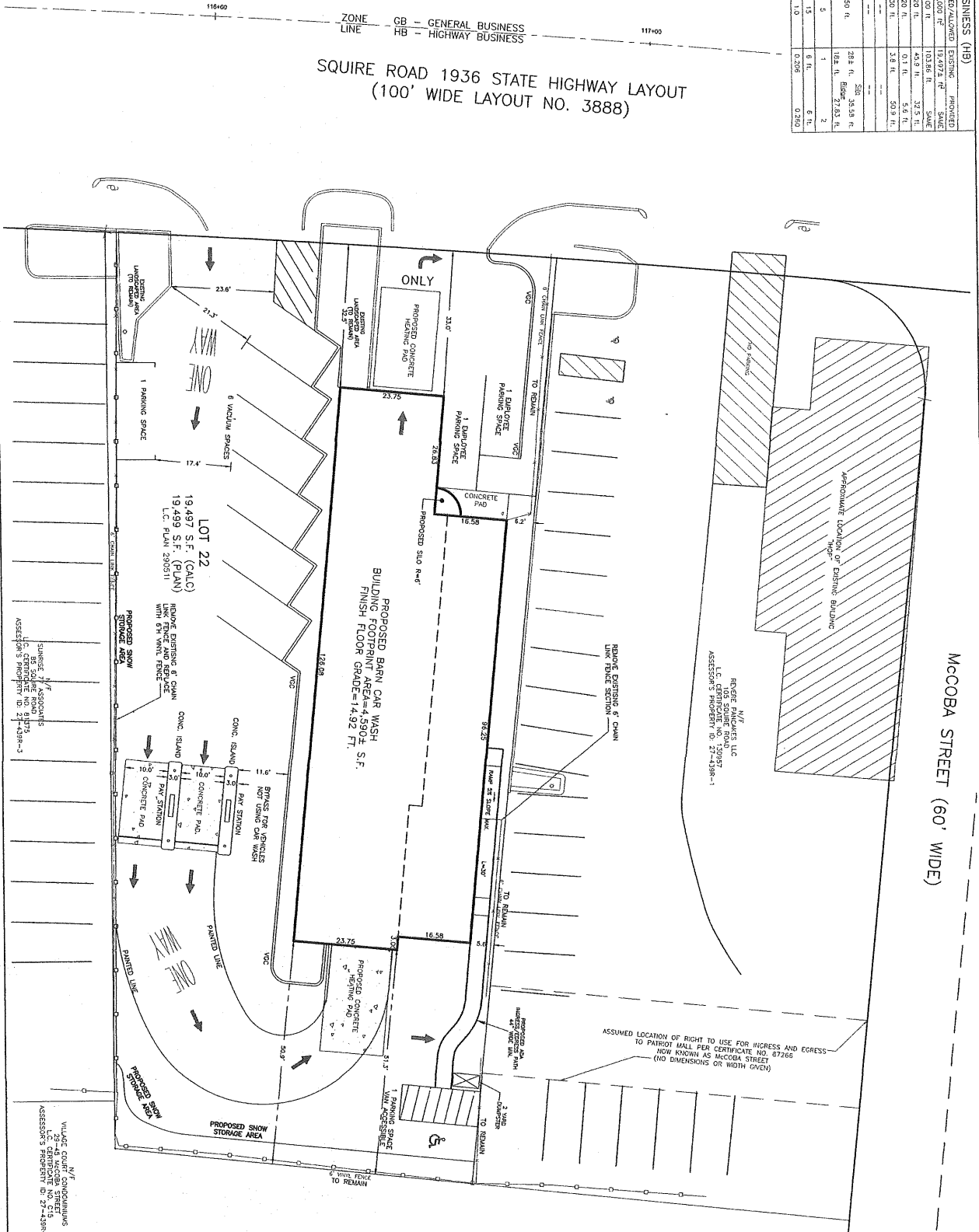
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Drawn By: PMB
Reviewed By: RLW
Project Manager: RLW
Job File Number: REVE-0065
Drawing File Folder: REVE65
 Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

Owner:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151
Applicant:
Barn Dell Corp.
95 Squire Road
Revere, MA 02151

WILLIAMS SPARGES
ENGINEERS ARCHITECTS
133 WASHINGTON STREET
SUITE 101
ROCKSTON, MA 01566
PHONE: 978.534.8044
FAX: 978.534.8000
WWW.WSAS.COM

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

ZONE: HIGHWAY BUSINESS (HB)	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 sq ft	16,672 sq ft	SALE
MINIMUM LOT FRONTAGE	100 ft	103.86 ft	SALE
MINIMUM FRONT SETBACK	20 ft	44.9 ft	32.3 ft
MINIMUM SIDE SETBACK	20 ft	0.1 ft	5.6 ft
MINIMUM REAR SETBACK	20 ft	3.8 ft	50.9 ft
USABLE OPEN SPACE (%)	---	---	---
MAX PRINCIPAL BUILDING COVERAGE	---	---	---
MAXIMUM BUILDING HEIGHT	50 ft	28.8 ft, Rise: 56.59 ft	---
MAXIMUM STORES	5	124 ft, Rise: 27.83 ft	---
MAXIMUM FENCE HEIGHT	15	6 ft	6 ft
FLOOR AREA RATIO (FAR)	1.0	0.206	0.202



**LAYOUT PLAN
Barn Car Wash**
95 Squire Road, Revere MA

DRAWING: C.5.1	0' 5' 10' 20'	6	6
SHEET 5 OF 8	SCALE: 1"=10'	5	5
January 21, 2020		4	4
		3	3
		2	2
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No changes to this sheet

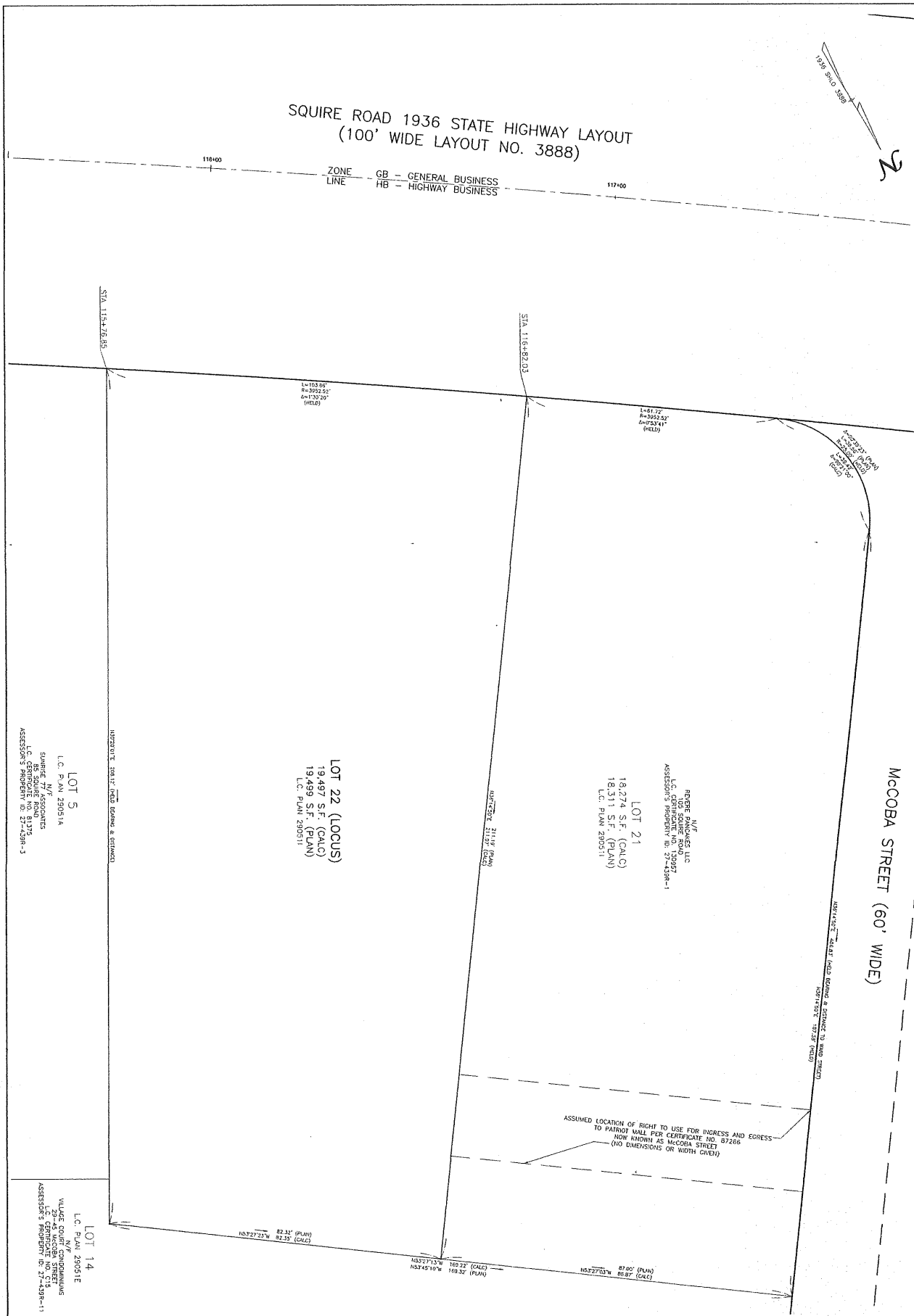


Designed By: PMB
 Drawn By: PMB
 Reviewed By: RLW
 Project Manager: RLW
 Job File Number: REVE-0065
 Drawing File Folder: REVE65
 Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

Owner:
 Barn Dell Corp.
 95 Squire Road
 Revere, MA 02151
 Applicant:
 Barn Dell Corp.
 95 Squire Road
 Revere, MA 02151



Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)



<p>DRAWING: C6.1</p> <p>SHEET 6 OF 8</p>	<p>SURVEY PLAN</p> <p>Barn Car Wash</p> <p>95 Squire Road, Revere MA</p>	<p>SCALE: 1"=10'</p> <p>January 21, 2020</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>6</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>1</td><td></td></tr> </table> <p style="text-align: right;">No changes to this sheet</p>	6		5		4		3		2		1		<p>SEAL</p>	<p>Designed By: PMB Drawn By: FMB Reviewed By: RLW Project Manager: RLW Job File Number: REVE-0065 Drawing File Folder: REVE65</p> <p><input type="checkbox"/> Drawing Issued for Review Only <input checked="" type="checkbox"/> Drawing Issued for Permit <input type="checkbox"/> Drawing Issued for Construction</p>	<p>Owner: Barn Deli Corp. 95 Squire Road Revere, MA 02151</p> <p>Applicant: Barn Deli Corp. 95 Squire Road Revere, MA 02151</p>	<p>WILLIAMS SPARAGES SURVEYORS & ENGINEERS 110 NORTH MAIN STREET MIDDLETON, MA 01952 PHONE: 978.334.8000 FAX: 978.334.8200 WWW.WSPARAGES.COM</p>
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Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

SHEET LIST TABLE

SHEET NUMBER	DRAWING	SHEET TITLE
1	C1.1	LOCATION PLAN
2	C2.1	EXISTING CONDITION PLAN
3	C3.1	GRADING PLAN
4	C3.1	DEMOLITION PLAN
5	C3.1	LANDSCAPE PLAN
6	C3.1	CONSTRUCTION DETAILS

ZONE: HIGHWAY BUSINESS (H8)

REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM LOT AREA	13,000 SQ. FT.	19,497 SQ. FT.
MINIMUM LOT FRONT SETBACK	50 FT.	40 FT.
MINIMUM LOT SIDE SETBACK	20 FT.	5 FT.
MINIMUM LOT REAR SETBACK	20 FT.	0 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	13 FT.
MINIMUM FRONT SETBACK (SIDE)	---	---
MAXIMUM BUILDING HEIGHT	20 FT.	35 FT.
MAXIMUM STORIES	5	2
MAXIMUM FLOOR HEIGHT	15 FT.	6 FT.
FLOOR AREA (FAR)	1.0	0.280

