



CITY COUNCIL
Regular Meeting

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

Calendar

Monday, October 25, 2021, 6:00 PM

5:00PM Health & Human Services Sub-Committee Meeting

5:30PM Committee of Whole Meeting - Youth Softball Championship Certificates

1. **21-347** Motion presented by Council Vice-President Visconti: That the City Council award Certificates of Commendation to the Revere Youth Softball Senior League Division Champions, the Bears.

Salute to the Flag

2. **Roll Call of Members**
3. Approval of the Journal of the Regular Meeting of October 4, 2021

Public Hearings

4. **21-344** Hearing called as ordered on a Loan Order in the amount of \$1,300,000 for the MWRA Lead Service Line Replacement Loan Program.
5. **21-345** Hearing called as ordered on a Loan Order in the amount of \$300,000 for Infiltration/Inflow Removal Design Projects.
6. **21-350** Hearing called as ordered on the application of the City of Revere, 281 Broadway, Revere, MA 02151 seeking a special permit from the Revere City Council to reconstruct a non-conforming structure to enable the appellant to construct a 37,500 s.f. public works building, at the Department of Public Works site, 321A Charger Street, Revere, MA 02151.
7. **21-351** Hearing called as ordered on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.
8. **21-352** Hearing called as ordered on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

9. **21-353** Hearing called as ordered on the application of 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.
10. **21-354** Hearing called as ordered on a petition submitted by National Grid to install a new underground electrical service from pole #2456 to a new house at 570 Proctor Avenue, Revere, MA 02151.

Ways & Means and Zoning Joint Meeting Report (10/18 at 5:00PM)

11. **21-277** Motion presented by Councillor Keefe: That the following ordinance amendment be ordered to a public hearing: An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.

Health & Human Services Sub-Committee Report

12. **21-346** Motion presented by Councillor Rotondo: That the Mayor, SUDI or his designee appear before the City Council to discuss the available position for a harm reduction nurse.

Communications

13. **21-355** Communication from the Public Health Director requesting a public hearing on An Ordinance Further Amending Title 6 of the Revised Ordinances of the City of Revere Relative to Non-domesticated Animals.
14. **21-356** Communication from the Mayor relative to the Toys for Tickets amnesty program for the 2021 holiday season.
15. **21-357** Communication from the Mayor relative to the Appointment of Feeney Brothers Excavation LLC as Licensed Drain Layer.
16. **21-358** Communication from the Mayor relative to the 2021 Holiday Free Parking period.
17. **21-359** Communication from the Mayor relative to the MOA between the City and Laborer's Local 22 - Revere Unit A
18. **21-360** Communication from the Mayor relative to the MOA between the City and Laborer's Local 22 - Revere Unit B

19. **21-361** Communication from the Mayor relative to a loan order for the costs of replacing the water boiler at the Beachmont School.

Motions

20. **21-362** Motion presented by Councillor Serino, Councillor Giannino: That the City Council proclaim the month of October 2021 as Breast Cancer Awareness month (see attached Proclamation).
21. **21-363** Motion presented by Councillor Rotondo: That the Mayor, Superintendent Kelly, and the School Building Committee provide a date in which they will present all three selection sites before the City Council.
22. **21-364** Motion presented by Councillor Rotondo: That every public meeting conducted by a board, council, commission, and/or any group meeting in the Revere City Council Chambers begin all meetings with the Pledge of Allegiance.
23. **21-365** Motion presented by Councillor Rotondo: That the Mayor provide the City Council with an update on healthcare vendors used by SUDI and the City of Revere.
24. **21-366** Motion presented by Councillor Morabito: That the Mayor be requested to establish a Citizens Planning Committee which promotes citizen participation in planning throughout the City. Participation has been recognized as an important tool in the process and functioning of effective planning. This technique is seen as a method to involve citizens in the planning process and to develop a sense of community responsibility for a plan.
25. **21-367** Motion presented by Councillor Keefe: That the Mayor and the School Department be requested to review the use of ARPA funds to renovate the McKinley School for the use of a city-wide Kindergarten program.
26. **21-368** Motion presented by Councillor McKenna, Councillor Giannino: That the City Council order to a public hearing the following: An Ordinance Establishing Regulations for Sustainable Food Ware and Packaging. (language attached)
27. **21-369** Motion presented by Councillor McKenna, Councillor Guinasso: That the Mayor request MassDOT to install flashing warning lights or signs at Brown Circle instructing trucks that the rotary is a roll over hazard and to proceed with caution. This motion is made in the interest of public and environmental safety due to the number of roll overs occurring at this location in prior years.
28. **21-370** Motion presented by : That the Mayor request the DEP or the EAP to install hay bails along the Saugus River bank to protect the waterway, plants, and wild life from another oil disaster at Brown Circle.
29. **21-371** Motion presented by Council Vice-President Visconti: That the Mayor request the DCR to remove the permit and meter parking signs on Revere Beach Boulevard and Ocean Avenue. Some poles have approximately four signs attached indicating regulations that are no longer in effect. This is confusing for residents living in and or visiting the Revere Beach Reservation.

30. **21-372** Motion presented by Councillor Rotondo: That the Mayor request the Traffic Commission to investigate the feasibility of installing elevated sidewalk in locations where speeding is an issue (i.e. Park Avenue, Broadway, Malden Street, Sargent Street, and Shirley Avenue). Further, that the City lower the speed limit to 25 mph on all residential roadways in Revere as we are in a densely populated and under served community.
31. **21-373** Motion presented by Councillor Powers: That the Mayor be requested to provide an update on Council Order 21-282 regarding the seawall on Rice Avenue. Further, in the event that the repairs are the City's responsibility and there is no other funding available, that the Mayor consider using ARPA funds to make any required repairs.
32. **21-374** Motion presented by Councillor Powers: That the Mayor request the Fire Chief to appear before the City Council to provide an update on the construction timeline for the Point of Pines Fire Station.
33. **21-375** Motion presented by Councillor Novoselsky: That the Mayor, with assistance from our State Delegation, request the DCR Commissioner and Governor Baker to direct DCR to install a pedestrian traffic control light at the crosswalk located at 376-382 Ocean Avenue. There exists a very dangerous situation for pedestrians crossing Ocean Avenue.
34. **21-376** Motion presented by Councillor Powers: That the Mayor request the Municipal Inspections General Counsel Cheryl McCormick, Attorney Gerry D'Ambrosio, and Short-Term Rental Enforcement Director Nick Catinazzo to appear before the City Council to discuss the property operating as a short-term rental on Pines Road.
35. **21-377** Motion presented by Councillor Powers: That the Mayor request MassDOT to install flashing warning lights or signs at all rotaries instructing trucks that the rotaries are a roll over hazard and to proceed with caution. This motion is made in the interest of public and environmental safety due to the number of roll overs occurring at rotaries in prior years.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, October 4, 2021

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

Salute to the Flag

1 Roll Call of Members

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

In the absence of Council President Zambuto, Council Vice-President Visconti chaired this evening's meeting.

2 Approval of the Journal of the Regular Meeting of September 27, 2021

RESULT: ACCEPTED

Legislative Affairs Sub-Committee Report

The Legislative Affairs Sub-Committee met on Monday evening, October 4, 2021 at 5:00PM. Committee members present were Councillors Keefe, Powers, Visconti, and Chairman Morabito. Councillor Novoselsky was absent.

The following Council Orders were discussed at the meeting:

21-306 Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft an ordinance and fee schedule for the following: That any autonomous driven vehicle, operated by a Revere resident, and housed in Revere must pay excise tax to the City of Revere and a use fee of \$5 dollars and a \$1 dollar per mile while operating in Revere. Said vehicle will follow all state, federal laws and be assigned to the City of Revere Hackney Division for oversight.

With Amazon distribution warehouses located in Revere, autonomously driven vehicles are a very real expectation. Councillor Keefe indicated that the proposed charge per mile seems high and not feasible from an operations standpoint. The committee decided to request a recommendation from the City Solicitor on the legality of having a City ordinance in place to regulate autonomous vehicles as Councillor Rotondo has suggested.

21-308 Motion presented by Councillor Rotondo: That the City Council amend the Rules or Order to permit the submission of a maximum of 10 motions per meeting when the City Council meets twice in any given month. Further, that at the discretion of the President, that a Councillor be permitted to speak on 4 motions.

The Rules of Order as they stand now have been working for the City Council and the committee does not see a need to increase the number of motions allowed per meeting. The committee did not provide a favorable recommendation for the motion. Councillors Keefe, Powers, Visconti, and Chairman Morabito voting, “NO”. Councillor Novoselsky was absent.

21-331 Communication from the Mayor relative to a Home Rule Petition for Easement and Fee Transfers on Revere Beach Parkway from state agencies to the City of Revere for municipal purposes.

Frank Stringi, City Planner addressed the committee and explained that the land on Revere Beach Parkway that was questioned by the City Council is a large parcel of conservation land located in Rumney Marsh. This land transfer will give the City use of land needed for the construction of the new Point of Pines Fire Station. The Home Petition received a favorable recommendation with Councillors Keefe, Powers, Visconti, and Chairman Morabito voting in the affirmative. Councillor Novoselsky was absent.

3 **21-306** Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft an ordinance and fee schedule for the following: That any autonomous driven vehicle, operated by a Revere resident, and housed in Revere must pay excise tax to the City of Revere and a use fee of \$5 dollars and a \$1 dollar per mile while operating in Revere. Said vehicle will follow all state, federal laws and be assigned to the City of Revere Hackney Division for oversight.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
----------------	--

4 **21-308** Motion presented by Councillor Rotondo: That the City Council amend the Rules or Order to permit the submission of a maximum of 10 motions

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (Salute to the Flag)

per meeting when the City Council meets twice in any given month. Further, that at the discretion of the President, that a Councillor be permitted to speak on 4 motions.

RESULT:	DEFEATED - ROLL CALL [1 TO 8]
AYES:	Rotondo
NAYS:	Giannino, Guinasso, Keefe, McKenna, Morabito, Powers, Serino, Visconti
ABSENT:	Novoselsky, Zambuto

- 5 21-331 Communication from the Mayor relative to a Home Rule Petition for Easement and Fee Transfers on Revere Beach Parkway from state agencies to the City of Revere for municipal purposes

AN ACT AUTHORIZING THE DEPARTMENT OF CONSERVATION AND RECREATION AND THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO TRANSFER AN EASEMENT IN CERTAIN PROPERTY AND THE FEE IN CERTAIN PROPERTIES TO THE CITY OF REVERE ALL FOR MUNICIPAL PURPOSES

Whereas, the deferred operation of this act would tend to defeat its purpose, which is to provide forthwith for the activation of a public information kiosk at Wonderland Station and the construction of essential public fire safety facilities on certain parcels of land in the City of Revere, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Transfers of Easement and Fee Parcels

- (a) Notwithstanding any general or special law to the contrary, the Department of Conservation and Recreation (hereinafter the “Department”), acting through the Division of Capital Asset Management and Maintenance (hereinafter the “Division”) may convey a utility easement in certain parcels of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown on plans entitled “ELECTRICAL POWER SITE PLAN” prepared by WSP for project “REVERE BEACH KIOSK.” that shall be filed with the Commissioner of the Department, to the City of Revere (hereinafter the “City”).
- (b) Notwithstanding any general or special law to the contrary, the Department of Conservation and Recreation (hereinafter the “Department”), acting through the Division of Capital Asset Management and Maintenance (hereinafter the “Division”) may convey a certain parcel of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown as Lot A on a plan entitled “Approval Not Required (ANR) Plan Located in Revere, Massachusetts (Suffolk County)” prepared for Winter Street Architects by Brennan Consulting, dated June 8, 2021, which plan shall be filed with the Commissioner of the Department, in fee, by deed and or confirmatory deed, to the City of Revere (hereinafter

the “City”) for the purpose of construction of municipal fire safety facilities and other structures and facilities related thereto.

(c) Notwithstanding any general or special law to the contrary, the Department and the Division may convey certain parcels of land owned by the Commonwealth and under the care and control of the Department and currently used for landscape, roadway access and parking purposes, as shown as “Lot B” on a plan entitled “Revere Beach Parkway” prepared for the City of Revere by Beals and Thomas, Inc, dated May 18, 2005, which plan shall be filed with the Commissioner of the Department, in fee, by deed to the City for the purpose of construction of municipal fire safety facilities and other structures and facilities related thereto.

(d) The Commissioner of the Department or her designee may execute and record any instruments necessary on behalf of the Department to effectuate this section upon the delivery of a deed or deeds to certain lands owned by the City in satisfaction of the City’s obligations under the “No Net Loss” policy of the Commonwealth with respect to lands subject to Article 97 of the Massachusetts Constitution.

SECTION 3. If the easement conveyed pursuant to Section 1(a) ceases to be used for the purposes described in said section 1(a), the easement shall revert to the Department.

SECTION 4. No funds shall be paid to the DCR in consideration for any interest transferred or conveyed by this act. No funds shall be paid by the City to the Commonwealth for any interest transferred or conveyed by this act.

SECTION 4. This act shall take effect upon its passage.

RESULT:	ORDERED - ROLL CALL [8 TO 0]
AYES:	Guinasso, Keefe, McKenna, Morabito, Powers, Serino, Rotondo, Visconti
ABSENT:	Novoselsky, Zambuto
RECUSED:	Giannino

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening, October 4, 2021 at 5:45PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, and Chairman Guinasso.

There were two appointments before the committee for consideration:

21-262 Appointment of Dr. Drew Bunker to the Board of Health.

Dr. Bunker addressed the committee and received commendations from the members. He received a unanimous favorable recommendation for confirmation from the committee members and will be forwarded to the City Council this evening for a vote.

21-294 Appointment of Nathalie Pardo to the Human Rights Commission.

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (Salute to the Flag)

Ms. Pardo has withdrawn her interest as a member of the Human Rights Commission. The committee recommended to place the Mayor's appointment request on file.,

- 6 21-262 Communication from the Mayor regarding the appointment of Dr. Drew Bunker to Board of Health.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF DR. DREW BUNKER TO THE BOARD OF HEALTH?"

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

- 7 21-294 Communication from the Mayor relative to the Appointment of Nathalie Pardo to the Human Rights Commission

RESULT:	PLACED ON FILE
----------------	-----------------------

Motions

- 8 21-334 Motion presented by Councillor Morabito, Councillor Keefe: That the City Council award Certificates of Commendation to the Patriettes for winning the 2021 Revere Youth Girls Softball Championship.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

- 9 21-335 Motion presented by Councillor Rotondo: That the Mayor request the DPW to install a crosswalk light at 265 Beach Street at the Vazza Funeral Home.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

- 10 21-336 Motion presented by Councillor McKenna: That the Mayor request the appropriate State agency to clean the graffiti from the bridge extending over the train tracks on Winthrop Avenue at Route 16. Several 311 requests have been submitted over the summer for this issue, but there has been no action taken by the State to clean their property.

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

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

- 11 21-337 Motion presented by Councillor Serino: That the Mayor request MassDOT to change the configuration of the light at the movie theater site on Squire

Road for the time being to a blinking red light. With the movie theater closed, it makes little sense to have a full traffic light cycle for now.

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

RESULT: ORDERED - VOICE VOTE

Late Communications

12 21-339 Communication from the Mayor relative to the Appointment of Jan Dumas to the Affordable Housing Trust Fund Board of Trustees

RESULT: REFERRED TO APPOINTMENTS

13 21-340 Communication from the Mayor relative to the Reappointment of John Dove to the Library Board of Trustees

RESULT: REFERRED TO APPOINTMENTS

14 21-341 Communication from the Mayor relative to the Reappointment of Mark Ferrante to the Library Board of Trustees

RESULT: REFERRED TO APPOINTMENTS

15 21-342 Communication from the Mayor relative to the Reappointment of Frank Schettino to the Library Board of Trustees

RESULT: REFERRED TO APPOINTMENTS

16 21-343 Communication from the Mayor relative to the Reappointment of Nancy Sponpinato to the Library Board of Trustees

RESULT: REFERRED TO APPOINTMENTS

17 21-344 Communication from the Mayor relative to a Loan Order for the MWRA Lead Service Line Replacement Loan Program

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 10/25/2021 6:00 PM

18 21-345 Communication from the Mayor relative to a Loan Order for an Infiltration/Inflow Removal Design Project

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 10/25/2021 6:00 PM

Late Motion

- 19 21-346 Motion presented by Councillor Rotondo: That the Mayor, SUDI or his designee appear before the City Council to discuss the available position for a harm reduction nurse.

RESULT: **REFERRED TO HEALTH & HUMAN SERVICES** **Next: 10/25/2021 6:00 PM**

- 20 21-347 Motion presented by Council Vice-President Visconti: That the City Council award Certificates of Commendation to the Revere Youth Softball Senior League Division Champions, the Bears.

RESULT: **ORDERED - VOICE VOTE**

- 21 21-348 Motion presented by Council Vice-President Visconti: That the City Council request Representative Turco to address the City Council relative to parking meters on Revere Beach Boulevard.

Representative Turco addressed the City Council to provide an update to the City Council regarding parking meters on Revere Beach Boulevard. The House and the Senate overrid the Governor's veto on proposed bills which will require the DCR to receive permission from the legislative body in the community in which DCR seeks to install paid parking. In addition, any monies generated from paid parking, if the City approves of an agreement in the future, will be split 50/50 between DCR and the City which will be deposited into a revolving trust fund for the maintenance of Revere Beach. There is no paid parking any longer on Revere Beach Boulevard.

RESULT: **ORDERED - VOICE VOTE**

- 22 21-349 Motion presented by Councillor Rotondo: That the City of Revere City Council shall not permit any parking meters on at anytime on Revere Beach.

Councillor Rotondo offered a verbal motion in response to Representative Turco's update on parking meters on Revere Beach Boulevard.

RESULT: **ORDERED - ROLL CALL [8 TO 0]**
AYES: Guinasso, Keefe, McKenna, Morabito, Powers, Serino, Rotondo, Visconti
ABSENT: Novoselsky, Zambuto
RECUSED: Giannino

Ordered adjourned at 6:35 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (Salute to the Flag)



CITY OF REVERE

Brian M. Arrigo
Mayor

September 29, 2021

The Honorable Revere City Council c/o
Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: *Loan Order for Water System Improvements
MWRA Lead Service Line Replacement Loan Program*

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program (LWSAP) – Lead Service Line Replacement Loan Program (LLP). The LLP was established to provide a low-cost funding mechanism to assist municipalities to rehabilitate or replace water service lines so that all lead pipe is fully removed from the water system.

The City is seeking to borrow funding for design and construction of the following project:

- LLP - \$1,300,000 for Water System Improvements, which includes design and construction to remove existing lead services and furnish and install new water services in various locations throughout the City.

This project has received initial approval from the MWRA and this loan order will complete the application requirements for the funds to be distributed to the City.

As was the case for previous MWRA LWSAP-funded projects, in order to take advantage of these zero interest loans, the City must approve a Loan Order for the balance of the project. I have attached a copy of the required Loan Order.