PARKING CALCULATIONS		
CATEGORY	REQUIRED	PROPOSED
CAR WASH	1/NO. OF EMPLOYEES ON DUTY	4
TOTAL	4	4

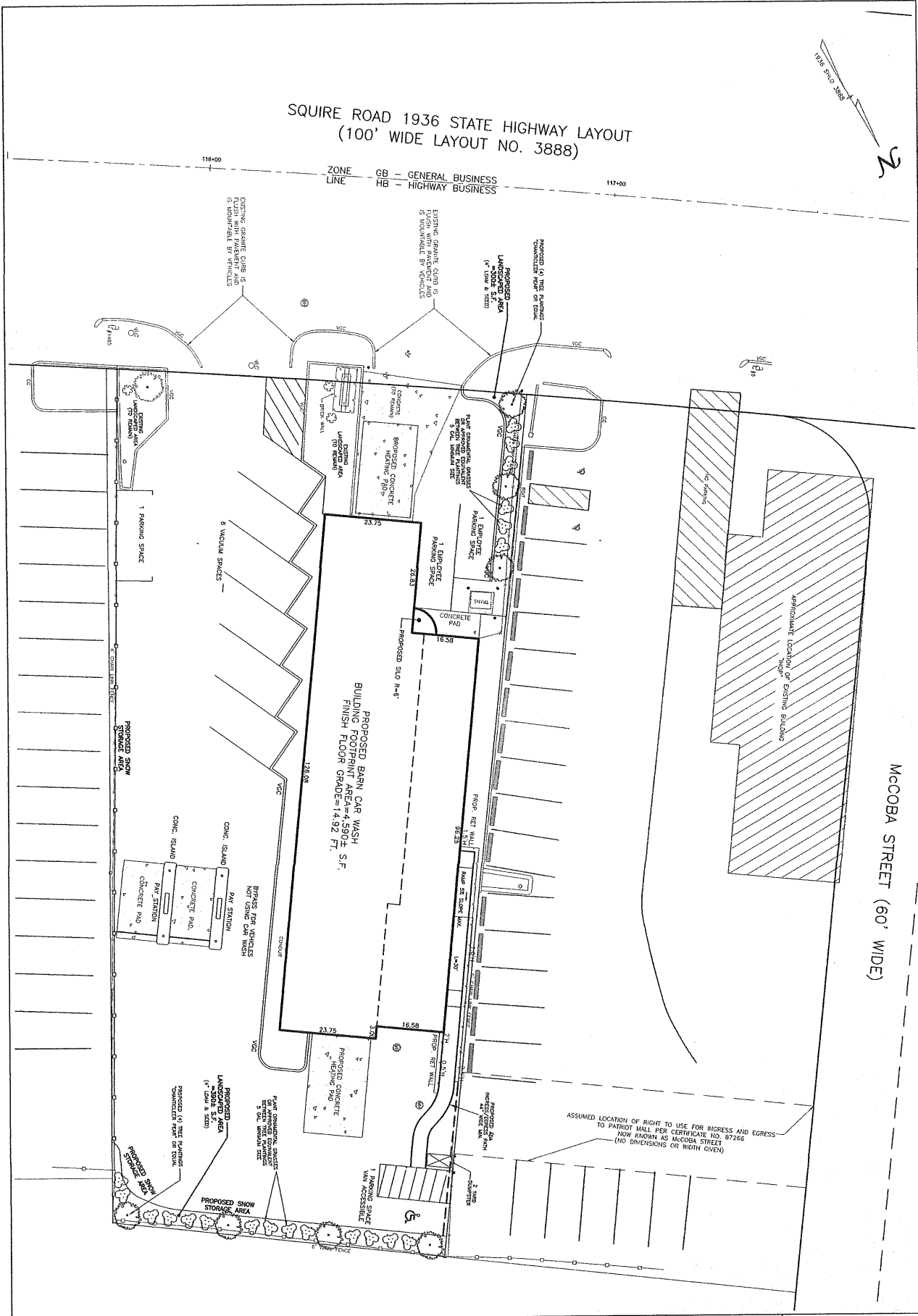


LEGEND OF SYMBOLS AND ABBREVIATIONS

①	EXISTING POWER	⑩	EXISTING POWER
②	TUB / ELEC. CLOSET	⑪	EXISTING POWER
③	SERV. HALLWAY	⑬	EXISTING CONTOUR
④	EXISTING CONTOUR	⑭	EXISTING CONTOUR
⑤	EXISTING CONTOUR	⑮	EXISTING CONTOUR
⑥	EXISTING CONTOUR	⑯	EXISTING CONTOUR
⑦	EXISTING CONTOUR	⑰	EXISTING CONTOUR
⑧	EXISTING CONTOUR	⑱	EXISTING CONTOUR
⑨	EXISTING CONTOUR	⑲	EXISTING CONTOUR

<p style="text-align: center;">LOCATION Barn Car Wash 95 Squire Road, Revere, MA</p> <p>DRAWING: C1.1</p> <p>SHEET 1 OF 8</p> <p>January 21, 2020</p>		<p>Designed By: PMB Drawn By: PMB Reviewed By: RLW Project Manager: RLW Job File Number: REVE-0065 Drawing File Folder: REVE65</p> <p><input type="checkbox"/> Drawing Issued for Review Only <input type="checkbox"/> Drawing Issued for Permit <input checked="" type="checkbox"/> Drawing Issued for Construction</p>	<p>Owner: Barn Dell Corp. 95 Squire Road Revere, MA 02151</p> <p>Applicant: Barn Dell Corp. 95 Squire Road Revere, MA 02151</p> <p style="text-align: right;"> WILLIAMS SPARAGES 150 STATE STREET REVERE, MASSACHUSETTS 01998 PHONE: (978) 530-6655 FAX: (978) 530-1500 WWW.WILLIAMS.COM </p>
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Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)



LANDSCAPE PLAN
Barn Car Wash
 95 Squire Road, Revere, MA

DRAWING: C7.1
 SHEET 7 OF 8

SCALE: 1"=10'
 January 21, 2020

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No changes to this sheet
 2/25/2020

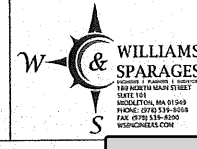


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 Drawn By: PMB
 Reviewed By: RLW
 Project Manager: RLW
 Job File Number: REVE-0065
 Drawing File Folder: REVE65

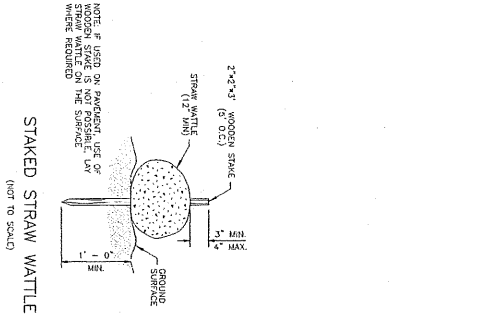
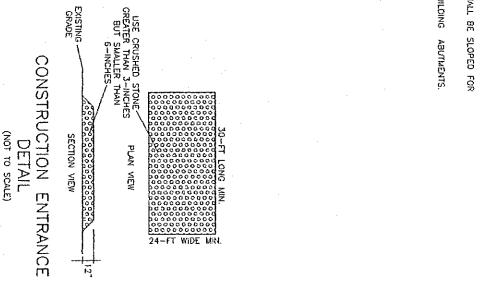
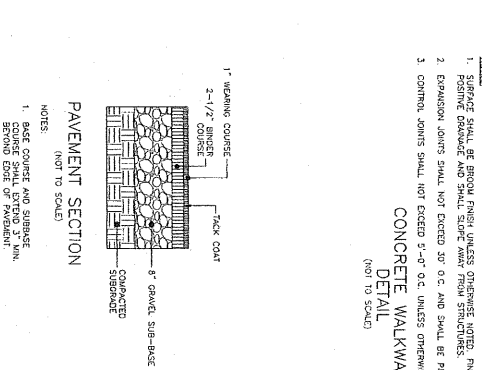
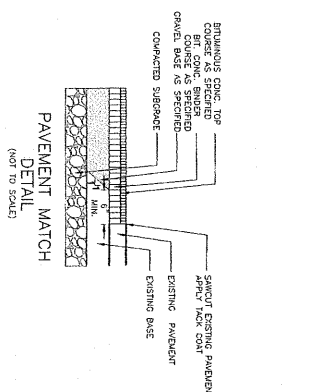
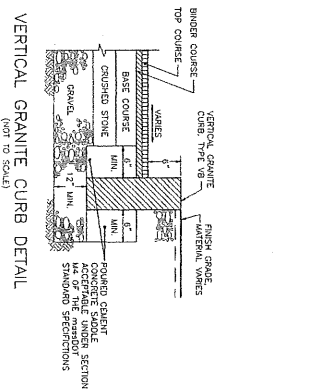
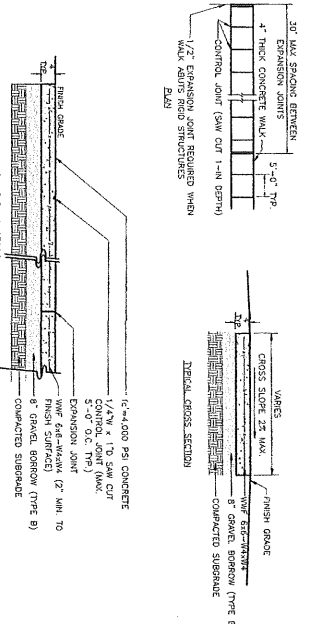
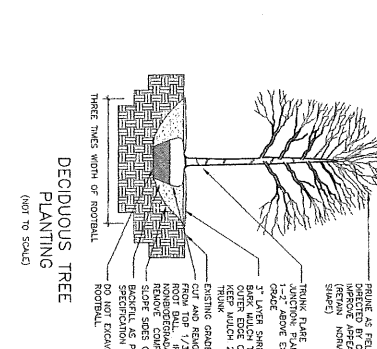
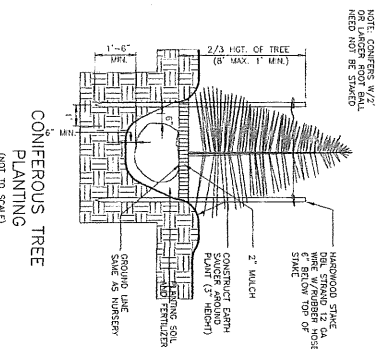
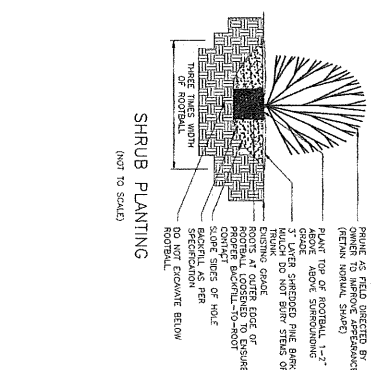
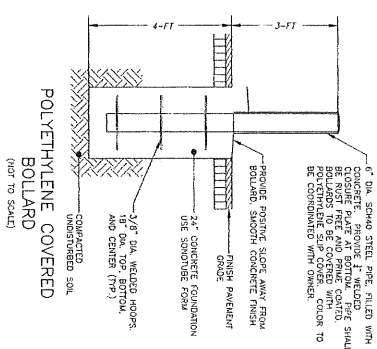
Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

Owner:
 Barn Deli Corp.
 95 Squire Road
 Revere, MA 02151

Applicant:
 Barn Deli Corp.
 95 Squire Road
 Revere, MA 02151



Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)



- NOTES:**
1. SURFACE SHALL BE BROOK FINISH UNLESS OTHERWISE NOTED. FINISH SURFACE SHALL BE SLOPED FOR POSITIVE DRAINAGE AND SHALL SLOPE AWAY FROM STRUCTURES.
 2. EXPANSION JOINTS SHALL NOT EXCEED 30' O.C. AND SHALL BE PLACED AT ALL BUILDING ADJUNCTIONS.
 3. CONTROL JOINTS SHALL NOT EXCEED 5'-0\"/>

NOTE: IF USED ON PAVEMENT, USE OF WOODEN STAKE IS NOT PERMISSIBLE. USE OF STRAW MATTLE IS NOT PERMISSIBLE WHERE REQUIRED.

CONSTRUCTION DETAILS PLAN Barn Car Wash 95 Squire Road, Revere MA		6			No changes to this sheet 2/25/2020
		5			
DRAWING: C8.1		4			
SHEET 8 OF 8		3			
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		1			

SEAL

Designed By: PMB
 Drawn By: PMB
 Reviewed By: RLW
 Project Manager: RLW
 Job File Number: REV-E-0065
 Drawing File Folder: REVE65

Owner: Barn Dell Corp.
 95 Squire Road
 Revere, MA 02151

Applicant: Barn Dell Corp.
 95 Squire Road
 Revere, MA 02151

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

WILLIAMS & SPARAGES
 1000 STATE STREET
 SUITE 101
 REVERE, MASSACHUSETTS 02150
 PHONE: (978) 532-4624
 FAX: (978) 532-4600
 WWW.WILLIAMS-SPARAGES.COM

Ashley Melnik

From: Frank Stringi
Sent: Tuesday, February 18, 2020 12:00 PM
To: barnwash@comcast.net; istaber@segararchitects.com; pblaisdell@wsengineers.com; Ashley Melnik; Frank Stringi
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 18, 2020
Application #: SPR20-000035
Address: 95 SQUIRE RD
Description: Expand and Renovate existing Car wash building
Review Status: Denied

Thank you for your recent permit application for Expand and Renovate existing Car wash building. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- In accordance with Section 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, reconstruction of a nonconforming use and nonconforming structure may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Paid

Request for Abutters List

Date: 2/25/20
Property Location: 95 Squire Road
Map: 27 Block: 439R Parcel: 2
Property Owner: Barn Deli Corp

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: Joseph Coppola

Address: _____

Telephone: 781 - 983 - 6885

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 120 SQUIRE RD Parcel ID #: 27-439N-17
LUC: 340

120 SQUIRE ROAD, LLC
LEE C/O WADE
485 LYNN ST

MALDEN MA 02148

Loc: 157 PATRIOT PKWY Parcel ID #: 27-439Q-10
LUC: 104

VALDES ALEJANDRO
ZAMUDIO VILMA
157 PATRIOT PKWY

Revere MA 02151

Loc: 161 PATRIOT PKWY Parcel ID #: 27-439Q-10A
LUC: 104

BOULARTE SILVIA

161 PATRIOT PKWY

REVERE MA 02151

Loc: 106 SQUIRE RD Parcel ID #: 27-439Q-11
LUC: 325

SQUIRE ROAD INVESTMENTS,LLC

P.O. BOX 365

REVERE MA 02151

Loc: 100 SQUIRE RD Parcel ID #: 27-439Q-12
LUC: 325

G & C REALTY TRUST
SCARLATA LEO
100 SQUIRE RD

REVERE MA 02151

Loc: SQUIRE RD Parcel ID #: 27-439Q-13
LUC: 337

G & C REALTY TRUST
SCARLATA LEO
100 SQUIRE RD

REVERE MA 02151

Loc: SQUIRE RD Parcel ID #: 27-439Q-14
LUC: 337

REVERE VENTURES LLC

P O BOX 365

REVERE MA 02151

Loc: SQUIRE RD Parcel ID #: 27-439Q-15
LUC: 3

REVERE VENTURES LLC

P O BOX 365

REVERE MA 02151

Loc: SQUIRE RD Parcel ID #: 27-439Q-16
LUC: 3

REVERE VENTURES LLC

P O BOX 365

REVERE MA 02151

Loc: 72 SQUIRE RD 1 Parcel ID #: 27-439Q-17
LUC: 3

REVERE VENTURES LLC

P O BOX 365

Revere MA 02151

Loc: 81 PITCAIRN ST Parcel ID #: 27-439Q-6B
LUC: 1

CHAN TUMIN
CHAN ISABELLE
81 PITCAIRN ST

REVERE MA 02151

Loc: 83 PITCAIRN ST Parcel ID #: 27-439Q-7
LUC: 1

BJORK IDA
KARONIS THEODORE
83 PITCAIRN ST

REVERE MA 02151

Loc: PITCAIRN ST Parcel ID #: 27-439Q-8
LUC: 3

G & C REALTY TRUST
SCARLATA LEO
100 SQUIRE RD

REVERE MA 02151

Loc: 89 PITCAIRN ST Parcel ID #: 27-439Q-9
LUC: 3

ROSALES RICHARDO J

89 PITCAIRN ST

REVERE MA 02151

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

DATE: 3/25/20

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 105 SQUIRE RD Parcel ID #: 27-439R-1
LUC: 326

REVERE PANCAKES, LLC
C/O INTERNATIONAL HOUSE OF
450 N BRAND BLVD 7TH FLOOR

GLENDALE CA 91203

Loc: WARD ST Parcel ID #: 27-439R-10
LUC: 337

A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
61 SQUIRE RD

REVERE MA 02151

Loc: 29 45 MCCOBA ST Parcel ID #: 27-439R-11-0000
LUC: N/A

VILLAGE COURT CONDO ASSOC

ALPINE PROPERTY MANAGEMENT
12 DAMONMILL SQ
CONCORD MA 01742

Loc: 29 MCCOBA ST 1 Parcel ID #: 27-439R-11-1
LUC: 102

PEREZ-CASTRO OBEEDIESEL
PEREZ-CASTRO JONATHAN
29 MCCOBA ST
UNIT 1
REVERE MA 02151

Loc: 29 MCCOBA ST 10 Parcel ID #: 27-439R-11-10
LUC: 102

OGWU IBE M

29 MCCOBA ST
UNIT 10
REVERE MA 02151

Loc: 29 MCCOBA ST 11 Parcel ID #: 27-439R-11-11
LUC: 102

BAJRAMOVIC SENAD

24 COREY ST
APARTMENT 204
EVERETT MA 02149

Loc: 29 MCCOBA ST 12 Parcel ID #: 27-439R-11-12
LUC: 102

KAUFMAN ALAN JOHN

29 MCCOBA ST
REVERE MA 02151

Loc: 29 MCCOBA ST 13 Parcel ID #: 27-439R-11-13
LUC: 1

OLIVA ZOILA C

29 MCCOBA ST
UNIT 13
REVERE MA 02151

Loc: 29 MCCOBA ST 14 Parcel ID #: 27-439R-11-14
LUC: 1

MELLO KELLEY J

29 MCCOBA ST
UNIT 14
Revere MA 02151

Loc: 29 MCCOBA ST 15 Parcel ID #: 27-439R-11-15
LUC: 1

JARAMILLO JORGE A
DUQUE DAYANA A
29 MCCOBA ST
UNIT 15
REVERE MA 02151

Loc: 29 MCCOBA ST 16 Parcel ID #: 27-439R-11-16
LUC: 1

JEAN-FELIX RIODE

29 MCCOBA ST
UNIT 16
REVERE MA 02151

Loc: 29 MCCOBA ST 17 Parcel ID #: 27-439R-11-17
LUC: 1

RESENDE SILVANE

29 MCCOBA ST
UNIT 17
Revere MA 02151

Loc: 29 MCCOBA ST 18 Parcel ID #: 27-439R-11-18
LUC: 1

BAJRAMOVIC SEAD

29 MCCOBA STS
UNIT 18
Revere MA 02151

Loc: 29 MCCOBA ST 19 Parcel ID #: 27-439R-11-19
LUC: 1

YOUNDEN TENZIN

29 MCCOBA ST
UNIT 19
Revere MA 02151

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

DATE: 9/25/20

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 29 MCCOBA ST 1A Parcel ID #: 27-439R-11-1A
LUC: 102

DESTEFANO ROCCO
DESTEFANO MARIA
93 RIPLEY RD

MEDFORD MA 02155
Loc: 29 MCCOBA ST 2 Parcel ID #: 27-439R-11-2
LUC: 102

HOPKINS DAVID J
25 FULLER RD

LEXINGTON MA 02420
Loc: 29 MCCOBA ST 20 Parcel ID #: 27-439R-11-20
LUC: 102

THOMS CLAUDIA L
29 MCCOBA ST
UNIT 20
REVERE MA 02151
Loc: 29 MCCOBA ST 21 Parcel ID #: 27-439R-11-21
LUC: 102

TORRES CRISTIAN R
TORRES FABIANA
29 MCCOBA ST
UNIT 21
Revere MA 02151
Loc: 29 MCCOBA ST 22 Parcel ID #: 27-439R-11-22
LUC: 102

VELIC SEJAD
VELIC AZRA
29 MCCOBA ST
REVERE MA 02151
Loc: 29 MCCOBA ST 23 Parcel ID #: 27-439R-11-23
LUC: 102

OUBALLA TOUFIK
GHALLAMI FATIMAZAHRA AIT
29 MCCOBA ST
UNIT 23
REVERE MA 02151
Loc: 29 MCCOBA ST 24 Parcel ID #: 27-439R-11-24
LUC: 102

MUSARAJ ROBERT
ALLUSHI JUNILDA
29 MCCOBA ST
UNIT 24
REVERE MA 02151

Loc: 29 MCCOBA ST 3 Parcel ID #: 27-439R-11-3
LUC: 10

MAROTTA PHILIP
29 MCCOBA ST

REVERE MA 02151
Loc: 29 MCCOBA ST 4 Parcel ID #: 27-439R-11-4
LUC: 10

HOPKINS DAVID
25 FULLER RD

LEXINGTON MA 02420
Loc: 29 MCCOBA ST 5 Parcel ID #: 27-439R-11-5
LUC: 10

BOUADDI KHALID
MOUAJIT HANAA
29 MCCOBA ST
UNIT 5
REVERE MA 02151
Loc: 29 MCCOBA ST 6 Parcel ID #: 27-439R-11-6
LUC: 10

GROSS ZENAIDE
29 MCCOBA ST
UNIT 6
Revere MA 02151
Loc: 29 MCCOBA ST 7 Parcel ID #: 27-439R-11-7
LUC: 10

HAJRO TAULANT
29 MCCOBA ST
UNIT 7
Revere MA 02151
Loc: 29 MCCOBA ST 8 Parcel ID #: 27-439R-11-8
LUC: 10

NGUYEN SAO T
DINH HIEP V
29 MCCOBA ST
UNIT 8
REVERE MA 02151
Loc: 29 MCCOBA ST 9 Parcel ID #: 27-439R-11-9
LUC: 10

OURAIGUI ALLAL
29 MCCOBA ST
UNIT 9
Revere MA 02151

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS OF THE ASSESSOR'S OFFICE OF THE CITY OF REVERE
DATE: 3/25/20

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 35 MCCOBA ST 25 Parcel ID #: 27-439R-12-25
LUC: 102

VASSALLO KARLA J

35 MCCOBA ST
UNIT 25
Revere MA 02151

Loc: 35 MCCOBA ST 26 Parcel ID #: 27-439R-12-26
LUC: 102

MAHFOUDI ABDERRAHIM

35 MCCOBA ST
UNIT 26
Revere MA 02151

Loc: 35 MCCOBA ST 27 Parcel ID #: 27-439R-12-27
LUC: 102

J&W FENG, LLC

50 NEPONSET ST

REVERE MA 02151

Loc: 35 MCCOBA ST 28 Parcel ID #: 27-439R-12-28
LUC: 102

EL ANTRAOUI SAID

35 MCCOBA ST
UNIT 28
REVERE MA 02151

Loc: 35 MCCOBA ST 29 Parcel ID #: 27-439R-12-29
LUC: 102

BONASORO DIANA LIFE ESTATE
RUSSO MARK REMAINDERMAN
35 MCCOBA ST
UNIT 29
REVERE MA 02151

Loc: 35 MCCOBA ST 2A Parcel ID #: 27-439R-12-2A
LUC: 102

PAGLIOCCO SEBASTIAN
PAGLIOCCO MARYLYN R
P O BOX 46

BOXFORD MA 01921

Loc: 35 MCCOBA ST 30 Parcel ID #: 27-439R-12-30
LUC: 102

CARVALHO FREDERICO R

35 MCCOBA ST
UNIT 30
REVERE MA 02151

Loc: 35 MCCOBA ST 31 Parcel ID #: 27-439R-12-31
LUC: 102

VILLAGE COURT CONDOMINIUM ASSO
C/O ALPINE MANAGEMENT
12 DAMONMILL SQ

CONCORD MA 01742

Loc: 35 MCCOBA ST 32 Parcel ID #: 27-439R-12-32
LUC: 102

CHAN CHIU C
SUN FRANCES
171 SWANTON ST
U-45
WINCHESTER MA 01890

Loc: 35 MCCOBA ST 33 Parcel ID #: 27-439R-12-33
LUC: 102

SEGAL ALAN BARRY
C/O FLORENCE C/O JEAN & JULIETTE D
35 MCCOBA ST

REVERE MA 02151

Loc: 35 MCCOBA ST 34 Parcel ID #: 27-439R-12-34
LUC: 102

BERIC SINISA

35 MCCOBA ST
UNIT 34
Revere MA 02151

Loc: 35 MCCOBA ST 35 Parcel ID #: 27-439R-12-35
LUC: 102

DRELLA LUCY A

35 MCCOBA ST
UNIT 35
REVERE MA 02151

Loc: 35 MCCOBA ST 36 Parcel ID #: 27-439R-12-36
LUC: 102

WONG JENNIFER

35 MCCOBA ST
UNIT 36
REVERE MA 02151

Loc: 35 MCCOBA ST 37 Parcel ID #: 27-439R-12-37
LUC: 102

FLICKINGER VERA MAIA

35 MCCOBA ST
REVERE MA 02151

THIS IS A TRUE & ATTENDED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
DATE: 2/25/20