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

Regards,

Brian M. Arrigo

C: Kim Hanton, Chief of Staff
Richard Viscay, Director of Finance, Auditor, Budget Director
Paul Capizzi, City Solicitor
Tech Leng, Director of Planning and Development
Don Ciaramella, Chief of Infrastructure and Engineering
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Jay Gonzalez, Hinckley Allen
Robert Button, CDM Smith

**City of Revere, Massachusetts
MWRA Water Bonds**

Loan Order

Ordered: That \$1,300,000 is appropriated to pay costs of designing and construction of lead service line replacements including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s local water service assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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

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



CITY OF REVERE

Brian M. Arrigo
Mayor

September 29, 2021

The Honorable Revere City Council
c/o Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Re: *Loan Order for Infiltration/Inflow Removal
Design Project*

Dear Council Members:

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

- \$300,000 for eligible items related to Infiltration/Inflow Removal and sewer rehabilitation to reduce the overall I/I from the City's wastewater system.

This project has received initial approval from MWRA, and this loan order will complete the application requirements for the funds to be distributed to the City.

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

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

Regards,

Brian M. Arrigo

C: Kim Hanton, Chief of Staff
Richard Viscay, Director of Finance, Auditor, Budget Director
Paul Capizzi, City Solicitor
Tech Leng, Director of Planning and Development
Don Ciaramella, Chief of Infrastructure and Engineering
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Jay Gonzalez, Hinckley Allen
Robert Button, CDM Smith

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

Loan Order

Ordered: That \$300,000 is appropriated to pay costs of program management, investigating and designing of Infiltration/Inflow removal projects including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1) or §8(14), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s Infiltration/Inflow Local Financial Assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

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

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

C-21-12

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of the City of Revere, 281 Broadway, Revere, MA 02151 seeking a special permit from the Revere City Council to reconstruct a non-conforming structure to enable the appellant to construct a 37,500 s.f. public works building, at the Department of Public Works site, 321A Charger Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-12) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #5621
10/06/2021
10/13/2021

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

FORM B

APPLICATION NO. _____
DATE: _____

**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 Reconstruction of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030.

1. Applicant submitting this application is:

Name: City of Revere - DPW

Address: Revere City Hall, 281 Broadway, Revere, MA 02151

Tel. #: 781-286-8149

Email: _____

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

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

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

Name: Don Ciaramella

Title: Chief of Engineering and Public Works

Address: Revere City Hall, 281 Broadway, Revere, MA 02151

Tel. #: 781-858-5366

Email: dciaramella@revere.org

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

Name: City of Revere

Address: City Hall, 281 Broadway, Revere, MA 02151

Tel. #: 781-286-8149

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

Book 00459, Page 118. Certificate # (if registered) 99918

Book _____, Page _____.

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

Lot # 30-447-9 Sq. Ft. 196,456

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.

A locus map and USGS map is attached.

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

yes

no

do not know

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

_____ a coastal beach; X salt marsh; _____ land under the ocean;

_____ do not know; ___ no.

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Buidling)

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 project is located at 321A Charger (Rear) Street in Revere. The property is approximately 4.5 acres and includes an existing Department of Public Works building and associated parking and storage areas and undeveloped tidelands. The back portion of the project site is located within the 100' wetland buffer and the 100' inner riparian zone and the 200' outer riparian zone. The property is served by existing sewer, water, gas, and electric services.

11. What is the nature of the appeal or variance requested in this application?

See below # 17.

12. Describe the soil conditions, shape or topography especially affecting the land or structures in question, but not affecting generally the zoning district in which the land or structures are located which the appellant seeks this variance:

The soil conditions, shape, or topography do not affect the placement of the proposed building.

13. Describe how the enforcement of the provisions of the Zoning Ordinances would involve substantial hardship, financial or otherwise, to the undersigned:

The current DPW structure is a lawfully existing, non-conforming structure. The existing building is old, in poor condition, and structurally unsound. Unless the city can reconstruct a new building at its existing DPW location, the city will be forced to expend excessive amounts of tax-payer dollars to search for a suitable location that would likely require the exercise of the city's eminent domain powers. It is therefore a more efficient allocation of city resources to reconstruct a new DPW facility at its existing location.

14. Describe how desirable relief may be granted without substantial detriment to the public good:

The public good will be well served to reconstruct a new DPW facility. Replacing the rundown and dilapidated existing DPW building with a new building of equal size is a substantial gain that benefits the DPW, the city, and its citizens. It will provide a new state-of-the art facility to serve the city's public-works' needs.

15. Describe how the variance desired may be granted without nullifying or substantially derogating from the intent or purpose of the zoning ordinances:

N/A

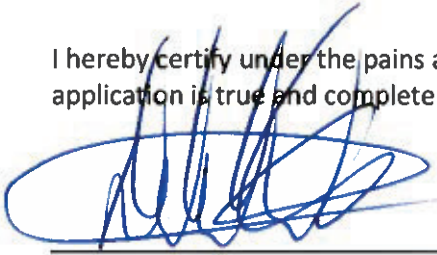
16. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

See above # 10.

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

Pursuant to R.R.O. 17.40.030, the city seeks a special permit from the Revere City Council to reconstruct a non-conforming structure at the DPW site, 321A Charger St. The proposed new building will replace the existing non-conforming structure with a building of equal size, approximately 38,000 sq. ft.

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



Signature of Applicant

9/14/21
Date



Signature of Owner

9.15.21
Date



Signature of Designated Representative

9/21/21
Date

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

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

5 WARD ST LML WARD, LLC 401 EDGEWATER PL SUITE 265 WAKEFIELD, MA 01880	27-446445F-1A LUC: 322	175 WARD ST 15 DIMAURO NICHOLAS A HENRY JR CHARLES 67 TREVALLEY RD REVERE, MA 02151	27-447-3-15 LUC: 102	175 WARD ST 24 KEDIC ISMETA KEDIC SADIK 175 WARD ST UNIT 24 Revere, MA 02151 175 WARD ST 25	27-447-3-24 LUC: 102 27-447-3-25 LUC: 102
83 WARD ST RUMNEY FLATS APARTMENTS LLC 150 PRESIDENTIAL WAY SUITE 220 WOBURN, MA 01801	27-446445F-1B LUC: 112	175 WARD ST 16 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	175 WARD ST 26 LI XIN LIU HUI 803 LODGE CREEK DR NEW BRAUNSFEL, TX 78132	27-447-3-26 LUC: 102
WARD ST SPECTRASITE COMMUNICATIONS LLC C/O PROPERTY TAX DEPT POST OFFICE BOX 723597 ATLANTA, GA 31139	27-446445F-1C LUC: 434	175 WARD ST 17 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-17 LUC: 102	175 WARD ST 27 LINO MANOEL 175 WARD ST UNIT 27 REVERE, MA 02151	27-447-3-27 LUC: 102
315 CHARGER ST THE EXETER HOUSE TRUST DIVERSIFIED FUNDING INC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-1 LUC: 112	175 WARD ST 18 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-18 LUC: 102	175 WARD ST 28 RUMSON RICHARD RUMSON LOUISE 7 ALPINE AVE EVERETT, MA 02149	27-447-3-28 LUC: 102
175 WARD ST DARTMOUTH HOUSE CONDO ASSOC 175 WARD ST REVERE, MA 02151	27-447-3-0000 LUC: N/A	175 WARD ST 19 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-19 LUC: 102	175 WARD ST 29 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-29 LUC: 102
175 WARD ST 1 TRIPOLI PHILLIP J TRIPOLI EILEEN J 25 ROBINHOOD RD MARLBORO, MA 01752	27-447-3-1 LUC: 102	175 WARD ST 2 CARRENO BELSY UMANA MILTHOM DAGOBERTO TEJADA 175 WARD ST UNIT 2 REVERE, MA 02151	27-447-3-2 LUC: 102	175 WARD ST 3 BORENSTEIN WILLIAM N C/O D AND E REALTY CO INC 174 NEWBURYPORT TURNPIKE SUITE 311 ROWLEY, MA 01969	27-447-3-3 LUC: 102
175 WARD ST 10 SOTO RUBEN 175 WARD ST UNIT 10 REVERE, MA 02151	27-447-3-10 LUC: 102	175 WARD ST 20 LUGA AGRON LUGA VJOLLCA 1000 GOVERNORS DR APT 33 WINTHROP, MA 02152	27-447-3-20 LUC: 102	175 WARD ST 30 GULLICKSEN DAVE GULLICKSEN LISA 40 DENNISON AVE SWAMPSCOTT, MA 01907	27-447-3-30 LUC: 102
175 WARD ST 11 KOUYOUMJIAN STEPHEN 175 WARD ST REVERE, MA 02151	27-447-3-11 LUC: 102	175 WARD ST 21 SILVA-MELO ANTHONY A 175 WARD ST UNIT 21 REVERE, MA 02151	27-447-3-21 LUC: 102	175 WARD ST 31 DAVITT CHRIS A 175 WARD ST UNIT 31 REVERE, MA 02151	27-447-3-31 LUC: 102
175 WARD ST 12 LEE WADE 616 BROADWAY MALDEN, MA 02148	27-447-3-12 LUC: 102	175 WARD ST 22 BAY TRUST YU FRANK P O BOX 1956 WAKEFIELD, MA 01880	27-447-3-22 LUC: 102	175 WARD ST 32 MARRONE DENNIS J MARRONE CLAIRE A 5101 HEATHERWOOD LANE PEABODY, MA 01960	27-447-3-32 LUC: 102
175 WARD ST 13 GUNTNER CINDY A 175 WARD ST REVERE, MA 02151	27-447-3-13 LUC: 102	175 WARD ST 23 SAMPAIO ADRIANA CLAUDIA VIDAL 175 WARD ST UNIT 23 REVERE, MA 02151	27-447-3-23 LUC: 102		

175 WARD ST 33 MEHRANPOUR PAYAM MEHRANPOUR LAYLA P O BOX 590042 716 BEACON ST NEWTON CENTER, MA 02459	27-447-3-33 LUC: 102	175 WARD ST 42 SANPAIO ADRIANA PINTO ANA 1413 SHEFFIELD AVE SAUGUS, MA 01906	27-447-3-42 LUC: 102	175 WARD ST 51 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-51 LUC: 102
175 WARD ST 34 ZURAVEL HAL A 18 JANE DR SAUGUS, MA 01906	27-447-3-34 LUC: 102	175 WARD ST 43 LINDENBAUM MARC 1491 BEACON ST APARTMENT 2 BRROKLINE, MA 02446	27-447-3-43 LUC: 102	175 WARD ST 52 FU QINGSHAN YUAN YUJIE 175 WARD ST UNIT 52 Revere, MA 02151	27-447-3-52 LUC: 102
175 WARD ST 35 CHAN JAMES 36 CAMPBELL ST WOBURN, MA 01801	27-447-3-35 LUC: 102	175 WARD ST 44 RODRIGUEZ RADHIKA RODRIGUEZ ANGEL 175 WARD ST UNIT 44 REVERE, MA 02151	27-447-3-44 LUC: 102	175 WARD ST 53 GRIFFIN ALICE L 175 WARD ST UNIT 53 REVERE, MA 02151	27-447-3-53 LUC: 102
175 WARD ST 36 CORREA-LOPERA JUAN R 31 HOWARD ST REVERE, MA 02151	27-447-3-36 LUC: 102	175 WARD ST 45 VELIC MIRSAID VELIC MIRSIDA 144 FENLEY ST REVERE, MA 02151	27-447-3-45 LUC: 102	175 WARD ST 54 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-54 LUC: 102
175 WARD ST 37 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-37 LUC: 102	175 WARD ST 46 MUSTEDANAGIC HUSEIN MUSTEDANAGIC LEJLA 175 WARD ST UNIT 26 REVERE, MA 02151	27-447-3-46 LUC: 102	175 WARD ST 55 CASTRO SIGNE M 175 WARD ST UNIT 55 REVERE, MA 02151	27-447-3-55 LUC: 102
175 WARD ST 38 DARTMOUTH HOUSE CONDO TRUST DARTMOUTH HOUSE CONDOMINIUMS 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-38 LUC: 102	175 WARD ST 47 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-47 LUC: 102	175 WARD ST 56 BIGDELI TAHEREH ZIAIE P O BOX 590042 719 BEACON ST NEWTON CENTER, MA 02459	27-447-3-56 LUC: 102
175 WARD ST 39 WILDWOOD LLC 89 WORCESTER ST NATICK, MA 01760	27-447-3-39 LUC: 102	175 WARD ST 48 JONES CATHERINE 175 WARD ST REVERE, MA 02151	27-447-3-48 LUC: 102	175 WARD ST 57 LOMBARD WILLARD W 114 E BORDER RD MALDEN, MA 02148	27-447-3-57 LUC: 102
175 WARD ST 4 ROCKE STEVE 1700 N W 80TH AVE APT 402 MARGATE, FL 33063	27-447-3-4 LUC: 102	175 WARD ST 49 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-49 LUC: 102	175 WARD ST 58 FOTIS ELIAS T 175 WARD ST REVERE, MA 02151	27-447-3-58 LUC: 102
175 WARD ST 40 BRITT MICHAEL RYAN 175 WARD ST UNIT 40 Revere, MA 02151	27-447-3-40 LUC: 102	175 WARD ST 5 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-5 LUC: 102	175 WARD ST 59 DASTJERDI ROYA 175 WARD ST UNIT #59 REVERE, MA 02151	27-447-3-59 LUC: 102
175 WARD ST 41 LI XIN LIU HUI 803 LODGE CREEK DR NEW BRAUNFELS, TX 78132	27-447-3-41 LUC: 102	175 WARD ST 50 SAMIH MOHAMMED 175 WARD ST UNIT 50 REVERE, MA 02151	27-447-3-50 LUC: 102	175 WARD ST 6 RKIOUAK ABDELKADER 175 WARD ST UNIT 6 Revere, MA 02151	27-447-3-6 LUC: 102

175 WARD ST 60 KANTAREVIC BAJRO 175 WARD ST UNIT 60 Revere, MA 02151	27-447-3-60 LUC: 102	175 WARD ST 7 BEGIC RAMIZA RESIC NEDZAD 175 WARD ST UNIT 7 REVERE, MA 02151	27-447-3-7 LUC: 102	175 WARD ST 79 TRIPOLI PHILLIP J TRIPOLI EILEEN J 25 ROBINHOOD RD MARLBORO, MA 01752	27-447-3-79 LUC: 102
175 WARD ST 61 JANERICO JOHN J 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-61 LUC: 102	175 WARD ST 70 SIMPSON CHRIS 175 WARD ST UNIT 70 REVERE, MA 02151	27-447-3-70 LUC: 102	175 WARD ST 8 SHAWANGIZAW MAAZA 12 A EIMWOOD ST REVERE, MA 02151	27-447-3-8 LUC: 102
175 WARD ST 62 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-62 LUC: 102	175 WARD ST 71 SAMPAIO ADREANNA PINTO ANA 1413 SHEFFIELD WAY UNIT 13 SAUGUS, MA 01906	27-447-3-71 LUC: 102	175 WARD ST 80 SANTIAGO ADRIANA 175 WARD ST UNIT 80 REVERE, MA 02151	27-447-3-80 LUC: 102
175 WARD ST 63 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-63 LUC: 102	175 WARD ST 72 FULCHINI STEPHEN FULCHINI CIVITA 34 HAMMERSMITH DR SAUGUS, MA 01906	27-447-3-72 LUC: 102	175 WARD ST 81 SANKALE FREDERICK I 175 WARD ST UNIT 81 REVERE, MA 02151	27-447-3-81 LUC: 102
175 WARD ST 64 WELLS JR ROBERT R WELLS MARYANN 5 BUXTON CT ANDOVER, MA 01810	27-447-3-64 LUC: 102	175 WARD ST 73 SAMPAIO LUCIANA C VIDAL SAMPAIO VIDAL 175 WARD ST UNIT 73 REVERE, MA 02151	27-447-3-73 LUC: 102	175 WARD ST 82 LI XIN LIU HUI 803 LODGE CREEK DR NEW BRAUNSFELS, TX 78132	27-447-3-82 LUC: 102
175 WARD ST 65 BUZI SAJMIR BUZI ERISA 175 WARD ST UNIT 65 REVERE, MA 02151	27-447-3-65 LUC: 102	175 WARD ST 74 FULCHINI WARD STREET REALTY TR FULCHINI MARY L TRUSTEE 76 EAST BLUFF RD ASHLAND, MA 01721	27-447-3-74 LUC: 102	175 WARD ST 83 AGUILAR GABRIEL 175 WARD ST UNIT 83 REVERE, MA 02151	27-447-3-83 LUC: 102
175 WARD ST 66 WU JIEHONG 175 WARD ST REVERE, MA 02151	27-447-3-66 LUC: 102	175 WARD ST 75 HAILY AHMED HAILY ILHAM 25 CAMPBELL AVE Revere, MA 02151	27-447-3-75 LUC: 102	175 WARD ST 84 ISMAYLOV YURIY ISMAYLOV GALINA 46 RATHBUN RD NATICK, MA 01760	27-447-3-84 LUC: 102
175 WARD ST 67 MUSLIJA IFET MUSLIJA NIHADA 175 WARD ST UNIT 67 REVERE, MA 02151	27-447-3-67 LUC: 102	175 WARD ST 76 HENRY JR CHARLES W 67 TREVALLEY RD REVERE, MA 02151	27-447-3-76 LUC: 102	175 WARD ST 85 LUNETTA PAUL 175 WARD ST REVERE, MA 02151	27-447-3-85 LUC: 102
175 WARD ST 68 ROSA ALBA A 175 WARD ST UNIT 68 REVERE, MA 02151	27-447-3-68 LUC: 102	175 WARD ST 77 WARD 77 REALTY TRUST SERRANO MARIA E TRUSTEE 152 PEARL AVE Revere, MA 02151	27-447-3-77 LUC: 102	175 WARD ST 86 JANERICO JOHN JAMES 175 WARD ST UNIT 38 REVERE, MA 02151	27-447-3-86 LUC: 102
175 WARD ST 69 PHAM TAN DIEM 175 WARD ST UNIT 69 REVERE, MA 02151	27-447-3-69 LUC: 102	175 WARD ST 78 HERNANDEZ ARGELIA G RIVAS 175 WARD ST UNIT 78 Revere, MA 02151	27-447-3-78 LUC: 102	175 WARD ST 87 CHAN NAM PING 80 UPPER USLE RD BARRE, VT 05041	27-447-3-87 LUC: 102

175 WARD ST 88 27-447-3-88

LUC: 102

MANGANIELLO DORIS M
175 WARD ST
UNIT 88
REVERE, MA 02151

175 WARD ST 9 27-447-3-9

LUC: 102

DARTMOUTH HOUSE TRUST
DIVERSIFIED FUNDING
63 ATLANTIC AVE
BOSTON, MA 02110

WARD ST 27-447-4

LUC: 106

THE EXETER HOUSE TRUST
C/O DIVERSIFIED FUNDING
63 ATLANTIC AVE
BOSTON, MA 02110

135 WARD ST 27-447-5

LUC: 112

THE CARLYLE REALTY TRUST
BENDETSON RICHARD K TRUSTEE
63 ATLANTIC AVE
BOSTON, MA 02110

WARD REAR ST 27-447-6

LUC: 131

THE CARLYLE REALTY TRUST
BENDETSON RICHARD K TRUSTEE
63 ATLANTIC AVE
BOSTON, MA 02110

321 CHARGER ST 30-447-8

LUC: 374

321 CHARGER ST RLTY TRUST
CARUSO STEVEN J TRUSTEE
1 INDUSTRIAL WAY
GEORGETOWN, MA 01833

321A CHARGER (REAR) ST 30-447-9

LUC: 931

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
SUSAN SHALLEE
DATE: 7-12-2021

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Buidling)



LOGOUT, ELIZAE



CITY OF REVERE

Navigate to...