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 35 MCCOBA ST 38 Parcel ID #: 27-439R-12-38
LUC: 102

SMITH THELMA

35 MCCOBA ST
UNIT 38
REVERE MA 02151

Loc: 35 MCCOBA ST 39 Parcel ID #: 27-439R-12-39
LUC: 102

FLICKINGER VERA MAIA

35 MCCOBA ST

REVERE MA 02151

Loc: 35 MCCOBA ST 40 Parcel ID #: 27-439R-12-40
LUC: 102

THAO THUY, LLC

230 CONANT ST

REVERE MA 02151

Loc: 35 MCCOBA ST 41 Parcel ID #: 27-439R-12-41
LUC: 102

ADVIC SEMSUDIN
ADVIC MUHAMED
35 MCCOBA ST
UNIT 41
REVERE MA 02151

Loc: 35 MCCOBA ST 42 Parcel ID #: 27-439R-12-42
LUC: 102

XU JIA JING
XU CARMEN JIAMIN
22 HOLYOKE ST

MALDEN MA 02148

Loc: 35 MCCOBA ST 43 Parcel ID #: 27-439R-12-43
LUC: 102

CORIN FAMILY REALTY TRUST
CORIN HARVEY TRUSTEE
35 MCCOBA ST
UNIT 43
REVERE MA 02151

Loc: 35 MCCOBA ST 44 Parcel ID #: 27-439R-12-44
LUC: 102

ANAND AMIT
YADAV SUJATA
35 MCCOBA ST
UNIT 44
REVERE MA 02151

Loc: 35 MCCOBA ST 45 Parcel ID #: 27-439R-12-45
LUC: 11

SIEGEL HERBERT

379 OCEAN AVE

MARBLEHEAD MA 01945

Loc: 35 MCCOBA ST 46 Parcel ID #: 27-439R-12-46
LUC: 11

WEISS JUDY

35 MCCOBA ST

REVERE MA 02151

Loc: 35 MCCOBA ST 47 Parcel ID #: 27-439R-12-47
LUC: 11

BOSKOVIC RADE
BOSKOVIC SVJETLANA
35 MCCOBA ST
UNIT 47

Revere MA 02151

Loc: 35 MCCOBA ST 48 Parcel ID #: 27-439R-12-48
LUC: 11

SANTANA ROBERT J VALERIO

35 MCCOBA ST
UNIT 48
REVERE MA 02151

Loc: 45 MCCOBA ST 3A Parcel ID #: 27-439R-13-3A
LUC: 11

JOHN AND THEODORE MCCOBA STREE
HURLEY THEODORE TRUSTEE
83 MARION ST

WILMINGTON MA 01887

Loc: 45 MCCOBA ST 49 Parcel ID #: 27-439R-13-49
LUC: 11

VALLETTA ALBERT

P O BOX 82176

WELLESLEY HILLS MA 02481

Loc: 45 MCCOBA ST 50 Parcel ID #: 27-439R-13-50
LUC: 11

SHANAHAN SR JOHN
SHANAHAN JR C/O JOHN
45 MCCOBA ST
UNIT 50
REVERE MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
DATE: 2/25/18

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 45 MCCOBA ST 51 Parcel ID #: 27-439R-13-51
LUC: 102

ED-HASSNAOUI MOHAMED

45 MCCOBA ST
UNIT 51
Revere MA 02151

Loc: 45 MCCOBA ST 52 Parcel ID #: 27-439R-13-52
LUC: 102

CHAN CHIU C

171 SWANTON ST
U-45
WINCHESTER MA 01890

Loc: 45 MCCOBA ST 53 Parcel ID #: 27-439R-13-53
LUC: 102

SAMPAIO ADRIANA V
PINTO ANA
1413 SHEFFIELD WAY

SAUGUS MA 01906
Loc: 45 MCCOBA ST 54 Parcel ID #: 27-439R-13-54
LUC: 102

EXECUTIVE REALTY TRUST
VALLETTA ALBERT TRUSTEE
P O BOX 81276

WELLESLEY HILLS MA 02481
Loc: 45 MCCOBA ST 55 Parcel ID #: 27-439R-13-55
LUC: 102

CTC LIVING TRUST
CHAN CHIU TRUSTEE
171 SWANTON ST
U-45
WINCHESTER MA 01890
Loc: 45 MCCOBA ST 56 Parcel ID #: 27-439R-13-56
LUC: 102

SUN FRANCES

171 SWANTON ST
U-45
WINCHESTER MA 01890
Loc: 45 MCCOBA ST 57 Parcel ID #: 27-439R-13-57
LUC: 102

CLEMENTS ELEANOR LIFE ESTATE
VERRICO ROBERT J REMAINDERMAN
45 MCCOBA ST
UNIT 57
REVERE MA 02151

Loc: 45 MCCOBA ST 58 Parcel ID #: 27-439R-13-58
LUC: 102

DONAHUE JOHN

45 MCCOBA ST

REVERE MA 02151

Loc: 45 MCCOBA ST 59 Parcel ID #: 27-439R-13-59
LUC: 102

PAULINO ELVIS

45 MCCOBA ST
UNIT 59
REVERE MA 02151

Loc: 45 MCCOBA ST 60 Parcel ID #: 27-439R-13-60
LUC: 102

SMALL HUGH

45 MCCOBA ST

REVERE MA 02151

Loc: 45 MCCOBA ST 61 Parcel ID #: 27-439R-13-61
LUC: 102

HAILU ASHENAFI

208 POPLAR ST
UNIT 2
CHELSEA MA 02150

Loc: 45 MCCOBA ST 62 Parcel ID #: 27-439R-13-62
LUC: 102

ROSEN ERIC

45 MCCOBA ST

REVERE MA 02151

Loc: 45 MCCOBA ST 63 Parcel ID #: 27-439R-13-63
LUC: 102

A.G.D. REALTY TRUST
HUANG HUILI TRUSTEE
29 GIBSON ST

MEDFORD MA 02155
Loc: 45 MCCOBA ST 64 Parcel ID #: 27-439R-13-64
LUC: 102

TRIPOLI EILEEN
TRIPOLI PHILIP
25 ROBINHOOD RD

MARLBORO MA 01752

THIS IS A TRUE & ATTESTED COPY OF THE RECORDS AS MAINTAINED IN THE ASSESSOR'S OFFICE OF THE CITY OF REVERE
DATE: 2/25/04

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)

Loc: 45 MCCOBA ST 65 Parcel ID #: 27-439R-13-65
LUC: 102

GAUTHIER ELIZABETH L

45 MCCOBA ST
UNIT 65
REVERE MA 02151

Loc: 45 MCCOBA ST 66 Parcel ID #: 27-439R-13-66
LUC: 102

HARRATH EL HASSANE

45 MCCOBA ST
UNIT 66
REVERE MA 02151

Loc: 45 MCCOBA ST 67 Parcel ID #: 27-439R-13-67
LUC: 102

MZIGUIR ABDELALI

45 MCCOBA ST
UNIT 67
REVERE MA 02151

Loc: 45 MCCOBA ST 68 Parcel ID #: 27-439R-13-68
LUC: 102

CADOGAN JR JAMES

2001 MARINA DR
UNIT 107W
QUINCY MA 02171

Loc: 45 MCCOBA ST 69 Parcel ID #: 27-439R-13-69
LUC: 102

PEMA ADA

68 SIGOURNEY ST

Revere MA 02151

Loc: 45 MCCOBA ST 70 Parcel ID #: 27-439R-13-70
LUC: 102

WILLIAM F RUSSELL SPECIAL NEED
RUSSELL ROBERT F TRUSTEE
47 HENRY AVE

MELROSE MA 02176

Loc: 45 MCCOBA ST 71 Parcel ID #: 27-439R-13-71
LUC: 102

BOUZIANE ABDELHAMID

45 MCCOBA ST
UNIT 71
REVERE MA 02151

Loc: 45 MCCOBA ST 72 Parcel ID #: 27-439R-13-72
LUC: 10

COVIELLO ANGELINA

C/O REFIK AVDIC
45 MCCOBA ST
UNIT 72

Revere MA 02151

Loc: 95 SQUIRE RD Parcel ID #: 27-439R-2
LUC: 3

BARN DELI CORP
COPPOLA JOHN
110 FRANK BENNETT HWY

SAUGUS MA 01906

Loc: 85 SQUIRE RD Parcel ID #: 27-439R-3
LUC: 3

KOTTER INC DBA BURGER KING

C/O UNITED CAPITAL CORP
9 PARK PL
4TH FLOOR
GREAT NECK NY 11021

Loc: SQUIRE RD Parcel ID #: 27-439R-4
LUC: 3

A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
61 SQUIRE RD

REVERE MA 02151

Loc: 125 SQUIRE RD Parcel ID #: 27-439S-1
LUC: 3

SAEED JEWEL
PATEL BALDEVBHAI
67 SALEM ST

SWAMPSCOTT MA 01907

Loc: WARD ST Parcel ID #: 27-439U-6C
LUC: 3

UNITED STATES POSTAL SERVICE

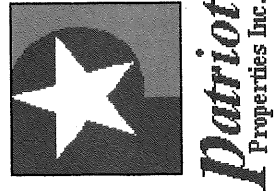
P O BOX 27497

GREENSBORO NC 27498-1103

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

DATE: 3/23/20

Attachment: 03232020SpecialPermit95SquireRoadC-20-03 (20-087 : Special Permit - C-20-03, 95 Squire Road)



Revere

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
335	121,900	21,600	0.448	561,100	704,600	LOT 22	27/439R/2
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit / Card: 215.87							03/10/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	335	FV	121,900	21,600	.448	561,100	704,600	704,600	Year End Roll	12/18/2019
2020	335	NC	121,900	21,600	.448	561,100	704,600	704,600	Year End Roll	10/30/2019
2019	335	FV	117,300	21,600	.448	480,900	619,800	619,800	Year End Roll	12/19/2018
2018	335	IV	117,300	21,600	.448	394,100	533,000	533,000	YER	12/29/2017
2017	335	FV	115,100	21,200	.448	360,700	497,000	497,000	Year End Roll	12/22/2016
2016	335	FV	115,100	21,200	.448	360,700	497,000	497,000	Year End	12/28/2015
2015	335	FV	115,100	21,200	.448	360,700	497,000	497,000	YEAR END	12/22/2014
2014	335	FV	101,300	24,300	.448	347,300	472,900	472,900	YEAR END	12/23/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
UNKNOWN	/		1/11/1900			No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/7/1998	5183	C					COMM 8X14 PLSTIC B	
12/7/1995	3472	C					COMM IMITATION SIL	
9/5/1990	9142	C			7/1/1991		COMM CONSTRUCT CAR	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Use Value	Notes
335	CARWASH			19499			SITE	1.0	0	21.	1.370	CG								561,063		0			561,100	

PROPERTY LOCATION

No	95	Alt No	SQUIRE RD, REVERE	Direction/Street/City
----	----	--------	-------------------	-----------------------

OWNERSHIP

Owner 1:	BARN DELI CORP
Owner 2:	COPPOLA JOHN
Owner 3:	
Street 1:	110 FRANK BENNETT HWY
Street 2:	

Twn/City/SAUGUS

SU/Prov:	MA	Cntry		Own Occ:	
Postal:	01906	Type:			

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
SU/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 448 Acres of land mainly classified as CARWASH with a(n) CAR WASH Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z			U	
o			t	
n			l	
			Exmpt	
			Topo	
			Street	
			Traffic	

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2015	MEAS & INSP	372	Patrick W
3/8/2007	MEASURED	197	MIKE CASSIDY

Sign: VERIFICATION OF VISIT NOT DATA

C-20-04

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, March 23, 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 Revere Belle, LLC, 295 Madison Ave., 2nd Floor, New York, NY 10017 seeking permission from the Revere City Council to permit the alternation of a nonconforming structure so as to permit an existing unit that was erroneously excluded when the structure was originally permitted in 1970 and 1973 and to add two additional off-street parking spaces at 45 Belle Isle Ave., Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-04) 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 #24541
03/04/2020
03/11/2020

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

FORM B

APPLICATION NO. C-20-04
DATE: Feb. 28, 2020

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C.** Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Revere Belle LLC
Address: 295 Madison Avenue, 2nd Floor
New York, NY 10017
Tel. #: c/o D'Ambrosio Brown LLP (617) 720-5657

2. Applicant is: Owner of the property for which this application is being submitted.

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

Name: Gerry D'Ambrosio, Esq. and Cory D. Rhoades, Esq.
D'Ambrosio Brown LLP
Title: Attorneys for the Applicant
Address: 14 Proctor Avenue
Revere, MA 02151
Tel. #: (617) 720-5657

OFFICE CITY CLERK
REVERE MASS
2020 FEB 28 AM 9:56

FILED

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

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

Name: Applicant
Address:
Tel. #:

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 61710, Page 114, 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 titled and dated:

Please see the Plan attached hereto as Exhibit B.

Assessor's Office information: 45 Belle Isle Ave, Parcel Identification No. 3-20-6

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

Please see the City of Revere, Zoning Summary Map, February 2017 (with enlargement), attached hereto as Exhibit C.

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

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 X 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; X do not know; _____ no.

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

Property address: 45 Belle Isle Ave, Revere, Massachusetts

Parcel I

SOUTHEASTERLY by Belle Isle Avenue as shown on plan hereafter mentioned fifty feet;

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

SOUTHWESTERLY by Lot #38 as shown on said plan one hundred five (105+) feet, more or less;

NORTHWESTERLY by land of City of Revere as shown on said plan sixty (6) feet; and

NORTHEASTERLY by Lot #12 as shown on said plan one hundred eleven and five one hundredths (111.5) feet

Containing 5,680 square feet of land and being shown on as Lot #37 on the westerly side of Belle Isle Avenue on a plan of H.T. Whitman, dated December, 1888, and recorded with Suffolk Deeds, Book 1964, page 134.

PARCEL II

SOUTHEASTERLY by Belle Isle Avenue on a plan hereinafter mentioned fifty (5) feet;

SOUTHWESTERLY by Lot #39 as shown on said plan one hundred five (105+) feet, more or less;

NORTHWESTERLY by City of Revere as shown on said plan fifty-eight (58) feet; and

NORTHEASTERLY by Lot #37 as shown on said plan one hundred five (105+) feet, more or less;

Containing 5,550 square feet more or less and being shown as lot #38 on the westerly side of Belle Isle Avenue in a plan of H.T. Whitman, dated December, 1888, and recorded with Suffolk Deeds, Book 1964, page 134.

PARCEL III

SOUTHEASTERLY by Belle Isle Avenue as shown on a plan hereinafter mentioned fifty (50) feet;

SOUTHWESTERLY by Lot #40 as shown on said plan one hundred five (105+) feet, more or less;

Containing 5,450 square feet of land, more or less, and being shown as Lot #39 on the westerly side of Belle Isle Avenue on a plan of H.T. Whitman dated December, 1888, and recorded with Suffolk Deeds, Book 1864, Page, 134.

PARCEL IV

About 5450 square feet of land, being Lot 40 on the westerly side of Belle Isle Avenue on H.T. Whitman plan, dated December, 1888, and recorded with Suffolk Registry of Deeds, Book 1864, Page 134.

PARCEL V

About 5100 square feet of land, being Lot 41 on the westerly side of Belle Isle Avenue, on H.T. Whitman plan, dated December, 1888, and recorded with Suffolk Registry of Deeds, Book 1864, Page 134.

The above premises are also described in Certificate of Title #82757, Book 409, Page 157 as follows:

that certain parcel of land situated in Revere, in the County of Suffolk and the Commonwealth of Massachusetts, bounded and described as follows:

Easterly and Southeasterly by Belle Isle Avenue, two hundred seventy-five (275) feet; Southwesterly one hundred seventeen and 14/1000 (117.14) feet, and

Westerly two hundred thirty-three (233) feet, by land now formerly of the City of Revere; and

Northeasterly by land now or formerly of Vincent D'Epifanio one hundred eleven and 50/100 (111.50) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Joseph Selwyn, Surveyor, dated February 3, 1970, as modified and approved by the Court, filed in the Land Registration Office, AS Plan No. 36631-A copy of a portion of which is filed with the original certificate of title no. 82757.

So much of said land lies within the limits of Belle Isle Avenue (private), as shown on said plan, is subject to the rights of all those lawfully entitled thereto, in and over the same.

The land hereby registered is subject to restrictions set forth in four grants made by the City of Revere to Anthony DeFlumere; three dated September 15, 1969, duly recorded in Book 8313, Page 61, 62 and 67 and one dated September 12, 1969, duly recorded in Book 8333, Page 1.

There is appurtenant to said land the right to pass over Belle Avenue (private) from locus to Belle Isle Avenue (public), in common with all those lawfully entitled hereto.

For title reference see Document no. 00870357 on Certificate of Title No. 133897 in Book 665, page 97.

PARCEL VI

SOUTHERLY by Dike Street as shown on a plan hereinafter mentioned sixty-three (63) feet more or less;

WESTERLY by Belle Isle Avenue as shown on said plan sixty-five (65) feet;

NORTHERLY by Lot #48 as shown on said plan eighty-eight (88) feet more or less; and

EASTERLY by Lot #46 sixty-five (65) feet more or less

Containing 4,440 square feet more or less.

Also Lot 46

SOUTHERLY by Dike Street as shown on plan hereinafter mentioned eighty (80) feet;

WESTERLY by lots 47 & 48 as shown on said plan eighty (80) feet more or less;

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

EASTERLY by lots 15 and 16 as shown on said plan eighty (80) feet.

Containing 2800 square feet more or less, being shown as lot 47 and 46 on easterly side of Belle Isle Avenue, on H.T. Whitman plan, dated December, 1888 and recorded with Suffolk Deeds, Book 1864, Page 134.

Also, please see Plan attached hereto as Exhibit B.

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

The Applicant is seeking to permit an existing unit at the Property that was erroneously excluded, or otherwise disregarded, when the building was originally permitted in 1970 and 1973. To be clear, the Applicant is not proposing any new expansion of the building, change in the building's footprint, or construction of any new units. The Applicant is merely seeking to clear a longstanding discrepancy in this Property's zoning history as part of a project to update and modernize the building. As a result, the Applicant is seeking a special permit for the nonconforming structure and use as was identified by the Site Plan Review Committee. See Site Plan Review Committee's Denial Letter attached hereto as Exhibit E. Additionally, the Applicant is also attempting to add two additional parking spaces to the Property if such spaces can be located without hindering access by emergency services and are approved by the Site Plan Review Committee.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the neighborhood. As such, this correction substantially serves the public convenience and welfare; benefits, rather than impairs, the status of the neighborhood; and 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: _____.

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

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

Matt Rollinson
Signature of Applicant/Owner

2/27/2020
Date

[Signature]
Signature of Designated Representative

2/28/2020
Date

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

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

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: Revere Belle LLC
Address: 295 Madison Avenue, 2nd Floor
New York, NY 10017

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

Name: Revere Belle LLC
Address: 295 Madison Avenue, 2nd Floor
New York, NY 10017

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: N/A
Address: N/A

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

Name: Revere Belle LLC
Address: 295 Madison Avenue, 2nd Floor
New York, NY 10017

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A
Address: N/A
The trust documents are on file at N/A and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

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

Page 2

General Disclosure Form

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

To the extent applicable, the Applicant identifies the following managers of the LLC:

MANAGER	SETH PILEVSKY	295 MADISON AVE., 2ND FLOOR NEW YORK, NY 10017 USA
MANAGER	MICHAEL PILEVSKY	295 MADISON AVE., 2ND FLOOR NEW YORK, NY 10017 USA
MANAGER	PHILIP PILEVSKY	295 MADISON AVE., 2ND FLOOR NEW YORK, NY 10017 USA
MANAGER	SHEILA CHESS	295 MADISON AVE., 2ND FLOOR NEW YORK, NY 10017 USA

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:

N/A

[Signature on following page.]

Page 3
General Disclosure Form

The foregoing information is provided under the Pains and Penalty of Perjury. Signature of each party and landowner:


Name

2/27/2020
Date

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

Request for Finding of Fact – Special Permit

Now comes the applicant Revere Belle LLC who has applied to this Honorable City Council for a special permit for property located at 45 Belle Isle Avenue, Revere, Massachusetts and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed use of the Property is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. *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 will be a continuation of a established residential use in the existing buildings.
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) There will be no adverse effect to the neighborhood as this Application is simply needed to clear a longstanding discrepancy in the Property's zoning history. There will be no new expansion of the building, change in the building's footprint, or construction of any new units. Moreover, the Property is being significantly improved by the Applicant's efforts, at great expense, to modernize and update the buildings.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Belle Isle Avenue for the following reasons:
 - (a) The Applicant is not seeking any changes to the Property that would have adverse effects to the current use Belle Isle Avenue.

Page 2
Finding of Fact Form

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


(a) There are adequate and appropriate facilities already servicing the Property.

Date: 2/27/2020

Respectfully submitted by: *Matt Rollinson*


Certification

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

 Matt Rollinson
Signature

Certification

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

 Matt Rollinson
Signature

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

To: George Anzuoni, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and 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: Revere Belle LLC
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 295 Madison Avenue, 2nd Floor, New York, NY 10017
(business address of above person, corporation or business enterprise)

Location Address: 45 Belle Isle Avenue, Revere MA
(location of property for which license or permit is required.)

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)



2019 00076018

Bk: 61710 Pg: 114 Page: 1 of 5
Recorded: 09/06/2019 03:03 PM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 09/06/2019 02:49 PM
Ctrl# 194237 01738 Doc# 00898218
Fee: \$28,220.00 Cons: \$5,750,000.00

QUITCLAIM DEED

45 Belle Isle LLC, a Massachusetts limited liability company with an address of 1 Franklin Street, #5403, Boston, Massachusetts,

for consideration paid and in full consideration of FIVE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$5,750,000.00) DOLLARS

grants to Revere Belle LLC, a Massachusetts limited liability company with a principal place of business located at 295 Madison Avenue, 2nd Floor, New York, NY 10017,

With **QUITCLAIM COVENANTS**

Parcel I

SOUTHEASTERLY by Belle Isle Avenue as shown on plan hereinafter mentioned fifty feet;

SOUTHWESTERLY by Lot #38 as shown on said plan one hundred five (105+) feet, more or less;

NORTHWESTERLY by land of City of Revere as shown on said plan sixty (60) feet; and

NORTHEASTERLY by Lot #12 as shown on said plan one hundred eleven and five one hundredths (111.5) feet

Containing 5,680 square feet of land and being shown on as Lot #37 on the westerly side of Belle Isle Avenue on a plan of H. T. Whitman, dated December, 1888, and recorded with Suffolk Deeds, Book 1864, Page 134.