REVIEW COMMENTS

[Home](#) / [Services](#) / [Development Projects](#) / [View Permit](#) / [Reviews](#) / [Review Comments](#)

File #: 21-017236

Permit #: SPR21-000123

Address: 321A CHARGER (REAR) ST REVERE MA 02151

Work Description: Proposed construction of a 37,500 sf public works building which includes office space, vehicle storage, and maintenance areas. The project site will also include parking areas, salt shed, concrete storage bins, fueling dispensers, brine tank, stormwater management system including subsurface infiltration facility, lighting, landscaping and utilities.

Task: Site Plan Review

Status: Denied

Community Development: Frank Stringi

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

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

SITE PHOTOGRAPHS

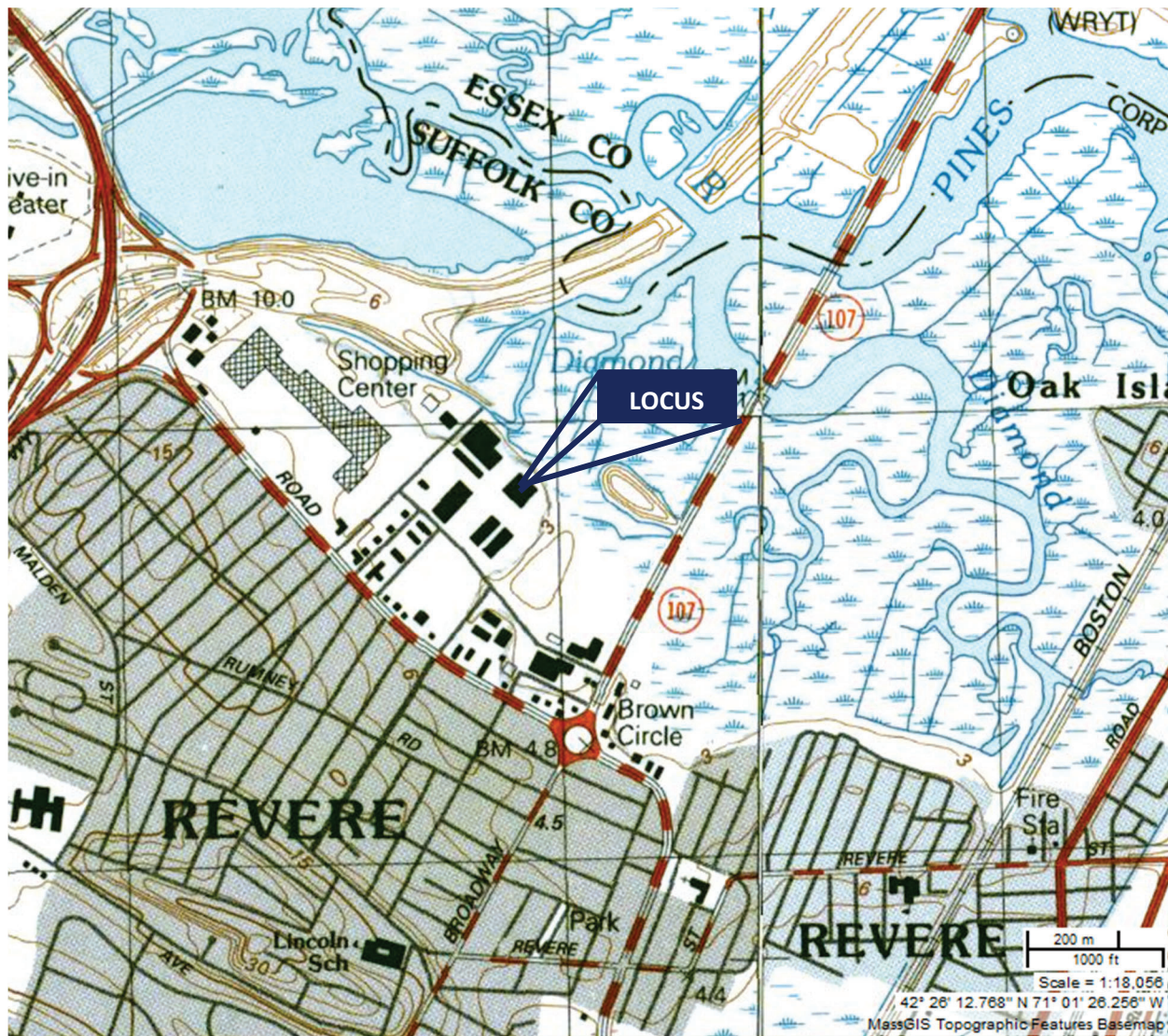


Attachment: DPWBuidlingSpecialIPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)



LOCUS MAP
(Brown Circle North of Route 107)
321A Charger (Rear) Street, Revere, MA

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)



USGS TOPOGRAPHIC MAP

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)



CITY OF REVERE DPW
 321R CHARGER STREET, REVERE MA 02151
NEW DEPARTMENT OF PUBLIC WORKS FACILITY



DAI DiGIORGIO ASSOCIATES INCORPORATED
 A LiRo Group Company
 ARCHITECTURE ■ BOSTON
 PLANNING 529 MAIN STREET, SUITE 5303 BOSTON, MA 02129
 INTERIOR DESIGN TEL: 617.723.7100
 ENGINEERING FAX: 617.723.9113
 ■ PORTLAND
 500 WASHINGTON ST. PORTLAND, ME 04103
 TEL: 207.582.2400
 FAX: 207.582.8320

CONSULTANT:

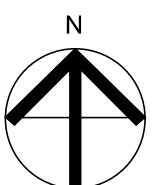


MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

ISSUE/REVISION:

NO.	DATE	DESCRIPTION
1	6/25/21	DD SUBMISSION
2	7/21/21	60% DD SUBMISSION
3	9/11/21	100% CD SUBMISSION

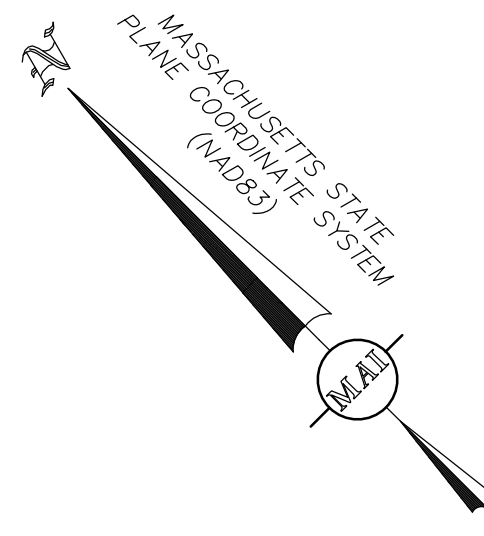
KEY PLAN:



DRAWING TITLE:
LAYOUT AND MATERIALS PLAN

DRAWN BY: CJR
 CHECKED BY: DSK
 SCALE: 1"=20'
 PROJECT NO.: MAL-6354
 DRAWING NO.: C-100

PRODUCT LOCATION: PROJECT_321R CHARGER ST, REVERE, MA\CD\CD\3076354_SITL.DWG
 DATE & TIME PRINTED: 5/18/2021 3:04:41 PM



SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: TECHNOLOGY ENTERPRISE DISTRICT (TED)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA:	25,000 S.F.	196,456± S.F.	196,456± S.F.
FRONTAGE:	150 FT.	407.2± FT.	407.2± FT.
USABLE OPEN SPACE:	15%	N/A	N/A
FRONT YARD:	50 FT.	130.7± FT.	46.7± FT.
SIDE YARD:	35 FT.	30.4± FT.	31.1± FT.
REAR YARD:	50 FT.	N/A	N/A
MAXIMUM PRINCIPAL BUILDING COVERAGE:	50%	15%	19%
MAXIMUM HEIGHT:	50 FT.	UNKNOWN	<50'
MAXIMUM STORIES:	5	1	2
MAXIMUM FENCE HEIGHT:	15 FT.	N/A	8 FT.
FLOOR AREA RATIO (FAR):	1.5	6.7	5.3

PARKING TABLE

REQUIRED:

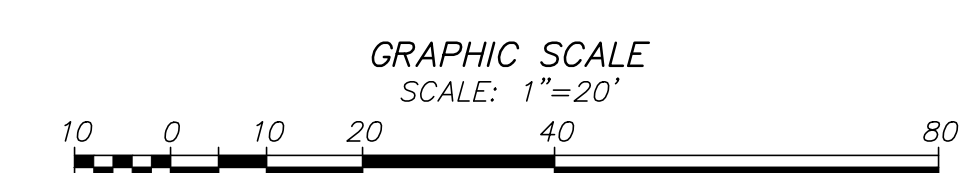
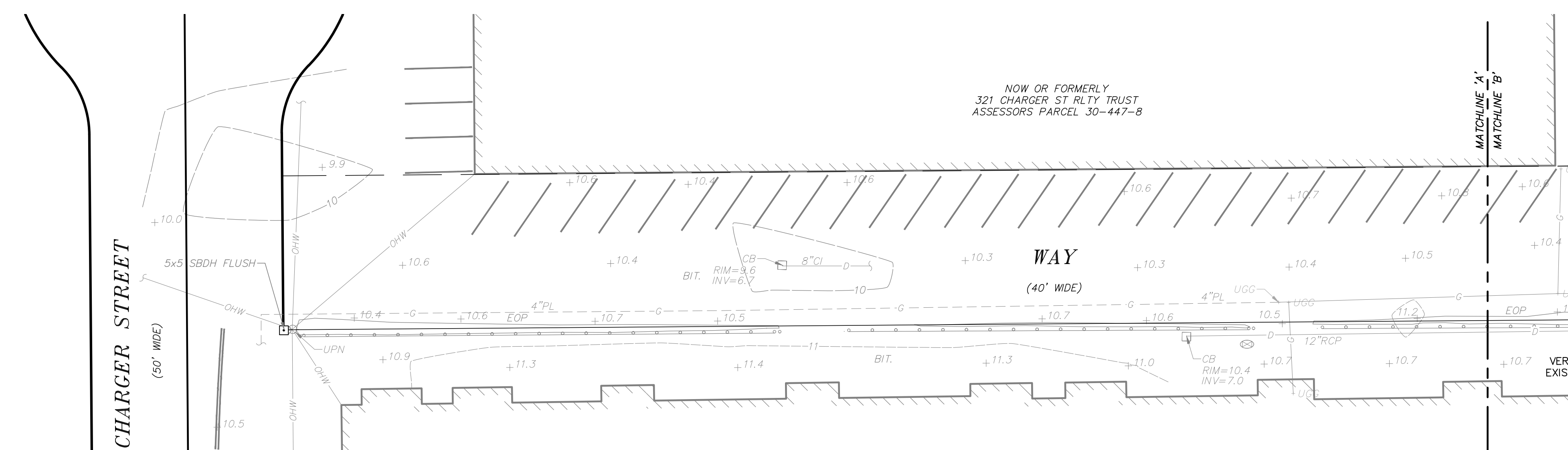
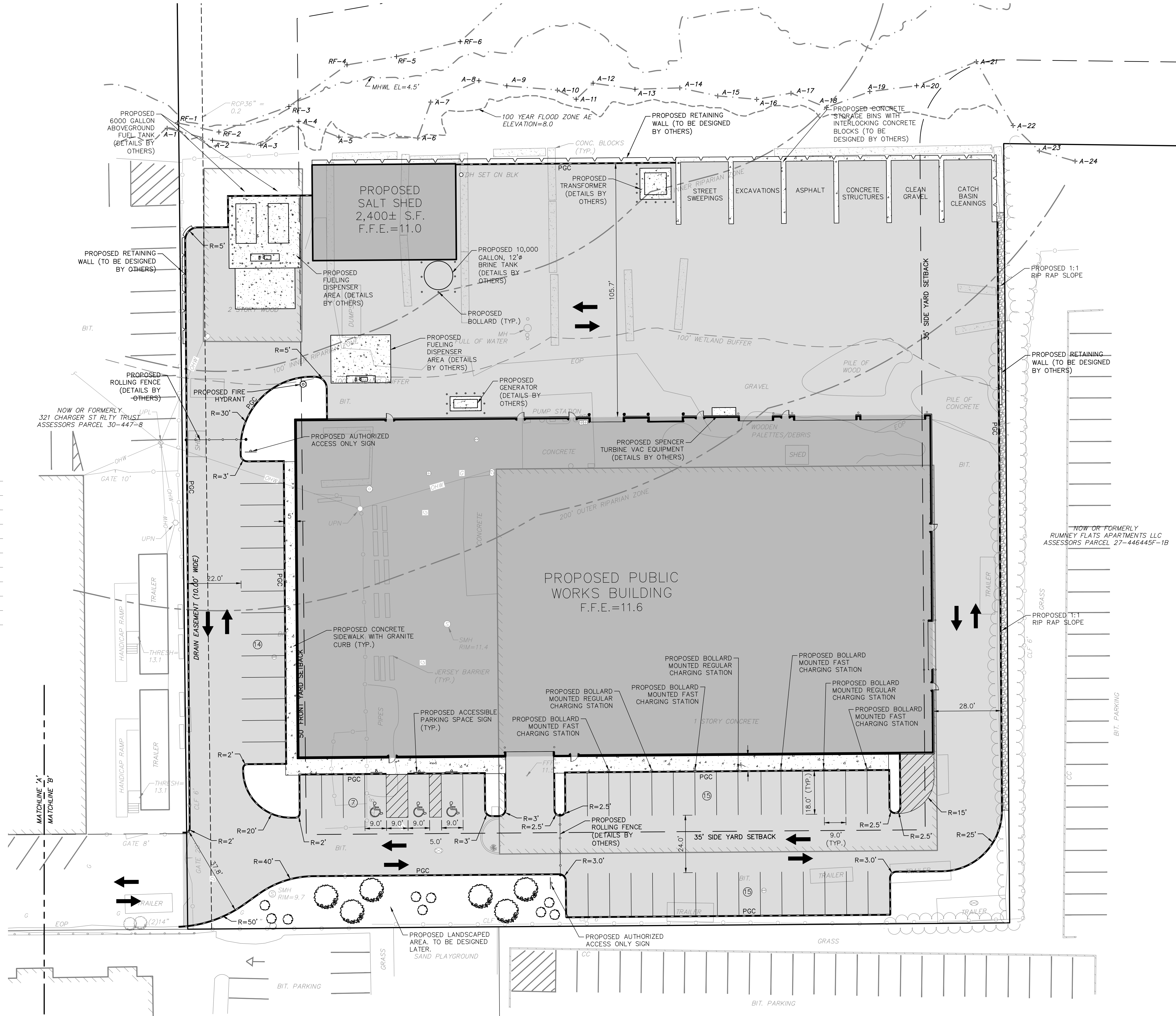
37,407 SF PUBLIC WORKS BUILDING
 1 SPACE PER 1000 SF = 38 SPACES

TOTAL REQUIRED = 38 SPACES

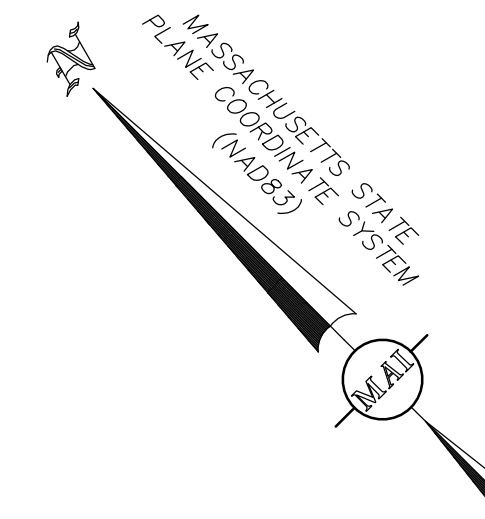
PROVIDED:

REGULAR PARKING SPACES = 48 SPACES
 ACCESSIBLE PARKING SPACES = 3 SPACES

TOTAL PROVIDED = 51 SPACES

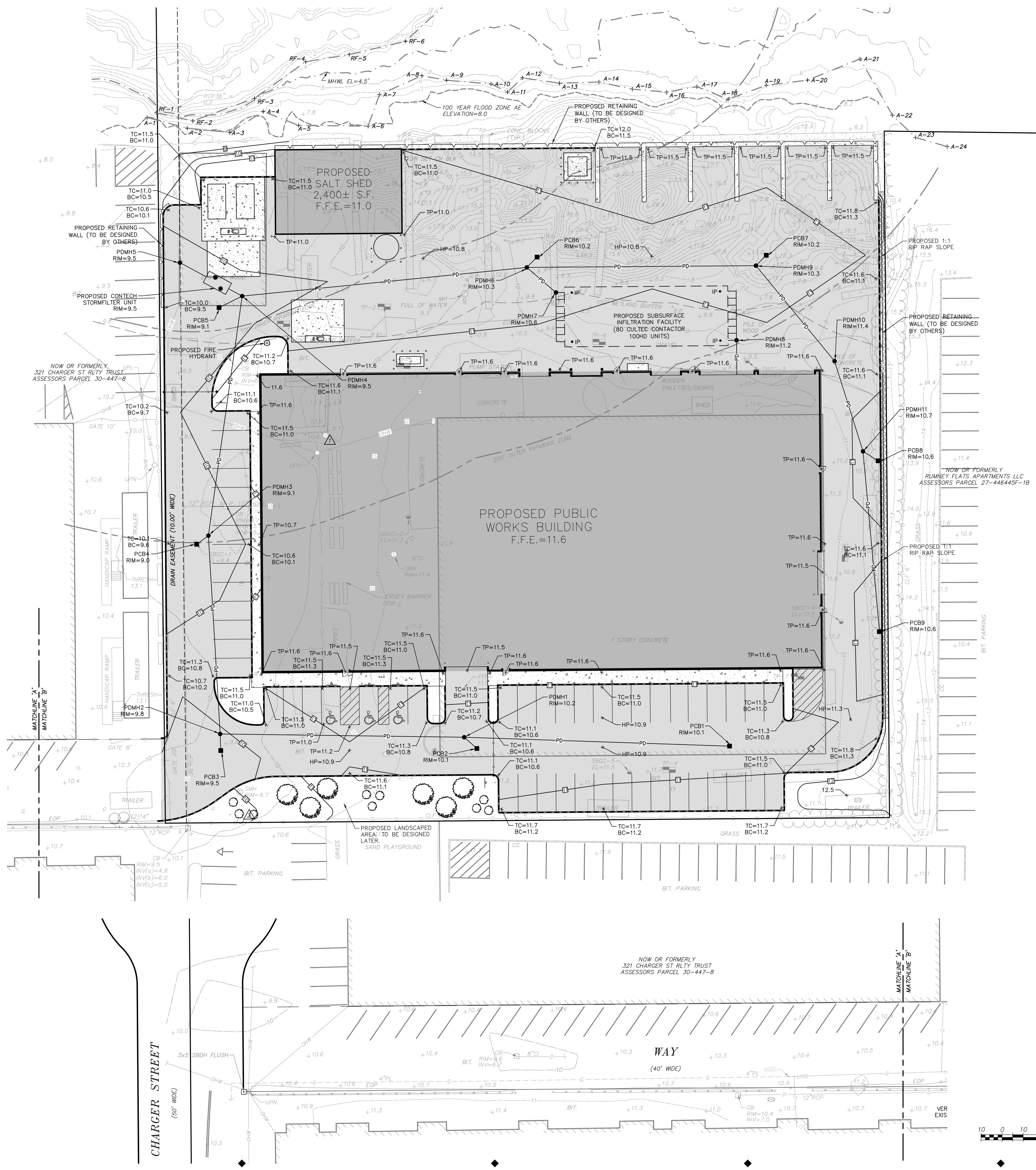


Attachment: DPWBuildingSpecialPermitApplication (21-350 - C21-12, Special Permit - DPW Building)



TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT ON FRONT CAP BOLT OF HYDRANT	12.26'
△	CUT SPIKE SET IN TREE	12.39'



UNOFFICIAL SOILS INFORMATION
 DATE: NOVEMBER 19, 2020
 CONDUCTED BY: CHRISTOPHER S. BROYLES, SE (13780)

TEST PIT TP-1
 ELEV.=9.23
 ASSUMED E.S.H.G.W. ELEV.=5.9
 0'-38" HTM
 38"-60" C LAYER: CLAY LOAM
 BOTTOM OF HOLE @ 108±"
 ESHOW @ 40°
 REDOX @ 40°
 WEEPING @ 44°
 STANDING @ 56°

TEST PIT TP-2
 ELEV.=9.4±
 ASSUMED E.S.H.G.W. ELEV.=6.2
 0'-41" HTM
 41"-54" C LAYER: CLAY LOAM
 54"-66" O HORIZON: ORGANIC
 ESHOW @ 39°
 WEEPING @ 39°
 STANDING @ 60°

TEST PIT TP-3
 ELEV.=10.8±
 ASSUMED E.S.H.G.W. ELEV.=1.8
 0'-50" HTM
 50"-96" C LAYER: CLAY LOAM
 96"-148" O HORIZON: ORGANIC
 ESHOW @ 108°
 WEEPING @ 108°

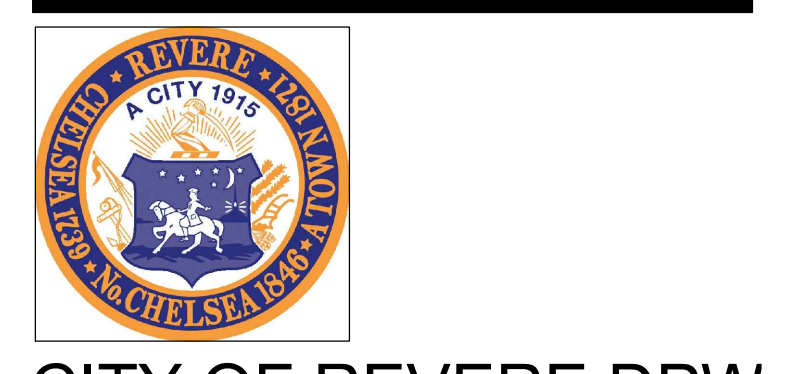
TEST PIT TP-4
 ELEV.=11.7±
 ASSUMED E.S.H.G.W. ELEV.=8.0
 0'-44" HTM
 44"-9" C LAYER: CLAY LOAM
 9"-120" O HORIZON: ORGANIC
 BOTTOM OF HOLE @ 120"
 ESHOW @ 45°
 WEEPING @ 45°
 TEST PIT COLLAPSED BEFORE VERIFYING C LAYER

TEST PIT TP-5
 ELEV.=10.4±
 ASSUMED E.S.H.G.W. ELEV.=5.1
 0'-54" HTM
 54"-92" C LAYER: CLAY LOAM
 92"-128" O HORIZON: CLAY LOAM
 ESHOW @ 64°
 WEEPING @ 64°

TEST PIT TP-6
 ELEV.=9.6±
 0'-48" HTM
 48"-115" C LAYER: CLAY LOAM
 115"-126" O HORIZON: ORGANIC
 ESHOW NOT IDENTIFIED

UNOFFICIAL SOILS INFORMATION
 DATE: NOVEMBER 20, 2020
 CONDUCTED BY: CHRISTOPHER S. BROYLES, SE (13780)

TEST PIT TP-7
 ELEV.=11.5±
 ASSUMED E.S.H.G.W. ELEV.=8.2
 0'-52" HTM
 52"-64" C LAYER: CLAY LOAM
 ESHOW @ 40°
 WEEPING @ 40°



CITY OF REVERE DPW
 321R CHARGER STREET, REVERE MA 02151
NEW DEPARTMENT OF PUBLIC WORKS FACILITY



ARCHITECTURE ■ BOSTON
 529 MAIN STREET, SUITE 5303
 BOSTON, MA 02129
 TEL: 617.723.7100
 FAX: 617.723.9113

INTERIOR DESIGN
 PORTLAND, ME 04103
 TEL: 207.582.2400
 FAX: 207.582.8320

CONSULTANT:


MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 69 MILK STREET, SUITE 208
 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

ISSUE/REVISION:

NO.	DATE:	DESCRIPTION:
1	6/25/21	DD SUBMISSION
2	7/21/21	60% DD SUBMISSION
3	9/11/21	100% CD SUBMISSION



DRAWING TITLE:
GRADING AND DRAINAGE PLAN

DRAWN BY: CJR
CHECKED BY: DSK
SCALE: 1"=20'
PROJECT NO.: MAL-6354
DRAWING NO.: C-200

GRAPHIC SCALE
 SCALE: 1"=20'
 0 10 20 40 80

PROJECT LOCATION: PROJECT 321R CHARGER ST, REVERE, MA02151, SITE DWG
 DATE & TIME PRINTED: 5/18/2021 3:04:41 PM

Attachment: DPWBuildingSpecialPermitApplication (21-350 - C21-12, Special Permit - DPW Building)



CITY OF REVERE DPW
 321R CHARGER STREET, REVERE MA 02151
NEW DEPARTMENT OF PUBLIC WORKS FACILITY



DAI DiGiorgio Associates Incorporated
 A LiRo Group Company
 ARCHITECTURE ■ BOSTON
 PLANNING 529 MAIN STREET, SUITE 5303 BOSTON, MA 02129
 INTERIOR DESIGN TEL: 617.723.7100
 ENGINEERING FAX: 617.723.9113
 ■ PORTLAND
 500 WASHINGTON AVE. PORTLAND, ME 04103
 TEL: 207.582.2400
 FAX: 207.582.8320

CONSULTANT:

MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

ISSUE/REVISION:

NO.	DATE	DESCRIPTION
1	6/25/21	DD SUBMISSION
2	7/21/21	60% DD SUBMISSION
3	9/11/21	100% CD SUBMISSION

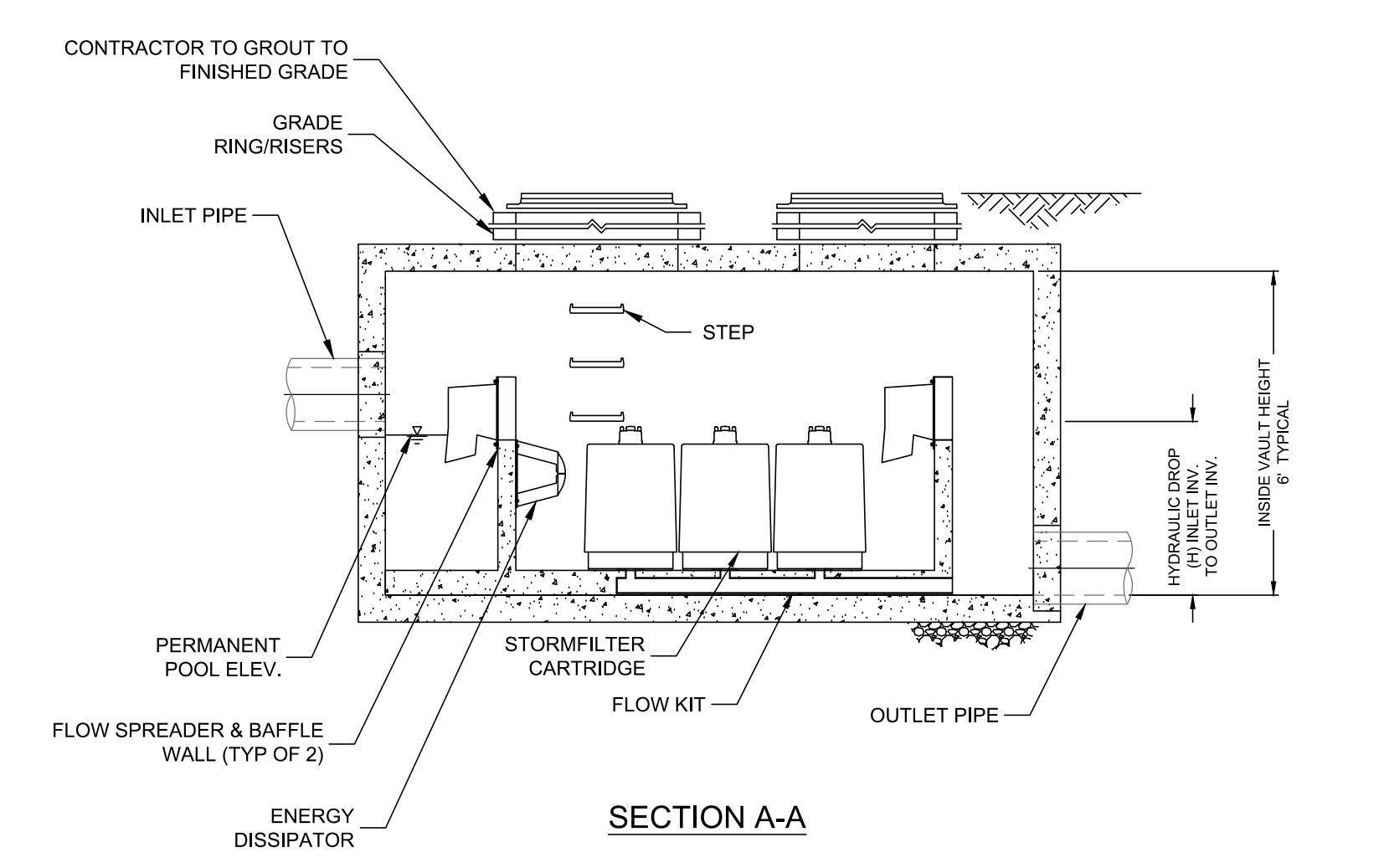
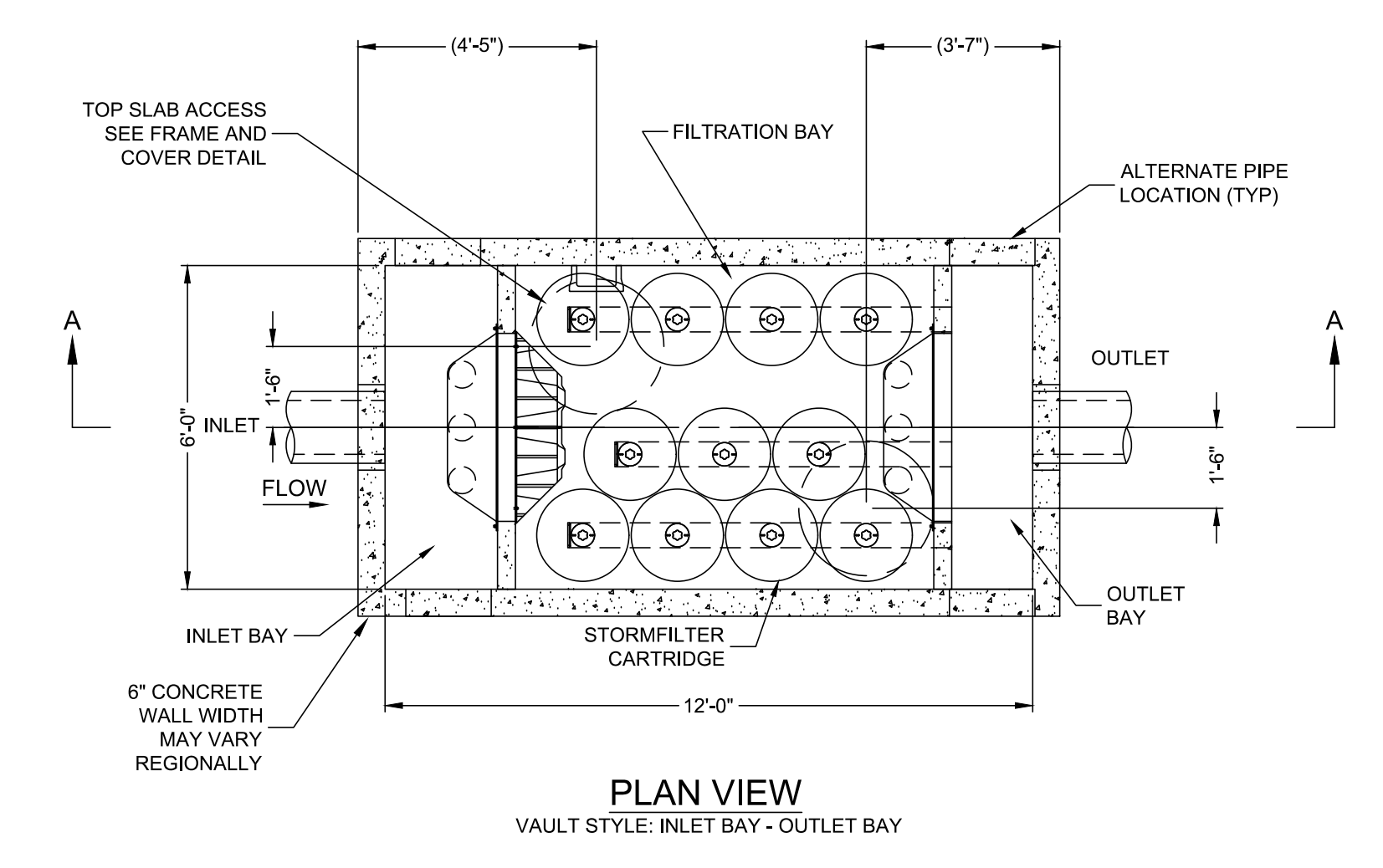


DRAWING TITLE:
CONSTRUCTION DETAILS 1

DRAWN BY: CJR	SEAL:
CHECKED BY: DSK	
SCALE: AS NOTED	
PROJECT NO.: MAL-6354	
DRAWING NO.:	

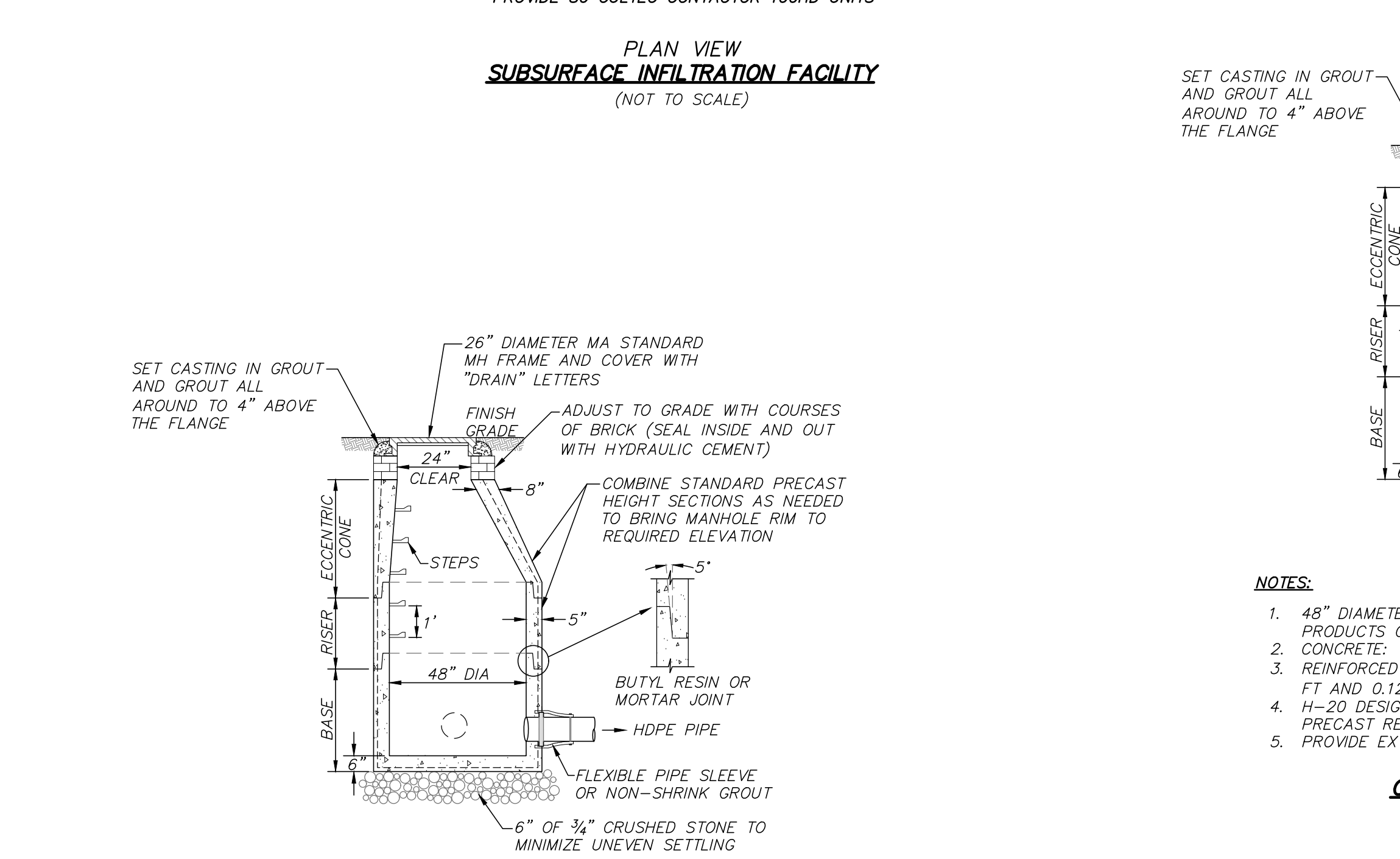
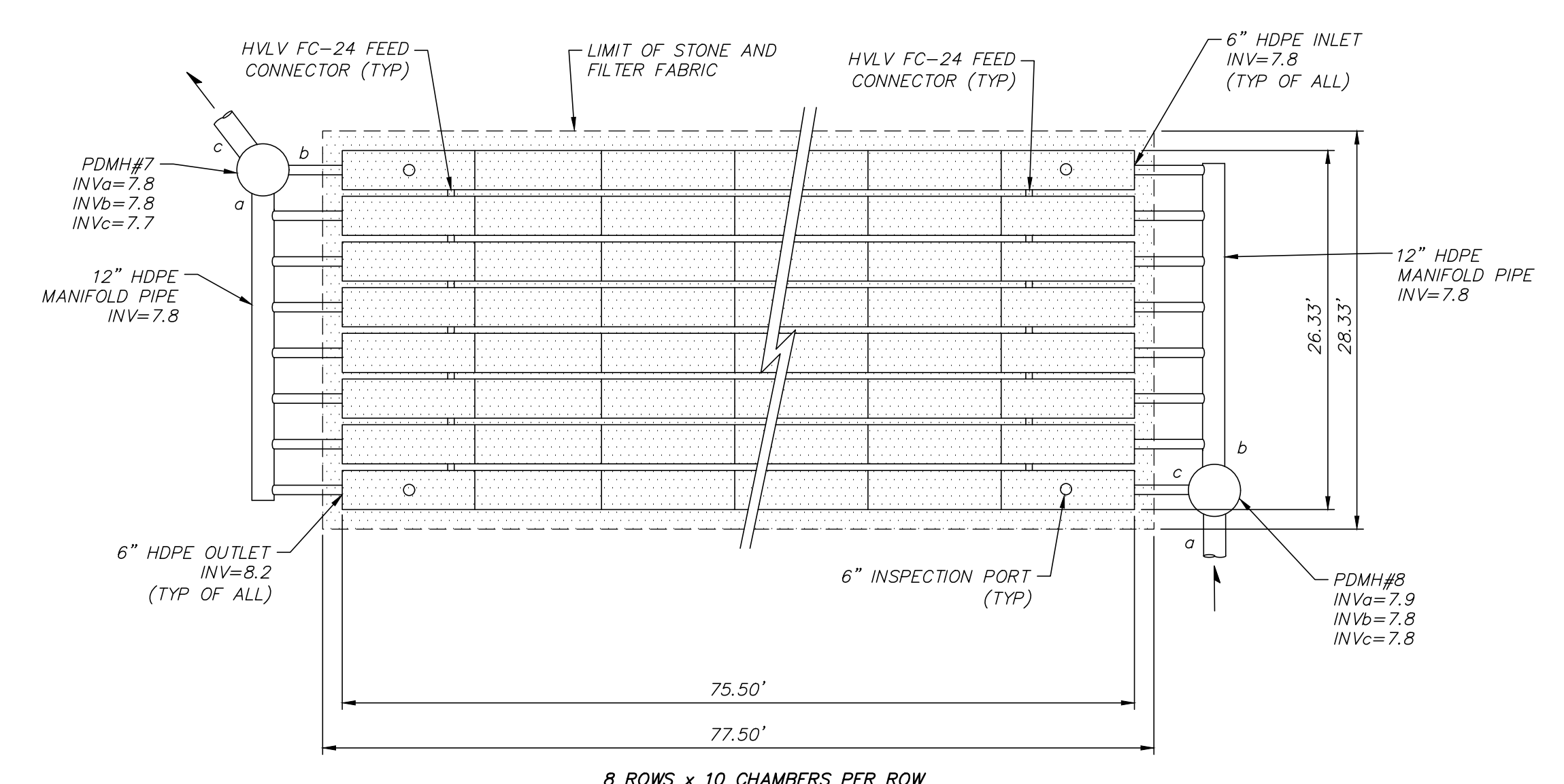
C-500