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SOUTHWESTERLY by Lot #39 as shown on said plan one hundred five (105+) feet, more or less;

NORTHWESTERLY by City of Revere as shown on said plan fifty-eight (58) feet; and



2019 00898218

Cert#: 136159 Bk: 676 Pg: 159
Doc: DED 09/06/2019 02:49 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

Property Address: 45-55 Belle Isle and 0 Dike Street, Revere, Massachusetts

REGISTERED LAND

REGISTERED LAND

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

NORTHEASTERLY by Lot #37 as shown on said plan one hundred five (105+) feet, more or less;

Containing 5,550 square feet more or less and being shown as lot #38 on the westerly side of Belle Isle Avenue in a plan of H. T. Whitman, dated December, 1888, and recorded with Suffolk Deeds, Book 1864, Page 134.

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SOUTHEASTERLY by Belle Isle Avenue as shown on a plan hereinafter mentioned fifty (50) feet;

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PARCEL IV

About 5450 square feet of land, being Lot 40 on the westerly side of Belle Isle Avenue on H. T. Whitman plan, dated December, 1888, and recorded with Suffolk Deeds, Book 1864, Page 134.

PARCEL V

About 5100 square feet of land, being Lot 41 on the westerly side of Belle Isle Avenue, on H. T. Whitman plan, dated December, 1888, and recorded with Suffolk Registry of Deeds, Book 1864, Page 134.

The above premises are also described in Certificate of Title #82757, Book 409, Page 157 as follows:

that certain parcel of land situated in Revere, in the County of Suffolk and the Commonwealth of Massachusetts, bounded and described as follows:

Easterly and Southeasterly by Belle Isle Avenue, two hundred seventy-five (275) feet; Southwesterly one hundred seventeen and 14/100 (117.14) feet, and

Westerly two hundred thirty-three (233) feet, by land now or formerly of the City of Revere; and

Northeasterly by land now or formerly of Vincent D'Epifanio one hundred eleven and 50/100 (111.50) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Joseph Selwyn, Surveyor, dated February 3, 1970, as modified and approved by the Court, filed in the Land Registration Office, AS Plan No. 36631-A a copy of a portion of which is filed with the original certificate of title No. 82757.

So much of said land lies within the limits of Belle Isle Avenue (private), as shown on said plan, is subject to the rights of all those lawfully entitled thereto, in and over the same.

The land hereby registered is subject to restrictions set forth in four grants made by the City of Revere to Anthony DeFlumere; three dated September 15, 1969, duly recorded in Book 8313, Page 61, 63 and 67 and one dated September 12, 1969, duly recorded in Book 8333, Page 1.

There is appurtenant to said land the right to pass over Belle Avenue (private) from locus to Belle Isle Avenue (public), in common with all those lawfully entitled thereto.

For title reference see Document No. 00870357 on Certificate of Title No. 133897 in Book 665, Page 97.

PARCEL VI

SOUTHERLY by Dike Street as shown on a plan hereinafter mentioned sixty-three (63) feet more or less;

WESTERLY by Belle Isle Avenue as shown on said plan sixty-five (65) feet;

NORTHERLY by Lot #48 as shown on said plan eighty-eight (88) feet more or less; and

EASTERLY by Lot #46 sixty-five (65) feet more or less

Containing 4,440 square feet more or less.

Also Lot 46

SOUTHERLY by Dike Street as shown on plan hereinafter mentioned eighty (80) feet;

WESTERLY by lots 47 & 48 as shown on said plan eighty (80) feet more or less;

EASTERLY by lots 15 and 16 as shown on said plan eighty (80) feet.

Containing 2800 square feet more or less, being shown as lot 47 and 46 on the easterly side of Belle Isle Avenue, on H. T. Whitman plan, dated December, 1888 and recorded with Suffolk Deeds, Book 1864, Page 134.

Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

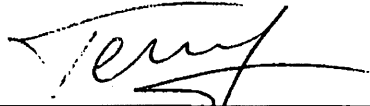
For Grantor's title see deed recorded May 26, 2017 with the Suffolk County Registry of Deeds in Book 57990, Page 286.

*[Remainder of Page Intentionally Left Blank]
[Signature Pages Follow]*

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

Witness my hand and seal this 5th day of September 2019

45 Belle Isle LLC



By: TEMURAZ TKEBUCHAVA
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

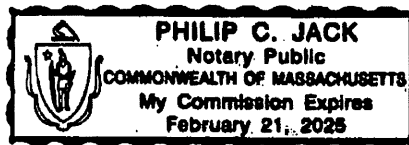
Suffolk County, ss.

September 5th, 2019

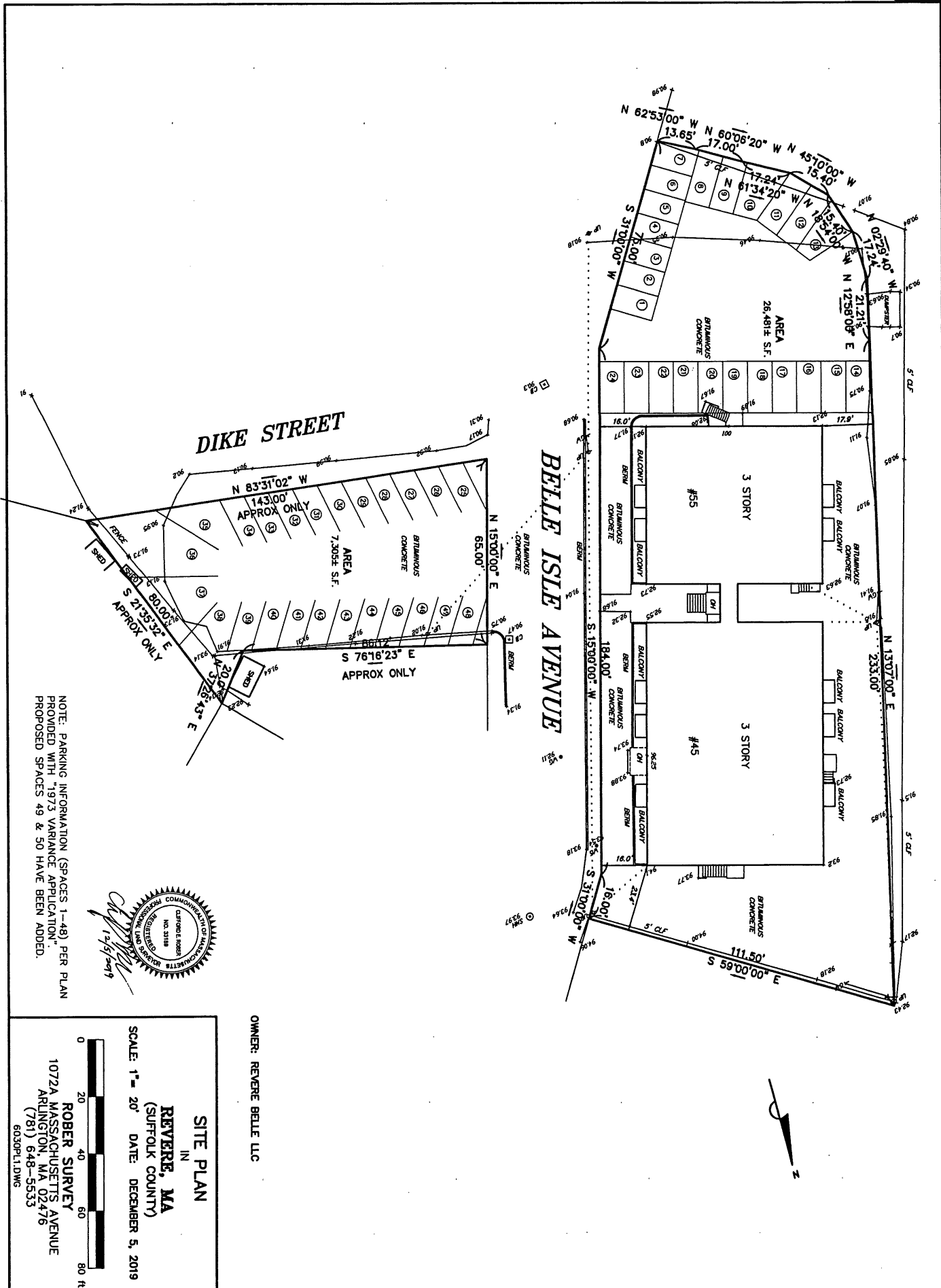
On this 5th day of September 2019 personally appeared TEMURAZ TKEBUCHAVA and proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of 45 Belle Isle LLC.



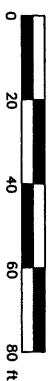
_____, Notary
My commission expires _____



Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)



NOTE: PARKING INFORMATION (SPACES 1-48) PER PLAN PROVIDED WITH "1973 VARIANCE APPLICATION" PROPOSED SPACES 49 & 50 HAVE BEEN ADDED.



SCALE: 1" = 20' DATE: DECEMBER 5, 2019

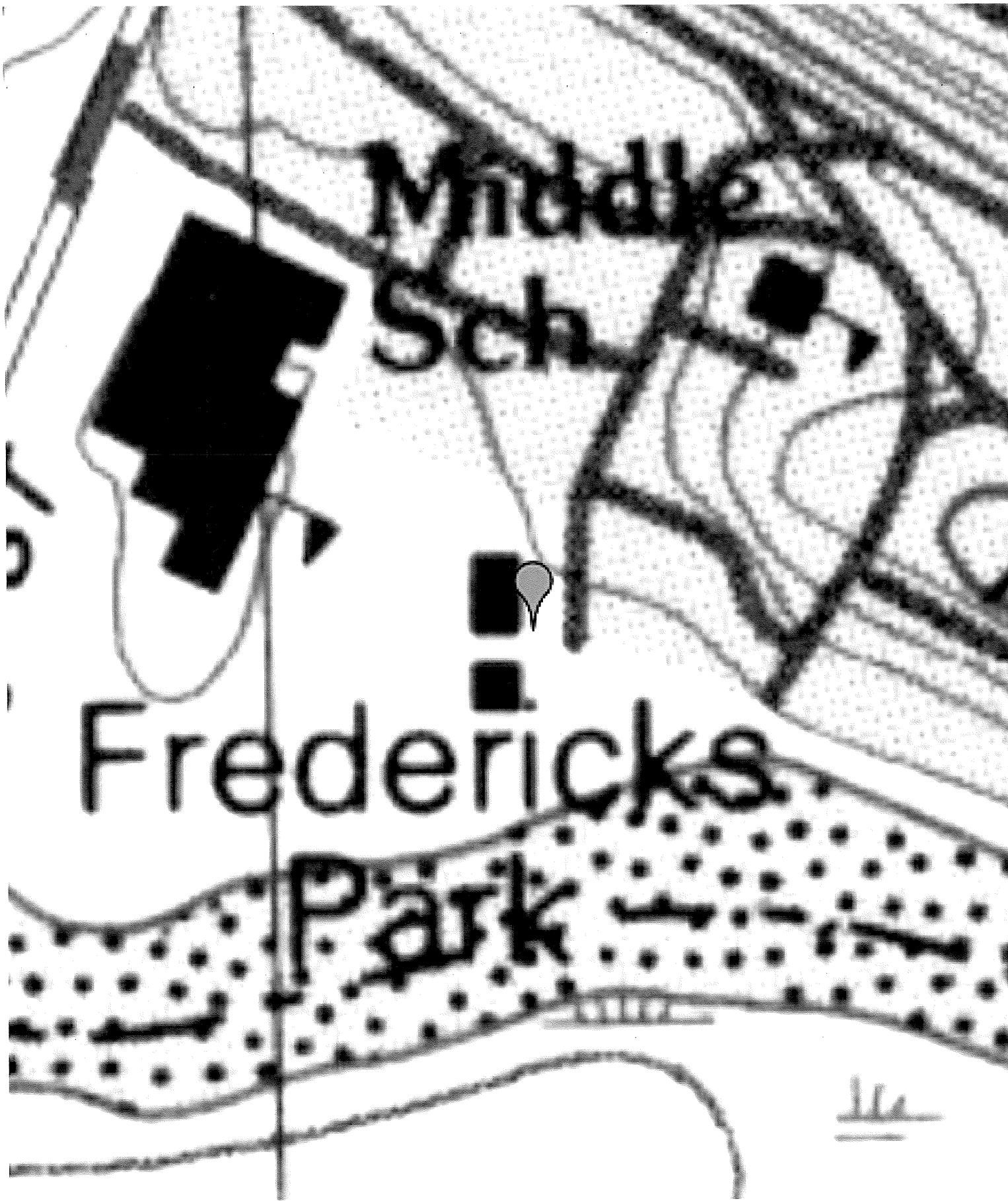
SITE PLAN
IN
REVERE, MA
(SUFFOLK COUNTY)

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
6030P.LDWG

OWNER: REVERE BELLE LLC



Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)



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Michael DiFilippo

From: Cory Rhoades
Sent: Thursday, February 20, 2020 9:59 AM
To: Michael DiFilippo
Subject: FW: Application Review Comments

From: fstringi@revere.org <fstringi@revere.org>
Sent: Tuesday, February 11, 2020 2:20 PM
To: Cory Rhoades <crhoades@dambrosiobrown.com>; amelnik@revere.org; bdechristoforo@revere.org; fstringi@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: February 11, 2020
Application #: SPR20-000014
Address: 45 BELLE ISLE AVE
Description: Additional Parking
Review Status: Denied

Thank you for your recent permit application for Additional Parking. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and Section 17.40.030 of the Revised Revere Zoning Ordinance, a nonconforming structure and nonconforming use may only be extended by a special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.

Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Andrew A. Iovanna
John J. Verrengia
Dana E. Brangiforte

Request for Abutters List

Date: 2/24/2020

Property Location: 45 Belle Isle Ave

Map: 3

Block: 20

Parcel: 6

Property Owner: Revere Belle 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:

300 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Michael R. DiFilippo, Esq.

Address: D'Ambrosio Brown LLP

14 Proctor Ave, Revere, MA 02151

Telephone: (617) 720-5657

Loc: 8 MONTFERN AVE Parcel ID #: 3-18-14
LUC: 101

GARCIA ANA D
HERRERA BEDOYA JOSE I
8 MONTFERN AVE

REVERE MA 02151

Loc: 4 MONTFERN AVE Parcel ID #: 3-18-15
LUC: 101

DUFF MARY

4 MONTFERN AVE

REVERE MA 02151

Loc: 3 MONTFERN AVE Parcel ID #: 3-19A-1
LUC: 105

MAZZARELLI LYN
ZULLO CARMEN
3 MONTFERN AVE

REVERE MA 02151

Loc: 11 MONTFERN AVE Parcel ID #: 3-19A-2
LUC: 111

11 MONTFERN AVENUE REALTY TRUS
CROCE ARTHUR C TRUSTEE
11 MONTFERN AVE

REVERE MA 02151

Loc: 15 MONTFERN AVE Parcel ID #: 3-19A-3
LUC: 101

SMALDONE ARTHUR JR
SMALDONE CAROL A
15 MONTFERN AVE

REVERE MA 02151

Loc: 17 MONTFERN AVE 1 Parcel ID #: 3-19A-4-1
LUC: 102

SOLOMON JOANN
SOLOMON SCOTT E
29 LONGVIEW DR

MARBLEHEAD MA 01945

Loc: 17 MONTFERN AVE 2 Parcel ID #: 3-19A-4-2
LUC: 102

DAPONTE MICHAEL
DAPONTE ANGELA M
P O BOX 15

EAST BOSTON MA 02128

Loc: 19 MONTFERN AVE Parcel ID #: 3-19A-5
LUC: 101

MUNOZ WILFER
BRAND DORA M BECERAA
19 MONTFERN AVE

REVERE MA 02151

Loc: DYKE ST Parcel ID #: 3-19A-7
LUC: 101

REVERE BELLE LLC

295 MADISON AVE
2ND FLOOR
NEW YORK NY 10017

Loc: 50 BELLE ISLE AVE Parcel ID #: 3-19A-8
LUC: 101

ZULLO CARMEN
ZULLO JAN ELIZABETH
50 BELLE ISLE AVE

REVERE MA 02151

Loc: ORCHARD ST Parcel ID #: 3-20-10
LUC: 101

CITY OF REVERE / BEACHMONT
C/O SUPT OF SCHOOLS
101 SCHOOL ST

REVERE MA 02151

Loc: 61 EVERARD ST Parcel ID #: 3-20-1-0000
LUC: 101

EVERARD ST CONDO ASSOC

61 EVERARD ST

REVERE MA 02151

Loc: 61 EVERARD ST 1 Parcel ID #: 3-20-1-1
LUC: 101

KIMMERLE JACKLYNN

61 EVERARD ST

REVERE MA 02151

Loc: 61 EVERARD ST 2 Parcel ID #: 3-20-1A-2
LUC: 101

CHAN CHIU

171 SWANTON ST
U-45
WINCHESTER MA 01890

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

DATE: 2/25/20

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

Loc: 61 EVERARD ST 3 Parcel ID #: 3-20-1B-3
LUC: 102

THAO THUY LLC

230 CONANT ST
APT 1
REVERE MA 02151

Loc: 61 EVERARD ST 4 Parcel ID #: 3-20-1C-4
LUC: 102

IRINA AND MICHAEL REVOCABLE TR
BORODYANSKAYA IRINA TRUSTEE
376 OCEAN AVE
UNIT 501
REVERE MA 02151

Loc: 61 EVERARD ST 5 Parcel ID #: 3-20-1D-5
LUC: 102

YUNG YAN C
YUNG HELEN F
39 PORTINA RD

BRIGHTON MA 02135
Loc: 61 EVERARD ST 6 Parcel ID #: 3-20-1E-6
LUC: 102

TORRETTA RALPH
652 WINTHROP AVE

REVERE MA 02151
Loc: 61 EVERARD ST 7 Parcel ID #: 3-20-1F-7
LUC: 102

SUN FRANCES

171 SWANTON ST
U-45
WINCHESTER MA 01890
Loc: 61 EVERARD ST 8 Parcel ID #: 3-20-1G-8
LUC: 102

BARBOSA ALEXANDRO R

61 EVERARD ST
UNIT 8
REVERE MA 02151
Loc: 61 EVERARD ST 9 Parcel ID #: 3-20-1H-9
LUC: 102

VECCHIO DIANA R
VECCHIO ROBERT
61 EVERARD ST
UNIT 9
Revere MA 02151

Loc: 61 EVERARD ST 10 Parcel ID #: 3-20-1I-10
LUC: 10

LAMACCHIA KEVIN
PAIVA ELAINE B
61 EVERARD ST
UNIT 10
REVERE MA 02151

Loc: 61 EVERARD ST 11 Parcel ID #: 3-20-1J-11
LUC: 10

IRINA AND MICHAEL REVOCABLE TR
BORODYANSKAYA IRINA TRUSTEE
376 OCEAN AVE
UNIT 501
REVERE MA 02151

Loc: 27 BELLE ISLE AVE Parcel ID #: 3-20-4
LUC: 10

CIPOLETTA RANDY J JR

27 BELLE ISLE AVE
REVERE MA 02151
Loc: 37 BELLE ISLE AVE Parcel ID #: 3-20-5
LUC: 10

ANDERSON DENISE
ANDERSON ERIC
37 BELLE ISLE AVE

REVERE MA 02151
Loc: 45 BELLE ISLE AVE Parcel ID #: 3-20-6
LUC: 10

REVERE BELLE LLC

295 MADISON AVE
2ND FLOOR
NEW YORK NY 10017
Loc: BELLE ISLE AVE Parcel ID #: 3-20-7
LUC: 10

CITY OF REVERE / BEACHMONT
C/O SUPT OF SCHOOLS
101 SCHOOL ST

REVERE MA 02151
Loc: DYKE ST Parcel ID #: 3-20-8
LUC: 10

CITY OF REVERE / BEACHMONT
C/O SUPT OF SCHOOLS
101 SCHOOL ST

REVERE MA 02151

THIS IS A TRUE & ATTE
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CITY OF REVERE
DATE: 2/20/20

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

Loc: DYKE ST Parcel ID #: 3-20-9
LUC: 930

CITY OF REVERE / BEACHMONT
SUPT OF SCHOOLS
101 SCHOOL ST

REVERE MA 02151

Loc: 100 BENNINGTON ST Parcel ID #: 3-23-1
LUC: 931

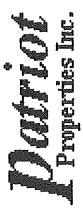
CITY OF REVERE / BEACHMONT
C/O SUPT OF SCHOOLS
101 SCHOOL ST

REVERE MA 02151

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CITY OF REVERE

DATE: 2/23/20

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)



Revere

PROPERTY LOCATION
No 45 Alt No BELLE ISLE AVE, REVERE
Direction/Street/City

OWNERSHIP
Owner 1: REVERE BELLE LLC
Owner 2:
Owner 3:
Street 1: 295 MADISON AVE
Street 2: 2ND FLOOR
Twn/City: NEW YORK
St/Prov: NY Cntry
Postal: 10017
Own Occ:
Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
112	1,807,600		0.623	1,595,000	3,402,600

Legal Description
Entered Lot Size: 3,402,600
Total Land: 27130
Land Unit Type: SF
/Parcel: 129.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2020	112	FV	1,807,600	0	.623	1,595,000	3,402,600	3,402,600	Year End Roll	12/18/2019
2020	112	NC	1,807,600	0	.623	1,595,000	3,402,600	3,402,600	Year End Roll	10/30/2019
2019	112	FV	1,512,800	0	.623	1,450,000	2,962,800	2,962,800	Year End Roll	12/19/2018
2018	112	FV	1,512,800	0	.623	1,305,000	2,817,800	2,817,800	YER	12/29/2017
2017	112	FV	1,107,100	0	.623	1,160,000	2,267,100	2,267,100	Year End Roll	12/22/2016
2016	112	FV	1,074,500	0	.623	1,073,000	2,147,500	2,147,500	Year End	12/28/2015
2015	112	FV	1,052,800	0	.623	1,015,000	2,067,800	2,067,800	YEAR END	12/22/2014
2014	112	FV	921,900	0	.623	870,000	1,791,900	1,791,900	YEAR END	12/23/2013

PARCEL ID 3-20-6
PAT ACCT.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
45 BELLE ISLE L	61710-114		9/5/2019	MULTIPLE PAR	5,750,000	No				
BEL REALTY TRUS	57990-286		5/24/2017	MULTIPLE PAR	5,750,000	No				
RAND REALTY TRU	576/180		9/12/2000	PORTION/ASSE	1,980,000	No				
UNKNOWN	1/1		1/1/1900			No				

TAX DISTRICT

PROPERTY FACTORS

Item Code	Descp	%	Item	Code	Descp
Z			U		
o			t		
n			l		
			Exmpt		
			Topo		
			Street		
			Traffic		

NARRATIVE DESCRIPTION
This Parcel contains .623 Acres of land mainly classified as APTS >8 with a(n) APRTMNT-GN Building Built about 1972, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 29 Units, 29 Baths, 0 HalfBaths, 0 3/4 Baths, 101 Rooms, and 47 Bdrms.

OTHER ASSESSMENTS

Code	Descp/No	Amount	Com. Int

ASR Map: 3
Fact Dist:
Reval Dist:
Year:
Land Reason:
Blg Reason:

PROPERTY PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2019	B19001302	ROOF	49,952	O				
10/25/2018	B18001124	ROOF	24,630	C				
11/28/2017	17167	ROOF	20,200	C				RUBBER ROOF
6/10/2014	12176	GENL RE	7,000	C				REPAIR STAIRS
6/6/1998	5065	Resident		C				RSF REPLACEMENT WI
5/6/1998	5067-2	Resident		C				RSF REPLACEMENT WI

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2015	MEASURED	427	DEREK
2/16/2006	MEASURED	336	MATT MCGRATH

LAND SECTION (First 7 lines only)

Use Code	LUC Description	Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Adj	Neigh	Neigh Mod	Neigh Infru	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Use Value	Notes
112	APTS >8		27130		Sq Feet	SITE	1.0	0	0.000	AA	1.00								1,595,000		0			1,595,000	
443	APTS >8		29		No Units	SITE	1.0	0	55,000	1.000	AA	1.00												1,595,000	

VERIFICATION OF VISIT NOT DATA
Sign: / /

Packet Pg. 74

ACHA:10.62282
Total SF/SM: 27130.04
APTS >8
Prime NB Desc/APT AVG
Total: 1,595,000 | Spl Credit | Total: 1,595,000

Attachment: 03232020SpecialPermit45BelleIsleAvenueC-20-04 (20-088 : Special Permit - 45 Belle Isle Ave, C-20-04)

4 a



CITY OF REVERE

Brian M. Arrigo
Mayor

March 12, 2020

The Honorable City Council
Revere City Hall
Revere, Massachusetts 02151

Dear Council Members:

Please be advised that in accordance with the provisions of Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that Earthwork Industries, Inc., 6 High Street, Unit #4, Plainville, MA 02762, be appointed as a Licensed Drain Layer.