PROJECT LOCATION:
 PROJECT: 321R CHARGER ST., REVERE, MA 02151
 DATE & TIME PRINTED: 5/18/2021 3:04:41 PM

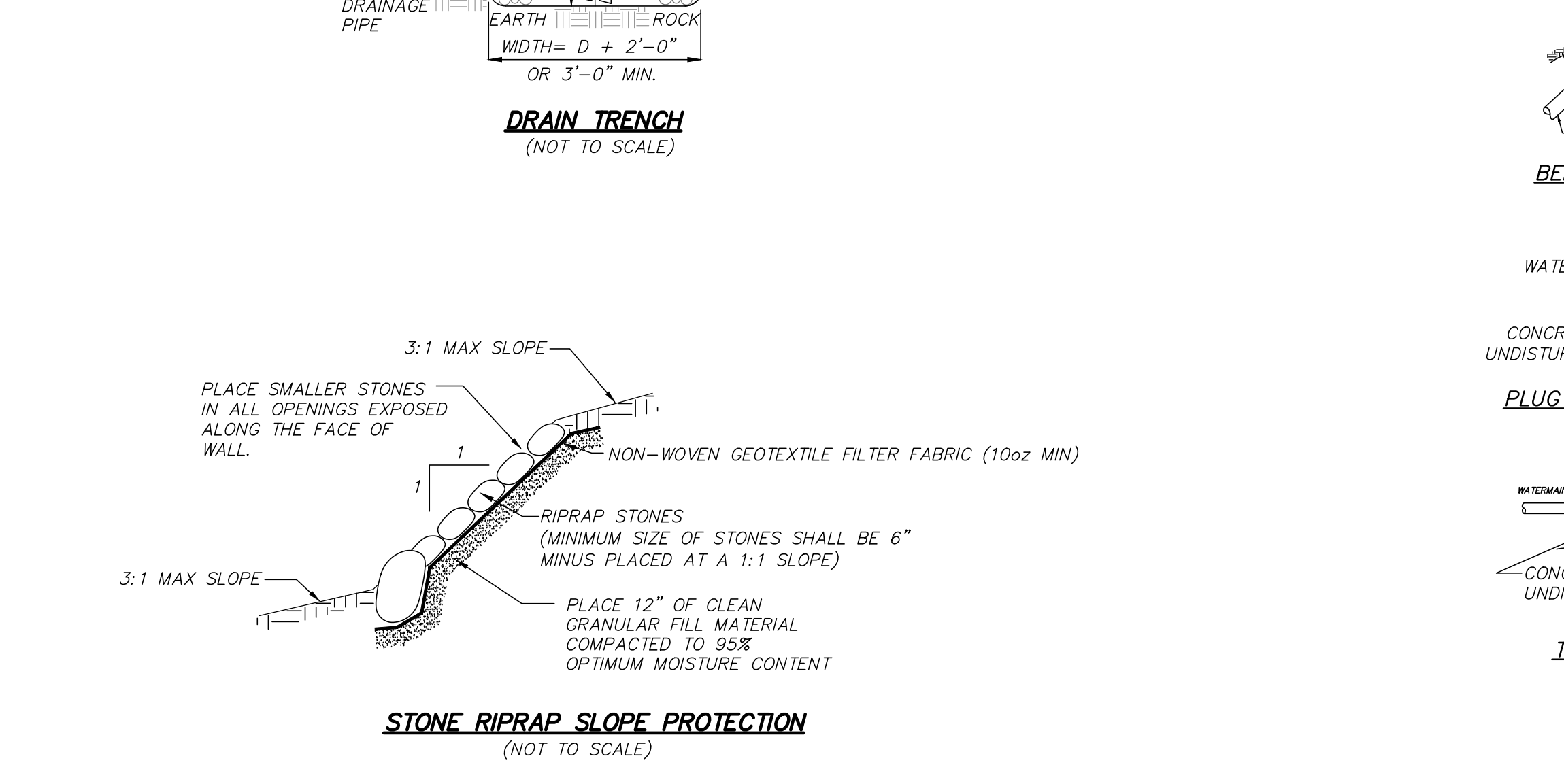
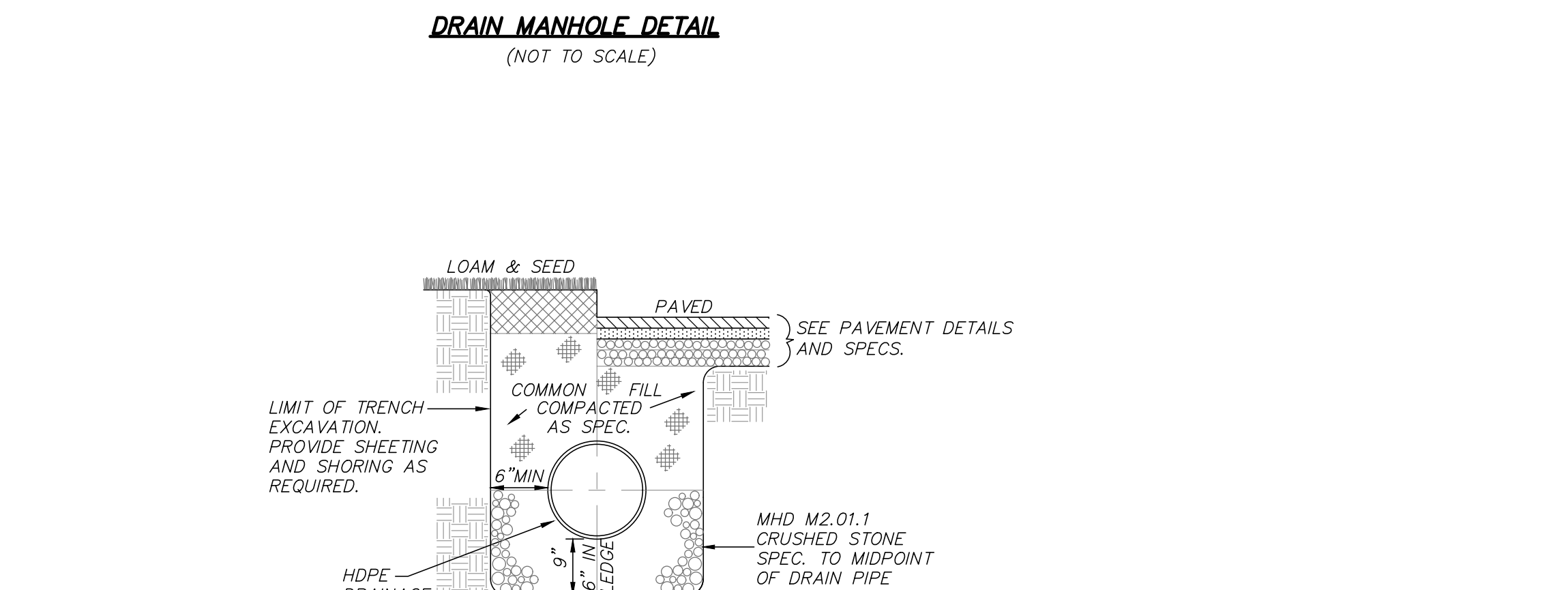


CONTECH STORMFILTER UNIT DETAIL
 (NOT TO SCALE)

NOTES:
 1. THIS DETAIL IS SHOWN FOR SCHEMATIC PURPOSES ONLY. THIS SYSTEM SHALL BE DESIGNED BY CONTECH.

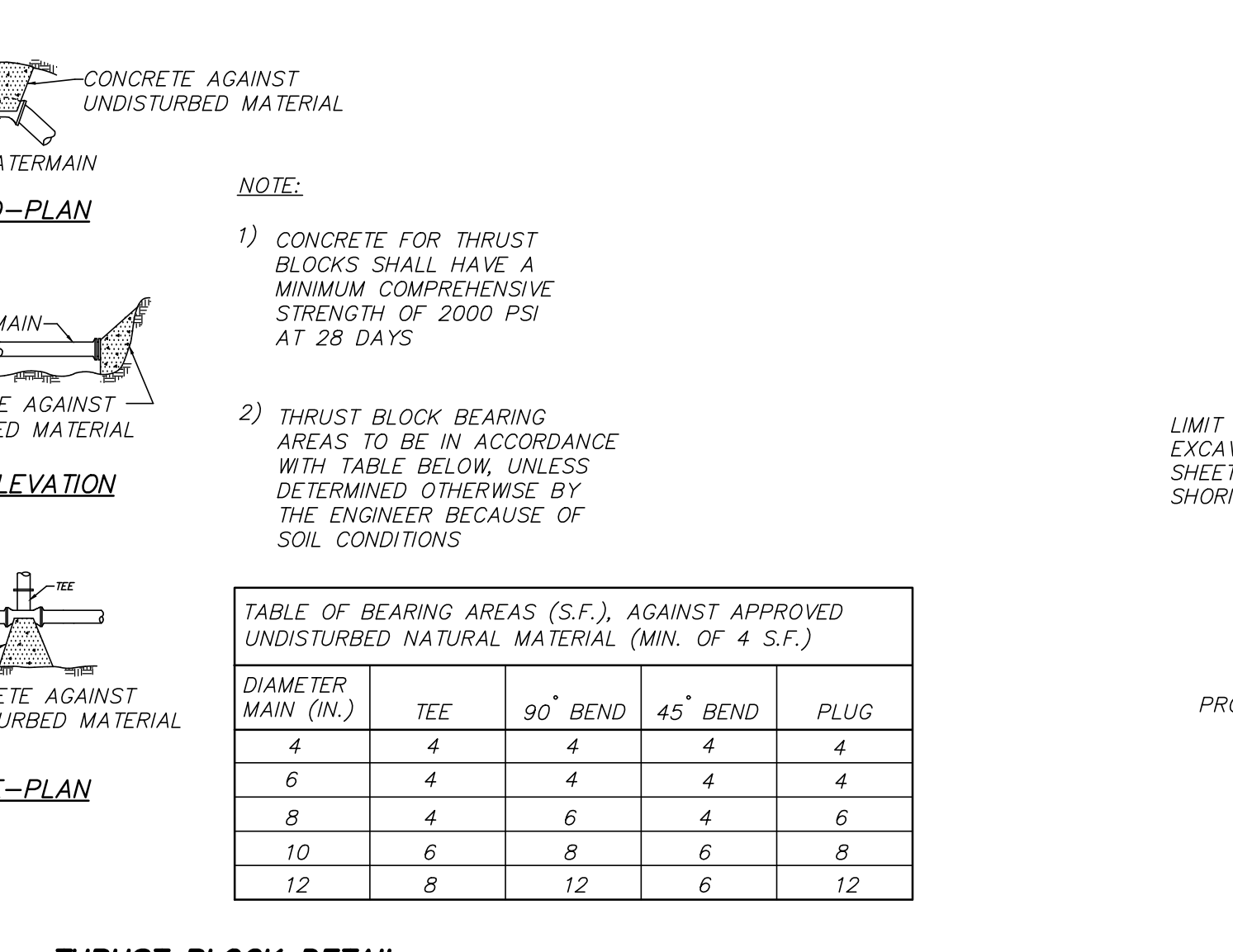
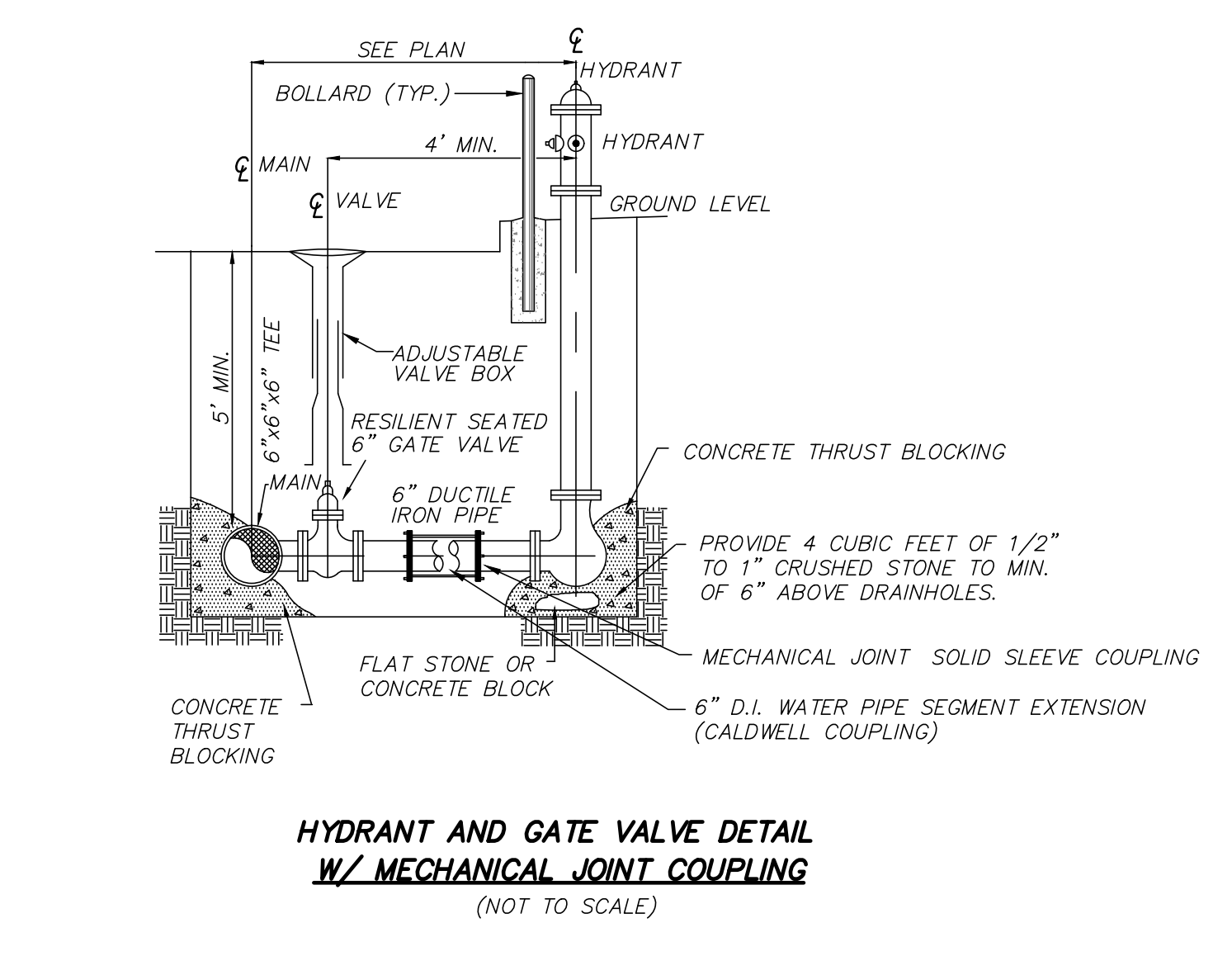


NOTES:
 1. 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 4. H-20 DESIGN LOADING PER AASHTO HS-20-44, ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
 5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC.
 6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 7. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

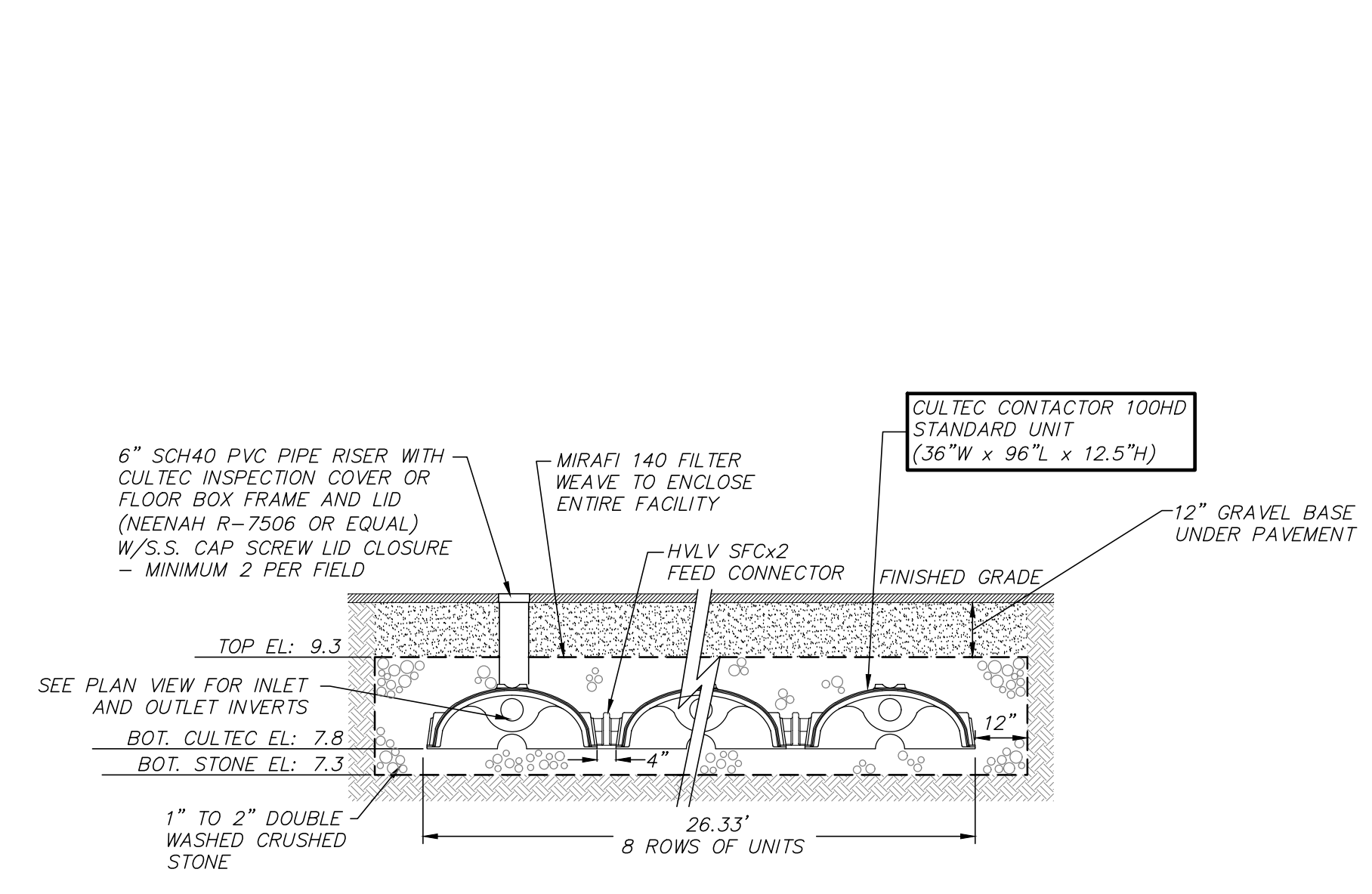
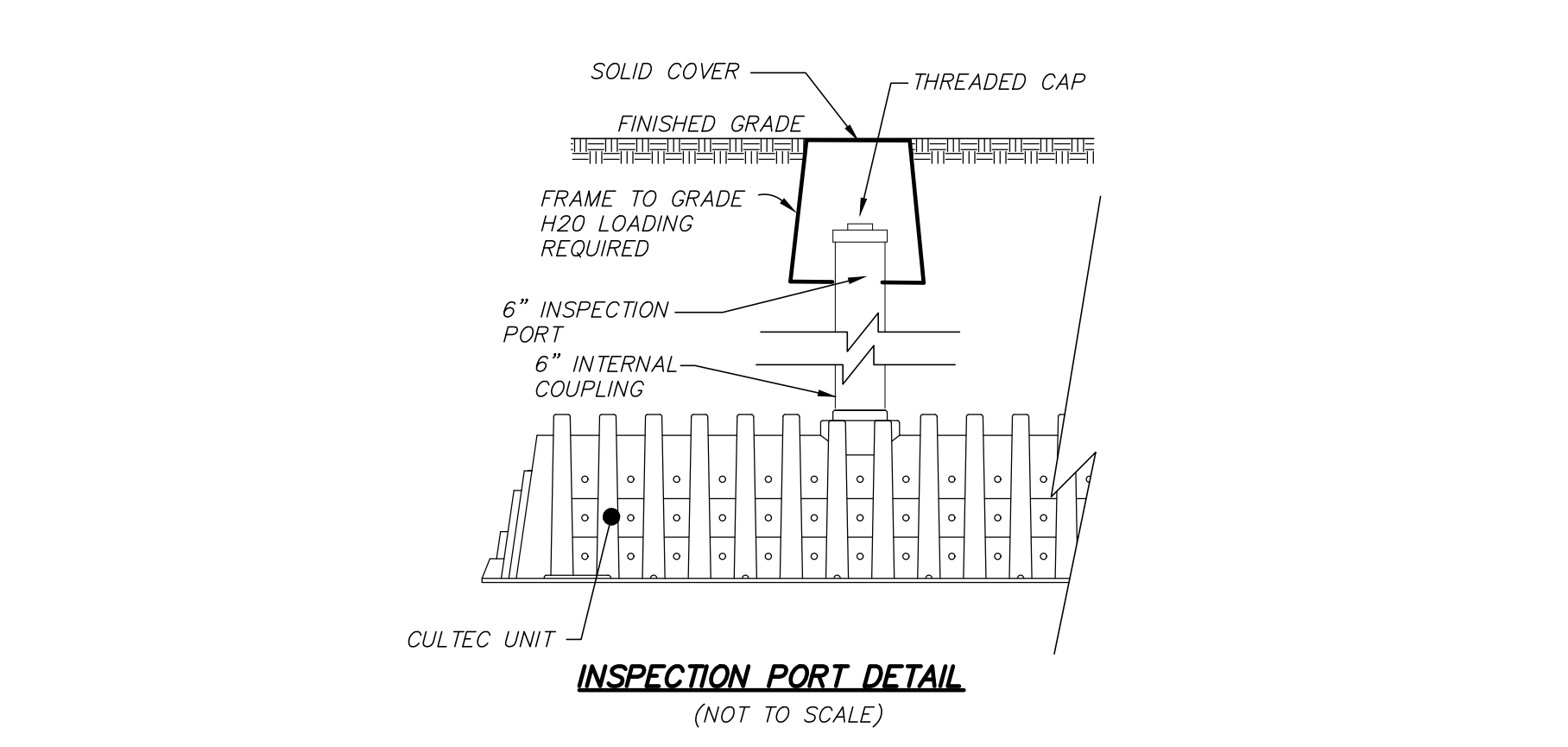


THRUST BLOCK DETAIL
 (NOT TO SCALE)

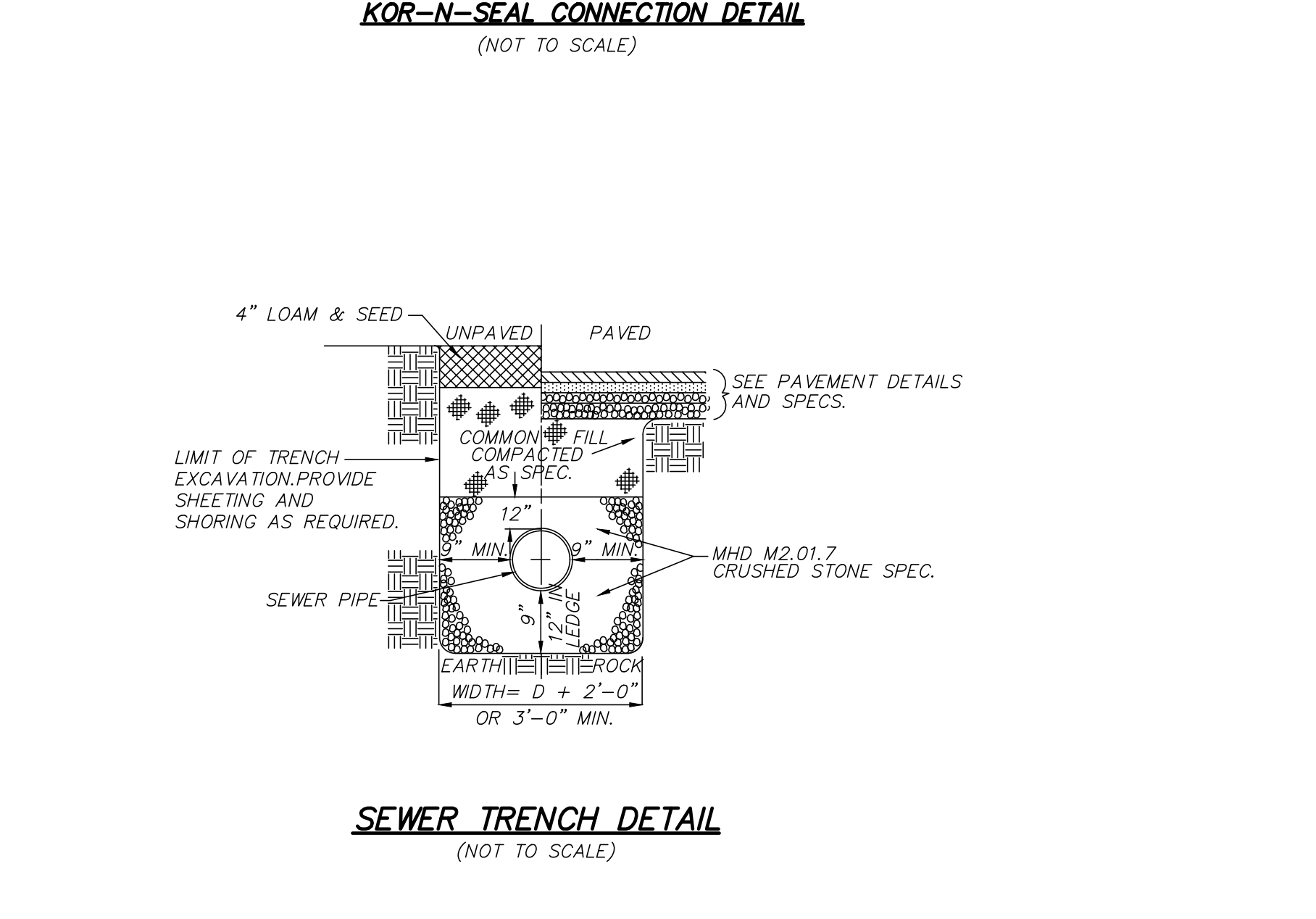
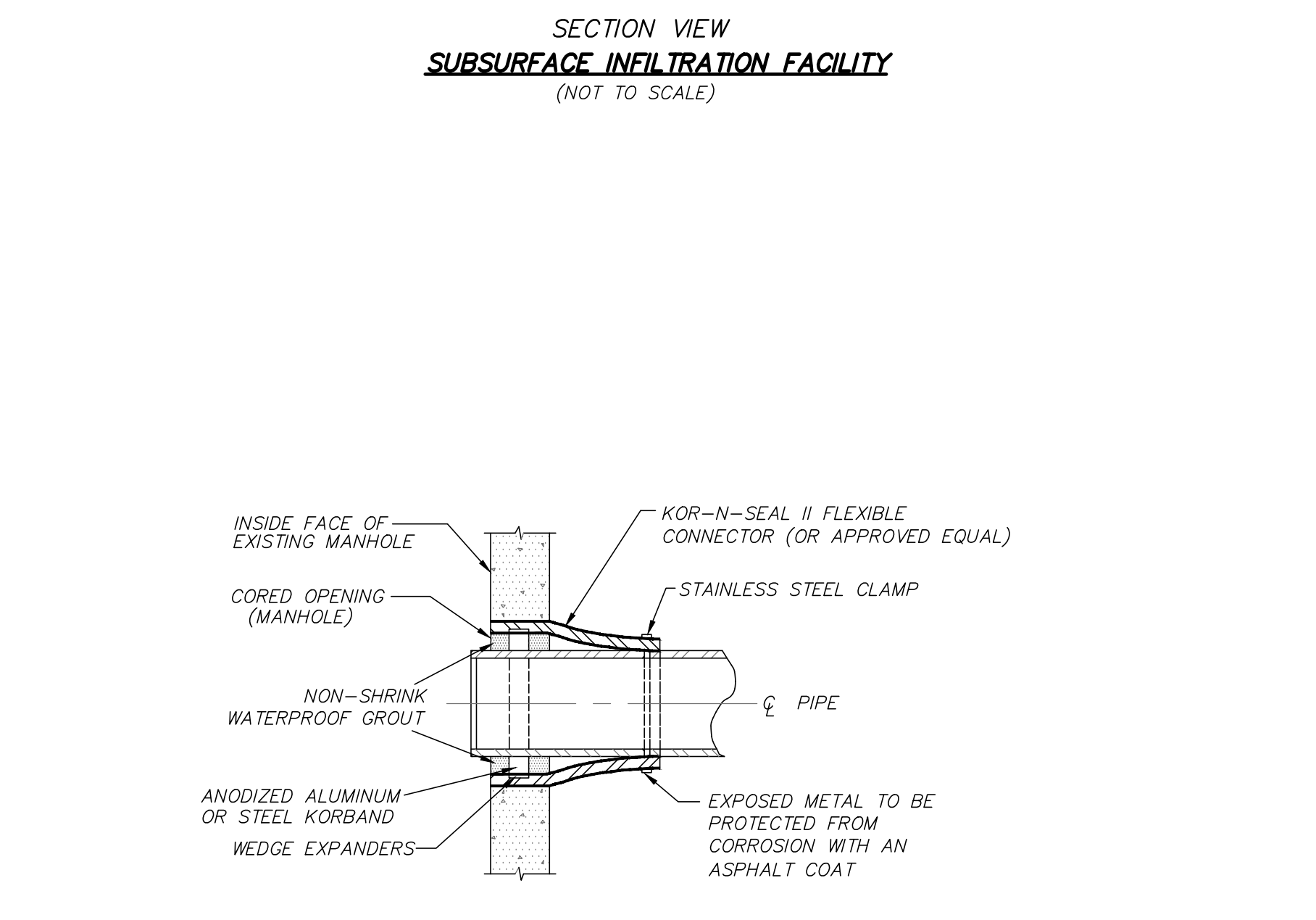
DIAMETER MAIN (IN.)	TEE	90° BEND	45° BEND	PLUG
4	4	4	4	4
6	4	4	4	4
8	4	6	4	6
10	6	8	6	8
12	8	12	6	12



NOTE:
 INSTALL BEDDING AND COMMON FILL IN 6 INCH LIFTS AND COMPACT TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.



NOTES:
 1. REMOVE ALL TOPSOIL, SUBSOIL, UNSUITABLE MATERIAL BENEATH THE INFILTRATION FACILITY AND WITHIN 5' HORIZONTALLY OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE V.
 2. CULTEC No. 66L WOVEN GEOTEXTILE (FOR SCOUR PROTECTION) TO BE PLACED BENEATH HVLV SFCx2 FEED CONNECTORS AND BENEATH ALL INLET/OUTLET PIPES.
 3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW BY MERIDIAN ASSOCIATES.



NOTE:
 PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

Attachment: DPW/BuildingSpecialPermitApplication (21-350 - C-21-12, Special Permit - DPW Building)

STORMWATER MANAGEMENT REPORT

for

DEPARTMENT OF PUBLIC WORKS 321A CHARGER(REAR) STREET REVERE, MASSACHUSETTS

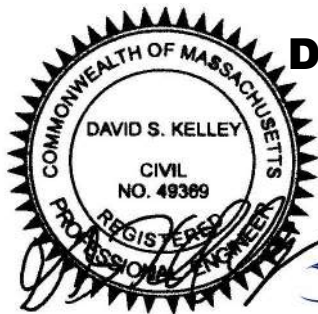
Prepared for:

City of Revere
City Hall
281 Broadway
Revere, Massachusetts 02151

Prepared by:

Meridian Associates, Inc.
500 Cummings Center, Suite 5950
Beverly, Massachusetts 01915
(978) 299-0447

Date: June 24, 2021



**MERIDIAN
ASSOCIATES**

TABLE OF CONTENTS

- Stormwater Narrative

- Appendix
 - TSS Removal Calculation Worksheets
 - Checklist for Stormwater Report
 - Illicit Discharge Compliance Statement

- Construction Period Pollution Prevention Plan and Erosion Sedimentation Control Plan and Long Term Operation and Maintenance Plan
 - Contech StormFilter Inspection and Maintenance Procedures

- Stormwater Analysis and Calculations

STORMWATER NARRATIVE

Stormwater Management Standards

Project Narrative:

The project site is located at 321A Charger(Rear) Street in Revere, MA. The property is approximately 4.5 acres and includes an existing Department of Public Works building and associated parking and storage areas and undeveloped tidelands. The stormwater runoff from the western portion of the project site is collected with catch basins and discharged to the Pines River which is an Outstanding Resource Water. The stormwater runoff from the remainder of the project site flows overland to the Pines River as well. The project site is also adjacent to Rumney Marsh which is an Area of Critical Environmental Concern (ACEC).

The applicant is proposing to construct a 37,500 sf public works building which includes office space and vehicle storage and maintenance areas. The project site will also include parking areas, salt shed, concrete storage bins, fueling dispensers, brine tank, stormwater management system including subsurface infiltration facility, lighting, landscaping and utilities.

The back portion of the project site is located within the 100' wetland buffer and the 100' inner riparian zone and the 200' outer riparian zone. The proposed work within the 100' wetland buffer includes the salt shed, concrete storage bins, fueling dispenser, brine tank and a portion of the subsurface infiltration facility. The proposed work within the riparian zones includes all of the items mentioned above as well as a portion of the building and some utilities.

The proposal utilizes several different stormwater management techniques to treat and reduce stormwater runoff. There are deep sump catch basins, Contech stormfilter unit and subsurface infiltration facility that will be used for the treatment, mitigation and recharge of the stormwater runoff.

The following are the DEP Stormwater Standards as outlined in the Wetlands Regulations:

Standard 1: No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

There are no new untreated stormwater discharges with the completion of this project. The stormwater runoff from the parking areas and storage areas will be collected with deep sump catch basins and will flow through the Contech stormfilter unit before discharging to the Pines River. The stormwater runoff from the building rooftop will be collected and discharged to the subsurface infiltration facility and then will flow through the Contech stormfilter unit before discharging to the Pines River.

Standard 2: Peak Rate Attenuation - Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development

peak discharge rates. This standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

One design point has been utilized for the purpose of analyzing pre and post development stormwater peak rates of stormwater runoff. The design point in the existing conditions is the same design points in the proposed conditions. Comparison values for pre and post development stormwater peak rates have been calculated for the design point.

The storm events that were used to calculate peak stormwater runoff rates for pre and post construction conditions have been taken from NOAA Atlas 14 data. Full details of peak rate attenuation along with supplemental stormwater calculations utilizing HydroCAD as well as pre and post development drainage plans can be found in the Stormwater Analysis and Calculations. The details of this report show that the peak rates of stormwater runoff for the 2, 10 and 100 year events have been matched or reduced from pre to post conditions. The tables below illustrates the calculated stormwater flows at the design points for the existing and proposed storm events.

Design Point #1

<u>Storm Event</u>	<u>Existing Conditions (Pre) Peak Flow (CFS)</u>	<u>Proposed Conditions (Post) Peak Flow (CFS)</u>
2-Year (3.20 in/hr)	7.8	7.4
10-Year (5.06 in/hr)	12.6	12.0
100-Year (8.0 in/hr)	20.1	19.1

The peak stormwater runoff rates have been reduced for the design point. We therefore anticipate no adverse impacts with the completion of this project.

Standard 3: Recharge - Loss of annual recharge to groundwater shall be eliminated or minimized...at a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Mass Stormwater Handbook.

The stormwater runoff from the proposed building rooftop is recharged with the proposed subsurface infiltration facility. The subsurface infiltration facility is located in the only area that we soil tested that has no estimated seasonal high groundwater. The stormwater runoff from the remainder of the site is not recharged because the site consists of hydrologic soil group D soils and shallow estimated seasonal high groundwater. The project site is considered a redevelopment project and therefore it only needs to meet this standard to the maximum extent practicable.

Based on soil maps provided by the Natural Resources Conservation Service the project site is a combination of Ipswich mucky peak and Urban land. Ipswich mucky peak has a hydrologic soil group rating of D and Urban land is unrated. However, based on field soil testing the Urban land also has a hydrologic soil group rating of D. Refer to the hydrologic soil group report in the appendix.