Please take careful notice that all drain layer licenses expire on April 1, annually, unless sooner revoked by the Mayor and the Council.

Earthwork Industries, Inc. has been advised that he will be contacted directly by the Appointment Sub-Committee with a date and time to appear before them concerning this appointment.

Regards,

Brian M. Arrigo
Mayor

Attachment: Earthwork Industries (20-070 : Appointment of Earthwork as Licensed Drain Layer)



The City of REVERE, MASSACHUSETTS

Water & Sewer Department
321R Charger Street, Revere, MA 02151
(781) 286-8149

DONALD P. CIARAMELLA
Superintendent

To: Brian M Arrigo, Mayor

From: Donald P. Ciaramella, Superintendent Water & Sewer Dept.

Date: March 11, 2020

RE: Drain Layer Approval

Attached please find a drain layer application renewal from Earthworks Industries. I have reviewed the company's references and I recommend acceptance of their drain layers license for the City of Revere.

Donald P. Ciaramella

Attachment: Earthwork Industries (20-070 : Appointment of Earthwork as Licensed Drain Layer)



CERTIFICATE OF LIABILITY INSURANCE

DATE ()	5.a
	3/12/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Michael T. Dacey	
Dacey Insurance Agency		PHONE (A/C, No, Ext): (401) 398-8020	FAX (A/C, No):
631 Main Street		E-MAIL ADDRESS: mike@daceyinsurance.com	
East Greenwich RI 02818		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Westchester Surplus Lines Ins. Co.	NAIC # 10172
		INSURER B: The Selective Insurance Co. of the Southeast	25658
		INSURER C: Atlantic Charter Ins. Co.	41326
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED			
Earthwork Industries, Inc.			
Six High Street Unit #4			
Plainville MA 02762			

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		Renewal of G27595765 005	04/26/20	04/26/21	EACH OCCURRENCE	\$ 1,000,	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,	
	<input checked="" type="checkbox"/> "XCU" coverage						MED EXP (Any one person)	\$ 5,	
	<input checked="" type="checkbox"/> "Pollution Liability"						PERSONAL & ADV INJURY	\$ 1,000,	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,	
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	PRODUCTS - COMP/OP AGG	\$ 2,000,							
	OTHER:						\$		
B	AUTOMOBILE LIABILITY	Y		A 9105017-2	01/27/20	01/27/21	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
							\$		
A	<input checked="" type="checkbox"/> UMBRELLA LIAB	Y		Renewal of G27595777 005	04/26/20	04/26/21	EACH OCCURRENCE	\$ 5,000,	
	<input checked="" type="checkbox"/> EXCESS LIAB						AGGREGATE	\$ 5,000,	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR							\$	
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						\$		
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A		MA Certificate attached			PER STATUTE	OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						Y / N		
	If yes, describe under DESCRIPTION OF OPERATIONS below								
A	Pollution Liability	Y		Renewal of G27595765 005	04/26/20	04/26/21	per Occurrence	1,000,	
							Aggregate	2,000,	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

To support Drainlayer's License Bond for City of Revere, MA
 NOTE: The City of Revere, MA, Water & Sewer Department is included as Additional Insured with respect to the Commercial General Liability/Pollution Liability, Auto Liability and Umbrella Liability coverages as per written contract.

CERTIFICATE HOLDER	CANCELLATION
City of Revere	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
321 Rear Charger Street	AUTHORIZED REPRESENTATIVE
Revere MA 02151	<i>Marcia S. Dacey</i>

Attachment: Earthwork Industries (20-070 : Appointment of Earthwork as Licensed Drain Layer)

LICENSE OR PERMIT BOND

BOND NO. S-893072

KNOW ALL MEN BY THESE PRESENTS THAT WE,
Earthwork Industries, Inc.

_____ of
6 High St, Unit #4 Plainville MA 02762 as Principal, and
NGM Insurance Company, a Florida corporation with its principal
office at 4601 Touchton Rd East Ste 3400 Jacksonville, FL 32245-6000, as Surety,
are held and firmly bound unto
City of Revere

in the sum of Ten Thousand and 00/100 Dollars

(\$ 10,000), for the payment of which sum, well and truly to be made, we bind ourselves, our
personal representatives, successors and assigns, jointly and severally, firmly by these presents.

The condition of this obligation is such, that whereas the Principal has obtained, or shall obtain, a license or permit from
the Obligee for Drainlayer's Sidewalk & Street Work
at Within the City of Revere, MA for the term commencing on the 3rd day of
March, 2020 and ending on the 3rd day of March, 2021.

NOW, THEREFORE, if Principal shall faithfully observe and comply with all terms of the underlying license or permit, and
all Ordinances, Rules and Regulations, and any Amendments thereto, applicable to the obligation of this bond, then this
obligation shall become void and of no effect, otherwise to be and remain in full force and virtue.

The Surety may, if it shall so elect, cancel this bond by giving thirty (30) days written notice to the Obligee and the bond
shall be deemed canceled at the expiration of said period; the Surety remaining liable, however subject to all the terms,
conditions and provisions of this bond, for any act or acts covered which may have been committed by the Principal up to
the date of such cancellation.

PROVIDED, HOWEVER, that this bond may be continued from year to year by certificate executed by the Surety hereon.
Regardless of the number of years or terms this bond remains in effect, and regardless of the number and amount of
claims that may be made, the maximum aggregate liability of the Surety is limited to the penal sum of the bond.

SIGNED, SEALED AND DATED on this 3rd day of March, 2020.

Earthwork Industries, Inc. _____

By 
Derek T. Franklin

NGM Insurance Company _____

By 
Marcia S Dacey Attorney-in-Fact



Attachment: Earthwork Industries (20-070 : Appointment of Earthwork as Licensed Drain Layer)



CITY OF REVERE

Brian M. Arrigo
Mayor

March 11, 2020

The Honorable City Council
Revere City Hall
Revere, Massachusetts 02151

Dear Council Members:

Please be advised that in accordance with the provisions of Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that Super Service Today, 4 Jewel Drive, Unit 6, Wilmington, MA 01887, be appointed as a Licensed Drain Layer.

Please take careful notice that all drain layer licenses expire on April 1, annually, unless sooner revoked by the Mayor and the Council.

Mr. Tim White has been advised that they will be contacted directly by the Appointment Sub-Committee with a date and time to appear before them concerning this appointment.

Regards,

Brian M. Arrigo
Mayor



The City of REVERE, MASSACHUSETTS

Water & Sewer Department
321R Charger Street, Revere, MA 02151
(781) 286-8149

DONALD P. CIARAMELLA
Superintendent

To: Brian M Arrigo, Mayor

From: Donald P. Ciaramella, Superintendent Water & Sewer Dept.

Date: March 4, 2020

RE: Drain Layer Approval

Attached please find a drain layer application renewal from Super Service Today, Inc. I have reviewed the company's references and I recommend acceptance of their drain layers license for the City of Revere.

Donald P. Ciaramella

Super Service Today, Inc.

4 Jewel Drive, Unit 6
Wilmington, MA 01887
(781) 568-9075
Corporate Lic. #4124 / Master Plumber Lic. #13221

TO: City of Revere Water & Sewer Dept.
321R Charger Street
Revere, MA 02151
RE: Drainlayer's License

02/04/2020

Greetings,

This is a letter to formally request to be added to your Drainlayer's List.

We are a reputable company performing sewer repairs and water service relays in the surrounding towns and cities.

Please contact me if you should have any questions.

Sincerely,

Tim White, President
Mobile: (781) 330-3468
Email: tim.superservice@gmail.com



SUPERSE-01

KEAJE1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/25/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER License # 0C41366 E-COMP, A Division of Granite Insurance Brokers 6600 Koll Center Parkway #100 Pleasanton, CA 94566	CONTACT NAME: Jesse Keast PHONE (A/C, No, Ext): (888) 493-2667 FAX (A/C, No): E-MAIL ADDRESS: jkeast@goeocomp.com														
INSURED Super Service Today, Inc. PO Box 80166 Stoneham, MA 02180	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Travelers Indemnity Company of Connecticut</td> <td style="text-align: center;">25682</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Travelers Indemnity Company of Connecticut	25682	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		UB9M337800	4/9/2020	4/9/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Revere 321R Charger Street Revere, MA 02151	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Attachment: Super Service Drain Layer 2020 (20-073 : Appointment Super Service Today as Licensed Drain Layer)



SUPERSE-01

6.a

KEAJE1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/3/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


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	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	UB9M337800	4/9/2019	4/9/2020	PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Revere 321R Charger Street Revere, MA 02151	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Attachment: Super Service Drain Layer 2020 (20-073 : Appointment Super Service Today as Licensed Drain Layer)

LICENSE OR PERMIT BOND

BOND NO. S-891157

KNOW ALL MEN BY THESE PRESENTS THAT WE,
Super Service Today, Inc.

4 Jewel Drive of Wilmington MA 01887 as Principal, and
NGM Insurance Company, a Florida corporation with its principal
office at 4601 Touchton Rd East Ste 3400 Jacksonville, FL 32245-6000, as Surety,
are held and firmly bound unto
City of Revere

in the sum of Ten Thousand and 00/100 Dollars

(\$10,000), for the payment of which sum, well and truly to be made, we bind ourselves, our
personal representatives, successors and assigns, jointly and severally, firmly by these presents.

The condition of this obligation is such, that whereas the Principal has obtained, or shall obtain, a license or permit from
the Obligee for A \$10,000 Street and Sidewalk Bond.

at Multiple streets in Revere, MA for the term commencing on the 4th day of
February, 2020 and ending on the 4th day of February, 2021.

NOW, THEREFORE, if Principal shall faithfully observe and comply with all terms of the underlying license or permit, and
all Ordinances, Rules and Regulations, and any Amendments thereto, applicable to the obligation of this bond, then this
obligation shall become void and of no effect, otherwise to be and remain in full force and virtue.

The Surety may, if it shall so elect, cancel this bond by giving thirty (30) days written notice to the Obligee and the bond
shall be deemed canceled at the expiration of said period; the Surety remaining liable, however subject to all the terms,
conditions and provisions of this bond, for any act or acts covered which may have been committed by the Principal up to
the date of such cancellation.

PROVIDED, HOWEVER, that this bond may be continued from year to year by certificate executed by the Surety hereon.
Regardless of the number of years or terms this bond remains in effect, and regardless of the number and amount of
claims that may be made, the maximum aggregate liability of the Surety is limited to the penal sum of the bond.

SIGNED, SEALED AND DATED on this 4th day of February, 2020.

Super Service Today, Inc.

By _____

NGM Insurance Company

By Nancy Giordano-Ramos Attorney-in-Fact



Attachment: Super Service Drain Layer 2020 (20-073 : Appointment Super Service Today as Licensed Drain Layer)

The City of Revere Massachusetts



City Hall

281 BROADWAY
REVERE, MA 02151
781-286-8200
Fax 781-286-8206

Diane R. Colella
Election Commissioner
Email: dcolella@revere.org

February 17, 2020

Honorable Revere City Councillors
C/o Revere City Hall
281 Broadway
Revere, MA 02151

Dear Honorable Members of the Revere City Council,

As a Co-Director of the 2020 Federal Census along with Dimple Rana, we would like to provide the members of the Revere City Council with an update on the activities planned for Census Day, April 1, 2020 and the progress made on the project in general.

An update will be provided on establishing the response centers, the progress made on the community outreach and any other activity that compliments the 2020 Federal Census.

We look forward to working with Mayor Brian M. Arrigo and the members of the Complete Count Committee as well as the members of the Revere City Council on this very important project for the City of Revere.

Please do not hesitate to contact me at the number listed above with questions.

Sincerely,

Diane R. Colella
Election Commissioner
City of Revere

CC: Dimple Rana

Attachment: Letter to the Council (20-089 : Update on the activities planned for Census Day, April 1, 2020.)