Utilizing the Stormwater Handbook the proposed project will meet standard 3 as supported by the calculations below:

Recharge Volume for Subsurface Infiltration Facility:

$$R_v = Fx$$

R_v = Required Recharge Volume

F = Target Depth Factor associated with hydrologic soil groups located in table 2.3.2 in Volume 3 of the Stormwater Management Handbook

x = Total impervious area proposed

Impervious area directed to the subsurface infiltration facility: 37,407 sf

F for hydrologic group D soils: 0.10 inches

Therefore $R_v = (37,407 \text{ sf})(0.10 \text{ inches}/12 \text{ inches per foot})$

$R_v = 312$ cubic feet (cf)

The proposed subsurface infiltration facility provides a total recharge storage volume of 1,147 cf below the outlets.

The Stormwater Handbook also requires recharge facilities to be constructed in soils capable of absorbing the recharge volume with the ability to drain within 72 hours. The formula for drawdown is as follows:

General Formula:

$$T_{DR} = \frac{\text{required storage volume}^*}{(\text{Rawls Rate})(\text{Bottom Surface Area of System})}$$

(*Required storage volume is equal to the larger of the calculated required recharge or treatment volumes. In this case, the subsurface infiltration facility is only designed to recharge the stormwater runoff from the building rooftop and therefore the treatment volume does not apply).

Subsurface Infiltration Facility:

$$\text{Volume to Recharge} = 312 \text{ cf}$$

$$T_{DR} = (312 \text{ cf}) / ((0.09 \text{ in/hr} / 12 \text{ in/ft})(2,234 \text{ sf})) = 19 \text{ hrs}$$

$$19 \text{ hrs} < 72 \text{ hrs}$$

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, stormwater BMP's sized to capture required water quality volume, and pretreatment measures.

As discussed above, there are no untreated stormwater discharges from the proposed project. The proposed stormwater management system has been designed to remove a minimum of 80% of the average annual post-construction load of Total Suspended Solids (TSS). TSS Removal Calculation Worksheets are included in the calculation appendix of this report. These percentages have been achieved by the use of deep sump catch basins and a Contech stormfilter unit.

There are no new untreated stormwater discharges with the completion of this project. The stormwater runoff from the parking areas and storage areas will be collected with deep sump catch basins and will flow through a Contech stormfilter unit before discharging to the Pines River. The stormwater runoff from the building rooftop does not need to be treated but will be collected and discharged to the subsurface infiltration facility and then will flow through a Contech stormfilter unit before discharging to the Pines River.

A separate document entitled “Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan and Long Term Operation and Maintenance Plan” is included in this report. Suitable practices for source control and long term pollution prevention have been identified and shall be implemented as discussed.

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPLs) – Source control and pollution prevention shall be implemented in accordance with the Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

Stormwater Standard 5 is applicable to this project. The proposed development is subject to the higher potential pollutant loads as defined in the Massachusetts Department of Environmental Protection Wetlands and Water Quality Regulations. The project site includes two proposed fueling dispensers. Deep sump catchbasins and a Contech stormfilter unit will treat the stormwater runoff before discharging to the Pines River.

LUHPPLs are identified in 310 CMR 22.20B(2) and C(2)(a)-(k) and (m) and CMR 22.21(2)(a)(1)-(8) and (b)(1)-(6), areas within a site that are the location of activities that are subject to an individual National Pollutant Discharge Elimination System (NPDES) permit or the NPDES Multi-Sector General Permit; auto fueling facilities, exterior fleet storage areas, exterior vehicle service and equipment cleaning areas; marinas and boatyards; parking lots with high-intensity-use; confined disposal facilities and disposal sites.

Standard 6: Critical Areas – Stormwater discharges to critical areas require the use of specific source control and pollution prevention measures and specific structural

stormwater best management practices determined by the Department to be suitable for managing discharges to such areas.

Stormwater Standard 6 is applicable to this project. The stormwater runoff from the project site flows into Pines River which is an Outstanding Resource Water. The project site is also adjacent to Rumney Marsh which is an Area of Critical Environmental Concern (ACEC). Deep sump catchbasins and a Contech stormfilter unit will treat the stormwater runoff before discharging to the Pines River. Critical areas being Outstanding Resource Waters and Special Resource Waters as designated in 314 CMR 4.0, recharge areas for public water supplies as defined in 310 CMR 22.02, bathing beaches as defined in 105 CMR 445.000, cold-water fisheries and shellfish growing areas as defined in 314 CMR 9.02 and 310 CMR 10.04.

Standard 7: Redevelopments – A redevelopment project is required to meet Standards 1-6 only to the maximum extent practicable. Remaining standards shall be met as well as the project shall improve the existing conditions.

Stormwater Standard 7 is applicable to this project. The project meets all of the standards except for the recharge standard. The recharge standard is met to the maximum extent practicable because the site consists of hydrologic soil group D soils and shallow estimated seasonal high groundwater. The stormwater runoff from the proposed building rooftop is recharged which is an improvement from the existing conditions which currently has no stormwater management system. Within the Stormwater Handbook (volume 1 chapter 1 page 20), the definition of a redevelopment project includes, “development, rehabilitation, expansion and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area”.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan shall be implemented.

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan and Long Term Operation and Maintenance Plan is included with this report. The erosion and sediment control section of the program details the construction period operation and maintenance plan and sequencing for pollution prevention measures and erosion and sedimentation controls. Locations of erosion control measures for the project are depicted on the site plan set accompanying this report.

Standard 9: A long term Operation and Maintenance Plan shall be implemented.

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan and Long Term Operation and Maintenance Plan is included with this report. The long term operation and maintenance section of the program provides details and the schedule for routine and non-routine maintenance tasks to be implemented at the completion of the project.

Standard 10: Prohibition of Illicit Discharges – Illicit discharges to the stormwater management system are prohibited.

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Discharges to the stormwater management system from the following activities or facilities are permissible: Firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing and water used to clean residential buildings without detergents. All other illicit discharges are prohibited.

There are no known illicit discharges anticipated through the completion of this project. During construction and post construction procedures are provided to dissipate the potential for illicit discharges to the drainage system. Post construction preventions of illicit discharges are described in the Inspection and Maintenance Plan under the Good Housekeeping Practices section of the report. An illicit discharge compliance statement has been included in the appendix.

P:\6354_321 Rear Charger St, Revere, MA\ADMIN\Reports\Stormwater\6354 SMgt_Rpt.doc

APPENDIX

INSTRUCTIONS:

- 1. Sheet is nonautomated. Print sheet and complete using hand calculations. Column A and B: See MassDEP Structural BMP Table
- 2. The calculations must be completed using the Column Headings specified in Chart and Not the Excel Column Headings
- 3. To complete Chart Column D, multiple Column B value within Row x Column C value within Row
- 4. To complete Chart Column E value, subtract Column D value within Row from Column C within Row
- 5. Total TSS Removal = Sum All Values in Column D

Location: Department of Public Works, 321A Charger(Rear) Street, Revere, MA

Train 1: Proposed parking and storage areas

TSS Removal Calculation Worksheet

A BMP	B TSS Removal Rate	C Starting TSS Load*	D Amount Removed (B*C)	E Remaining Load (C-D)
Deep Sump Catchbasin	25%	1.00	0.25	0.75
Contech Stormfilter Unit	80%	0.75	0.60	0.15

Total TSS Removal =

85.0%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: 6354

Prepared By: Meridian Associates, Inc.

Date: 6/24/2021

*Equals remaining load from previous BMP(E) which enters the BMP

** See portion of STEP Fact Sheet for removal rate



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



06/24/2021

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
- ** The ½" or 1" Water Quality Volume or
- The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.

** The calculations utilize the half-inch rule for BMP's (as noted in the treatment calculations provided).



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

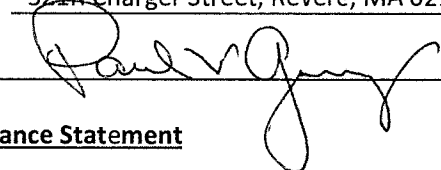
- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



ILLICIT DISCHARGE COMPLIANCE STATEMENT

Responsibility

The Owner is responsible for ultimate compliance with all provisions of the Massachusetts Stormwater Management Policy and responsible for identifying and eliminating illicit discharges (as defined by the USEPA).

Owner's Name: City of Revere DPW
 Address: 321R Charger Street
Revere, MA 02151
 Telephone Number: 781-286-8149
 Project Address: 321R Charger Street, Revere, MA 02151
 Owner's Signature:  Paul Argenzio, Superintendent

Engineer's As-built Compliance Statement

To the best of my knowledge, the project referenced above meets the requirements of Standard 10 of the Massachusetts Stormwater Handbook regarding illicit discharges to the stormwater management system and that no detectable illicit discharges exist on the site.

Included with this statement is a plan entitled: "Record Conditions", drawn to scale, that identifies the locations of systems for conveying stormwater on the site and show that these systems do not allow the entry of any illicit discharges into the stormwater management system. The plans also show any systems for conveying wastewater on the site and show that there are no connections between the stormwater and wastewater systems. All documents and attachments were prepared under my direction and qualified personnel properly gathered and evaluated the information submitted, to the best of my knowledge.

The responsible parties for implementing the Long Term Pollution Prevention Plan are accountable to ensure no illicit discharges take place.

Signature: 
 David Kelley, PE for Meridian Associates, Inc.

P:\6354_321 Rear Charger St, Revere, MA\ADMIN\Reports\Stormwater\6354 Illicit Discharge Compliance Stmt.doc

**CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN
AND EROSION SEDIMENTATION CONTROL PLAN AND LONG
TERM OPERATION AND MAINTENANCE PLAN**

**CONSTRUCTION PERIOD POLLUTION PREVENTION
AND EROSION SEDIMENTATION CONTROL PLAN
and
LONG TERM OPERATION AND MAINTENANCE PLAN
located at
DEPARTMENT OF PUBLIC WORKS
321A CHARGER(REAR) STREET
REVERE, MASSACHUSETTS**



Prepared for:

City of Revere
City Hall
281 Broadway
Revere, Massachusetts 02151

Prepared by:

Meridian Associates, Inc.
500 Cummings Center, Suite 5950
Beverly, Massachusetts 01915
(978) 299-0447

June 24, 2021

Project Name: Department of Public Works
321A Charger(Rear) Street
Revere, MA 02151

Applicant Name: City of Revere
City Hall
281 Broadway
Revere, MA 02151

Party Responsible for Maintenance: City of Revere
City Hall
281 Broadway
Revere, MA 02151

Project Description:

The project site is located at 321A Charger(Rear) Street in Revere, MA. The property is approximately 4.5 acres and includes an existing public works building and associated parking and storage areas and undeveloped tidelands. The stormwater runoff from the western portion of the project site is collected with catch basins and discharged to the Pines River which is an Outstanding Resource Water. The stormwater runoff from the remainder of the project site flows overland to the Pines River as well. The project site is also adjacent to Rumney Marsh which is an Area of Critical Environmental Concern (ACEC).

The applicant is proposing to construct a 37,500 sf public works building which includes office space and vehicle storage and maintenance areas. The project site will also include parking areas, salt shed, concrete storage bins, fueling dispensers, brine tank, stormwater management system including subsurface infiltration facility, lighting, landscaping and utilities.

Construction Sequence

- A. Contact Digsafe (888-344-7233) and obtain clearance at least 72 hours before initiating an excavation.
- B. Coordinate an onsite pre-construction conference at least 5 business days prior to initial site work which shall be held with the applicant, applicant's contractor, a representative of the board, consulting engineer, and representatives of the city departments having an interest in the plan.
- C. Install the erosion control sock and other required erosion control devices.
- D. Install the catch basin filters in the catch basins adjacent to the project site.
- E. Construct the temporary gravel construction entrance pad.
- F. Remove the existing building, pavement, concrete storage bins, etc.
- G. Rough grade the building pad, parking areas and storage areas.
- H. Excavate for the building foundations.
- I. Pour the concrete for the building foundations.
- J. Begin constructing the buildings.

- K. Install the utilities including gas line, sewer line, water lines, electric line and telecommunication line for the building.
- L. Construct the subsurface infiltration facility.
- M. Install the catch basins, drain manholes, Contech stormfilter unit and drain lines.
- N. Install the catch basin filters in the new catch basins as they are installed.
- O. Install the fueling dispensers, brine tank, generator and transformer.
- P. Install the subbase materials for the parking areas and storage areas.
- Q. Construct the concrete sidewalks.
- R. Pave the parking areas and storage areas with the binder course.
- S. Install the curbing for the parking areas.
- T. Install the lighting.
- U. Apply loam and seed to all the disturbed areas and plant the trees and shrubs.
- V. Pave the parking areas and storage areas with the wearing course.

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION SEDIMENTATION CONTROL PLAN:

Storm Drain Inlet Protection

A temporary storm inlet protection filter will be placed around all catch basin units. The purpose of the filter is to prevent the inflow of sediments into the storm drain system. The filter shall remain in place until a permanent vegetative cover is established and the transport of sediment is no longer visibly apparent. The filter shall be inspected and maintained on a weekly basis and after every storm of 0.25 inches or more of rainfall/precipitation.

Surface Stabilization

The surface of all disturbed areas shall be stabilized during and after construction. Temporary measures shall be taken during construction to prevent erosion and siltation. All disturbed slopes will be stabilized with a permanent vegetative cover. Some or all of the following measures will be utilized on this project as conditions may warrant.

- a. Temporary Seeding
- b. Temporary Mulching
- c. Permanent Seeding
- d. Placement of Sod
- e. Hydroseeding
- f. Placement of Hay
- g. Placement of Jute Netting

Erosion Control Sock

Erosion control sock are proposed to be installed, as shown on the site plan and in accordance with the detail. The barriers are burlap fabric mitts filled with compost blends and shall be installed prior to the commencement of any work on-site and in accordance with the design

plans. An additional supply of mitts shall be on-site to replace and/or repair erosion control socks that have been disturbed. The lines of mitts shall be inspected and maintained on a weekly basis during construction. Deposited sediments shall be removed when the level of deposition reaches approximately one-third the height of the erosion control sock.

Construction Entrance

Install the construction entrance as shown on the site plan and in accordance with the detail. The entrance should be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic topdressing with additional stone. Inspect entrance/exit pad and sediment disposal area weekly and after heavy rains or heavy use. Remove mud and sediment tracked or washed onto public roads immediately. Mud and soil particles will eventually clog the voids in the gravel and the effectiveness of the gravel pad will not be satisfactory. When this occurs, the pad should be topdressed with new stone. Complete replacement of the pad may be necessary when the pad becomes completely clogged. If washing facilities are used, the sediment traps should be cleaned out as often as necessary to assure that adequate trapping efficiency and storage volume is available. Vegetative filter strips should be maintained to insure a vigorous stand of vegetation at all times. Reshape pad as needed for drainage and runoff control. Repair any broken road pavement immediately.

Subsurface Infiltration Facility

The performance of the subsurface infiltration facility shall be checked weekly and after every major storm event during construction. No construction period runoff should be directed into the subsurface infiltration facility.

Contech Stormfilter Unit

The performance of the stormfilter unit shall be checked weekly and after every major storm event during construction.

Stockpile

All unused debris, soil, and other material shall be stockpiled in locations of relatively flat grades, away from any trees identified to be saved and upgradient of the strawbales. Stockpile side slopes shall not be greater than 2:1. All stockpiles shall be surrounded by a row of strawbales, and shall be placed outside the 100-foot buffer to any bordering vegetated wetland. Surrounding strawbales shall be inspected and maintained on a daily basis.

Dust Control

Provide dust control as needed.

LONG TERM OPERATION AND MAINTENANCE PLAN:

Erosion Control

Eroded sediments can adversely affect the performance of the stormwater management system. Eroding or barren areas should be immediately re-vegetated.

Debris and Litter Removal

All debris and litter shall be removed when necessary, and after each storm event.

Deep Sump Catch Basin

The catch basins shall be inspected two (2) times per year, and if necessary, any maintenance shall be performed so that it functions as designed. The catch basins shall be cleaned twice per year, or when sediment in the bottom of the sump reaches 24 inches below the bottom of the outlet. Inlet and outlet pipes should be checked for clogging. At a minimum, inspection of the catch basins shall be performed during the last week of April and the first week of October each year.

Subsurface Infiltration Facility

The infiltration facility should be inspected after the first several rainfall events or first few months after construction, after all major storms (3.1" and greater), and on regular bi-annual scheduled dates. The infiltration facility shall be inspected through the inspection ports and the upstream and downstream structures. If the depth of sediment is greater than 3 inches the facility shall be cleaned with high pressure water through a culvert cleaning nozzle. The sediment shall then be vacuumed from the upstream and downstream structures.

Contech Stormfilter Unit

The stormfilter unit shall be inspected twice per year. The performance of all stormwater quality measures decrease as they fill with sediment. Refer to the Contech Stormfilter Inspection and Maintenance Procedures manual for information regarding maintenance, inspections and cleaning.

In the event of any hazardous material spill maintenance should be performed immediately. Maintenance should be performed by a licensed liquid waste hauler. The appropriate regulatory agencies should also be notified.

Typically, maintenance is performed by the Vacuum Service Industry, a well-established sector of the service industry that cleans underground tanks, sewers, and catch basins. Costs to clean the treatment unit will vary based on the size of the unit and transportation distances.

The requirements for the disposal of material from a treatment unit are similar to that of any other Best Management Practices (BMPs). Local guidelines should be consulted prior to

disposal of the separator contents. In most areas the sediment, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as a hazardous waste. In some areas, mixing the water with the sediment will create slurry that can be discharged into a trunk sanitary sewer. In all disposal options, approval from the disposal facility agency is required. Petroleum waste products collected in the treatment unit (oil/chemical/fuel spills) should be removed by a licensed waste management company.

Good Housekeeping Practices (in accordance with Standard 10 of the Stormwater Management Handbook to prevent illicit discharges)

Provisions for storing paints, cleaners, automotive waste and other potentially hazardous household waste products inside or under cover

- All materials on site will be stored inside in a neat, orderly, manner in their appropriate containers with the original manufacturer's label.
- Only store enough material necessary. Whenever possible, all of a product shall be used up before disposing of container
- Manufacturer, local, and State recommendations for proper use and disposal shall be followed.

Vehicle washing controls

- A commercial car wash shall be used when possible. Car washes treat and/or recycle water.
- Cars shall be washed on gravel, grass, or other permeable surfaces to allow filtration to occur.
- Use biodegradable soaps.
- A water hose with a nozzle that automatically turns off when left unattended.

Spill prevention and response plans

- Spill Control Practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Stormwater Pollution Prevention Plan (SWPPP)

Construction requirements

- Contractor shall follow the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Stormwater Pollution Prevention Plan (SWPPP)

Provisions for maintenance of lawns, gardens, and other landscaped areas

- Grass shall not be cut shorter than 2 to 3 inches and mulch clipping should be left on lawn as a natural fertilizer.
- Use low volume water approaches such as drip-type or sprinkler systems. Water plants only when needed to enhance root growth and avoid runoff problems.
- The use of mulch shall be utilized where possible. Mulch helps retain water and prevents erosion.

Requirements for storage and use of fertilizers, herbicides and pesticides

- Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
- Do not fertilize before a rainstorm.
- Consider using organic fertilizers. They release nutrients more slowly.
- Pesticides shall be applied on lawns and gardens only when necessary and applied only in the minimum amounts recommended by the manufacturer.

Pet waste management

- Scoop up and seal pet wastes in a plastic bag. Dispose of properly, in the garbage.

Provisions for operation and management of septic systems

- Not applicable.

Provisions for solid waste management

- All solid waste shall be disposed of or recycled in accordance with local town regulations.

Snow disposal and plowing plans relative to Wetland Resource Area

- Snow shall be plowed and stored on gravel, grass, or other permeable surfaces to allow filtration to occur.
- Once snow melts all sand salt and debris shall be extracted from surface and properly disposed of.
- Snow shall not be disposed of in any wetland resource area or waterbody.

Winter drive salt use and storage restrictions

- Salt storage piles shall be covered at all times.
- The amount of drive salt applied should be minimized to prevent over salting of driveways and increasing runoff concentrations.

Driveway sweeping and cleaning routine maintenance schedule

- Vacuum sweeping and power washing shall be conducted as needed but at a frequency of not less than once per year.
- Removal of any accumulated sand, grit, and debris from driveway shall be completed shortly after snow melts for the season.

Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL

- Spill Control Practices shall be in conformance with the guidelines set forth in the National Pollutant Discharge Elimination System (NPDES) Stormwater Pollution Prevention Plan (SWPPP)

Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan

To be determined.

List of Emergency contacts for implementing Long-Term Pollution Prevention Plan

To be determined.

P:\6354_321 Rear Charger St, Revere, MA\ADMIN\Reports\Stormwater\6354 Inspection & Maintenance.doc

STORMWATER MANAGEMENT
CONSTRUCTION PHASE

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

PROJECT LOCATION: 321A Charger(Rear) Street – Revere, Massachusetts

Inspection Date	Inspector	Area Inspected	Best Management Practice (yes/no)	Required Inspection Frequency if BMP	Comments	Recommendation	Follow-up Inspection Required (yes/no)
		Storm Drain Inlet Protection	Yes	Weekly and After Major Storm Events			
		Erosion Control Sock	Yes	Weekly and After Major Storm Events			
		Construction Entrance	Yes	Weekly and After Major Storm Events			
		Contech Stormfilter Unit	Yes	Weekly and After Major Storm Events			
		Subsurface Infiltration Facility	Yes	Weekly and After Major Storm Events			
		Stockpile	Yes	Weekly and After Major Storm Events			

- (1) Refer to the Massachusetts Stormwater Handbook, Volume Two: Stormwater Technical Handbook (February 2008) for recommendations regarding frequency for inspection and maintenance of specific BMP’s.
- (2) Inspections to be conducted by a qualified professional such as an environmental scientist or civil engineer.
Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.

Stormwater Control Manager: _____

STORMWATER MANAGEMENT
POST-CONSTRUCTION PHASE

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

PROJECT LOCATION: 321A Charger(Rear) Street, Revere, Massachusetts

Inspection Date	Inspector	Area Inspected	Best Management Practice (yes/no)	Required Inspection Frequency if BMP	Comments	Recommendation	Follow-up Inspection Required (yes/no)
		Subsurface Infiltration Facility	Yes	Twice per year (remove sediment as necessary)			
		Contech Stormfilter Unit	Yes	Twice per year (remove sediment as necessary)			
		PCB1	Yes	Twice per year (remove sediment as necessary)			
		PCB2	Yes	Twice per year (remove sediment as necessary)			
		PCB3	Yes	Twice per year (remove sediment as necessary)			
		PCB4	Yes	Twice per year (remove sediment as necessary)			
		PCB5	Yes	Twice per year (remove sediment as necessary)			
		PCB6	Yes	Twice per year (remove sediment as necessary)			
		PCB7	Yes	Twice per year (remove sediment as			

				necessary)			
		PCB8	Yes	Twice per year (remove sediment as necessary)			
		PCB9	Yes	Twice per year (remove sediment as necessary)			
		PDMH1	Yes	Twice per year			
		PDMH2	Yes	Twice per year			
		PDMH3	Yes	Twice per year			
		PDMH4	Yes	Twice per year			
		PDMH5	Yes	Twice per year			
		PDMH6	Yes	Twice per year			
		PDMH7	Yes	Twice per year			
		PDMH8	Yes	Twice per year			
		PDMH9	Yes	Twice per year			
		PDMH10	Yes	Twice per year			
		PDMH11	Yes	Twice per year			
		Driveway Sweeping	Yes	Once per year			
		Debris and Litter Removal	No	As necessary and after each storm event			
		Erosion Control	No	As necessary			

(1) Refer to the Massachusetts Stormwater Handbook, Volume Two: Stormwater Technical Handbook (February 2008) for recommendations regarding frequency for inspection and maintenance of specific BMP's.

- (2) Inspections to be conducted by a qualified professional such as an environmental scientist or civil engineer. Limited or no use of sodium chloride salts, fertilizers or pesticides recommended.

Stormwater Control Manager: _____

StormFilter Inspection and Maintenance Procedures



Attachment: DPW Building Special Permit Application (21-350 : C-21-12, Special Permit - DPW Building)

Maintenance Guidelines

The primary purpose of the Stormwater Management StormFilter® is to filter and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site. Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is a good practice to inspect the system after major storm events.

Maintenance Procedures

Although there are many effective maintenance options, we believe the following procedure to be efficient, using common equipment and existing maintenance protocols. The following two-step procedure is recommended::

1. Inspection

- Inspection of the vault interior to determine the need for maintenance.

2. Maintenance

- Cartridge replacement
- Sediment removal

Inspection and Maintenance Timing

At least one scheduled inspection should take place per year with maintenance following as warranted.

First, an inspection should be done before the winter season. During the inspection the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, a maintenance (replacement of the filter cartridges and removal of accumulated sediments) should be performed during periods of dry weather.



In addition to these two activities, it is important to check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the inspection/maintenance schedule depending on the actual operating conditions encountered by the system. In general, inspection activities can be conducted at any time, and maintenance should occur, if warranted, during dryer months in late summer to early fall.

Maintenance Frequency

The primary factor for determining frequency of maintenance for the StormFilter is sediment loading.

A properly functioning system will remove solids from water by trapping particulates in the porous structure of the filter media inside the cartridges. The flow through the system will naturally decrease as more and more particulates are trapped. Eventually the flow through the cartridges will be low enough to require replacement. It may be possible to extend the usable span of the cartridges by removing sediment from upstream trapping devices on a routine as-needed basis, in order to prevent material from being re-suspended and discharged to the StormFilter treatment system.

The average maintenance lifecycle is approximately 1-5 years. Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction may need to be inspected and maintained more often than those with fully stabilized surface conditions.

Regulatory requirements or a chemical spill can shift maintenance timing as well. The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after major storms. Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system or site. It is recommended that the site owner develop a database to properly manage StormFilter inspection and maintenance programs..



Inspection Procedures

The primary goal of an inspection is to assess the condition of the cartridges relative to the level of visual sediment loading as it relates to decreased treatment capacity. It may be desirable to conduct this inspection during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct an inspection:

Important: Inspection should be performed by a person who is familiar with the operation and configuration of the StormFilter treatment unit and the unit's role, relative to detention or retention facilities onsite.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to whether or not maintenance is needed.

Maintenance Decision Tree

The need for maintenance is typically based on results of the inspection. The following Maintenance Decision Tree should be used as a general guide. (Other factors, such as Regulatory Requirements, may need to be considered).

Please note Stormwater Management StormFilter devices installed downstream of, or integrated within, a stormwater storage facility typically have different operational parameters (i.e. draindown time). In these cases, the inspector must understand the relationship between the retention/detention facility and the treatment system by evaluating site specific civil engineering plans, or contacting the engineer of record, and make adjustments to the below guidance as necessary. Sediment deposition depths and patterns within the StormFilter are likely to be quite different compared to systems without upstream storage and therefore shouldn't be used exclusively to evaluate a need for maintenance.

1. Sediment loading on the vault floor.
 - a. If $>4"$ of accumulated sediment, maintenance is required.
2. Sediment loading on top of the cartridge.
 - a. If $>1/4"$ of accumulation, maintenance is required.
3. Submerged cartridges.
 - a. If $>4"$ of static water above cartridge bottom for more than 24 hours after end of rain event, maintenance is required. (Catch basins have standing water in the cartridge bay.)
4. Plugged media.
 - a. While not required in all cases, inspection of the media within the cartridge may provide valuable additional information.
 - b. If pore space between media granules is absent, maintenance is required.
5. Bypass condition.
 - a. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), maintenance is required.
6. Hazardous material release.
 - a. If hazardous material release (automotive fluids or other) is reported, maintenance is required.
7. Pronounced scum line.
 - a. If pronounced scum line (say $\geq 1/4"$ thick) is present above top cap, maintenance is required.

Maintenance

Depending on the configuration of the particular system, maintenance personnel will be required to enter the vault to perform the maintenance.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows is occurring.

Replacement cartridges can be delivered to the site or customers facility. Information concerning how to obtain the replacement cartridges is available from Contech Engineered Solutions.

Warning: In the case of a spill, the maintenance personnel should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct cartridge replacement and sediment removal maintenance:

1. If applicable, set up safety equipment to protect maintenance personnel and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact Contech Engineered Solutions for suggested attachment devices.

- B. Remove the used cartridges (up to 250 lbs. each) from the vault.



Important: Care must be used to avoid damaging the cartridges during removal and installation. The cost of repairing components damaged during maintenance will be the responsibility of the owner.

- C. Set the used cartridge aside or load onto the hauling truck.
- D. Continue steps a through c until all cartridges have been removed.

Method 2:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.
- B. Unscrew the cartridge cap.
- C. Remove the cartridge hood and float.
- D. At location under structure access, tip the cartridge on its side.
- E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
- F. Set the empty, used cartridge aside or load onto the hauling truck.
- G. Continue steps a through e until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. This can most effectively be accomplished by use of a vacuum truck.
9. Once the sediments are removed, assess the condition of the vault and the condition of the connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Once again, take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used **empty** cartridges to Contech Engineered Solutions.

Related Maintenance Activities - Performed on an as-needed basis

StormFilter units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance/repair of upstream facilities should be carried out prior to StormFilter maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.



Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.



Inspection Report

Date: _____ Personnel: _____

Location: _____ System Size: _____ Months in Service: _____

System Type: Vault Cast-In-Place Linear Catch Basin Manhole Other: _____

Sediment Thickness in Forebay: _____ Date: _____

Sediment Depth on Vault Floor: _____

Sediment Depth on Cartridge Top(s): _____

Structural Damage: _____

Estimated Flow from Drainage Pipes (if available): _____

Cartridges Submerged: Yes No Depth of Standing Water: _____

StormFilter Maintenance Activities (check off if done and give description)

Trash and Debris Removal: _____

Minor Structural Repairs: _____

Drainage Area Report _____

Excessive Oil Loading: Yes No Source: _____

Sediment Accumulation on Pavement: Yes No Source: _____

Erosion of Landscaped Areas: Yes No Source: _____

Items Needing Further Work: _____

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals.

Other Comments:

Review the condition reports from the previous inspection visits.

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Buidling)

StormFilter Maintenance Report

Date: _____ Personnel: _____

Location: _____ System Size: _____

System Type: Vault Cast-In-Place Linear Catch Basin Manhole Other: _____

List Safety Procedures and Equipment Used: _____

System Observations

Months in Service: _____

Oil in Forebay (if present): Yes No

Sediment Depth in Forebay (if present): _____

Sediment Depth on Vault Floor: _____

Sediment Depth on Cartridge Top(s): _____

Structural Damage: _____

Drainage Area Report

Excessive Oil Loading: Yes No Source: _____

Sediment Accumulation on Pavement: Yes No Source: _____

Erosion of Landscaped Areas: Yes No Source: _____

StormFilter Cartridge Replacement Maintenance Activities

Remove Trash and Debris: Yes No Details: _____

Replace Cartridges: Yes No Details: _____

Sediment Removed: Yes No Details: _____

Quantity of Sediment Removed (estimate?): _____

Minor Structural Repairs: Yes No Details: _____

Residuals (debris, sediment) Disposal Methods: _____

Notes:

Attachment: DPWBuidlingSpecialIPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)



© 2020 CONTECH ENGINEERED SOLUTIONS LLC, A QUIKRETE COMPANY

800-338-1122

www.ContechES.com

All Rights Reserved. Printed in the USA.

Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other Contech division offerings, visit www.ContechES.com or call 800.338.1122.

Support

- Drawings and specifications are available at www.conteches.com.
- Site-specific design support is available from our engineers.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE (AVAILABLE AT WWW.CONTECHES.COM/COS) FOR MORE INFORMATION.

STORMWATER ANALYSIS AND CALCULATIONS

STORMWATER ANALYSIS & CALCULATIONS

for

DEPARTMENT OF PUBLIC WORKS 321A CHARGER(REAR) STREET REVERE, MASSACHUSETTS

Prepared for:

City of Revere
City Hall
281 Broadway
Revere, Massachusetts 02151

Prepared by:

Meridian Associates, Inc.
500 Cummings Center, Suite 5950
Beverly, Massachusetts 01915
(978) 299-0447

Date: June 24, 2021



TABLE OF CONTENTS

Calculation Methods:

Source of Data:

Report Summary:

- * Calculation Objectives
- * Selection of Storm Events
- * Classification of Soils
- * Existing Conditions Overview
- * Proposed Conditions Overview
- * Performance of Stormwater Management Facilities
- * Performance of Peak Rate Runoff
- * Conclusion

Stormwater Analysis:

- * Existing Conditions
 - Watershed Routing Diagram
 - 2, 10, 100-Year 24 Hour Storm Events Analysis
- * Proposed Conditions
 - Watershed Routing Diagram
 - 2, 10, 100-Year 24 Hour Storm Events Analysis

Appendix:

- * NRCS - Hydrologic Soil Group Report
- * Pre Development Drainage Plan
- * Post Development Drainage Plan

CALCULATION METHODS

- TR 20 SCS Unit Hydrograph Procedure
- Runoff Curve Numbers
- Time of Concentration by TR55 Methodology
- Pond Rating by the Storage-Indication Method
- Manning Equation

SOURCE OF DATA

- Technical Report No. 20
- Technical Report No. 55
- Field Survey and Soil Testing by Meridian Associates
- Northeast Regional Climate Center
- Massachusetts Stormwater Management Handbook, February 2008

REPORT SUMMARY:

Calculation Objectives

The objective of these calculations is to document that the proposed project described in the Stormwater Management Report does not result in flooding down gradient of the site. The analysis is separated into existing and proposed conditions. Drainage plans have been incorporated into this report to depict pre and post development drainage conditions.

Selection of Storm Events

The storm events have been taken from NOAA Atlas 14 data. Rainfall frequency data has been provided as follows:

<u>Frequency (Years)</u>	<u>Rainfall [24-Hour Event (inches)]</u>
2	3.20
10	5.06
100	8.00

Classification of Soils

Based on soil maps provided by the Natural Resources Conservation Service the project site is a combination of Ipswich mucky peak and Urban land. Ipswich mucky peak has a hydrologic soil group rating of D and Urban land is unrated. However, based on field soil testing the Urban land also has a hydrologic soil group rating of D. Refer to the hydrologic soil group report in the appendix.

Hydrologic soil groups are assigned to each soil type by the NRCS based on their potential rate of water infiltration when soils are not protected by vegetation, are thoroughly wet and receive precipitation from long duration storms.

Existing Conditions Overview

The project site is located at 321A Charger(Rear) Street in Revere, MA. The property is approximately 4.5 acres and includes an existing public works building and associated parking and storage areas and undeveloped tidelands. The stormwater runoff from the western portion of the project site is collected with catch basins and discharged to the Pines River which is an Outstanding Resource Water. The stormwater runoff from the remainder of the project site flows overland to the Pines River as well. The project site is also adjacent to Rumney Marsh which is an Area of Critical Environmental Concern (ACEC).

For the purpose of analyzing existing and proposed stormwater runoff, one design point has been designated for comparison.

Existing Design Points and Subcatchment Areas

Design Point #1 is located at the existing 36" RCP outlet at the tidelands. The subcatchment area includes all of the developed areas at the project site.

Proposed Conditions Overview

The applicant is proposing to construct a 37,500 sf public works building which includes office space and vehicle storage and maintenance areas. The project site will also include parking areas, salt shed, concrete storage bins, fueling dispensers, brine tank, stormwater management system including subsurface infiltration facility, lighting, landscaping and utilities.

Stormwater Management:

The proposal utilizes several different stormwater management techniques. There are deep sump catch basins, Contech stormfilter unit and subsurface infiltration facility that will be used for the treatment, mitigation and recharge of the stormwater runoff.

Deep Sump Catchbasin:

Similar to an ordinary catchbasin but fitted with an outlet hood to separate floatables such as oil, grease, trash and debris. They also have four foot deep sumps that promote settling of suspended solids. The catchbasins are pretreating the stormwater runoff from the impervious areas. A TSS removal rate of 25% is achieved by this BMP.

Subsurface Infiltration Facility:

A subsurface infiltration facility has been incorporated into this design to provide recharge of the stormwater runoff from the proposed building rooftop. The facility consists of plastic chambers with open bottoms placed on a bed of stone. The chambers are constructed to store the stormwater runoff temporarily to allow it to infiltrate into the underlying soil. During the larger storm events stormwater runoff does discharge from the facility. A TSS removal rate of 80% is achieved by this BMP.

Contech Stormfilter Unit:

The Stormfilter is a proprietary treatment unit that consists of an underground concrete chamber that houses rechargeable, media filled cartridges that trap particles and absorb pollutants from stormwater runoff such as total suspended solids, hydrocarbons, nutrients, metals and other common pollutants. During a storm event the stormwater runoff passes through the filtration media and then flows out of the concrete chamber.

Proposed Design Points and Subcatchment Areas

The design point #1 is in the same location as in the existing conditions. The subcatchment areas include the building rooftop, parking areas, salt shed and concrete storage bins.

Summary of Flows at Design Point #1

A detailed analysis of the existing and proposed subcatchment areas and ponds is included in the HydroCAD analysis section of this report.

Design Point #1

<u>Storm Event</u>	<u>Existing Conditions (Pre) Peak Flow (CFS)</u>	<u>Proposed Conditions (Post) Peak Flow (CFS)</u>
2-Year (3.20 in/hr)	7.8	7.4
10-Year (5.06 in/hr)	12.6	12.0
100-Year (8.0 in/hr)	20.1	19.1

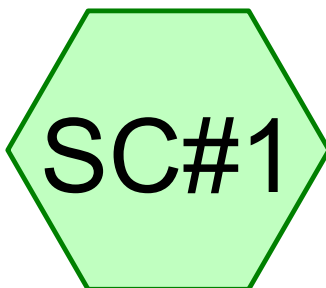
Conclusion

The peak stormwater runoff rates are matched or reduced for the design point. We can therefore anticipate no adverse impacts or downstream flooding with the completion of this project. The recharge standard is met to the maximum extent practicable and the treatment standard meets the Stormwater Handbook.

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

EXISTING CONDITIONS WATERSHED ROUTING DIAGRAM

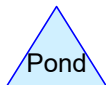
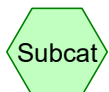
Attachment: DPW Building Special Permit Application (21-350 : C-21-12, Special Permit - DPW Building)



building rooftop and
pavement



Design Point #1



Routing Diagram for 6354-PRE
Prepared by Microsoft, Printed 6/23/2021
HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

EXISTING CONDITIONS 2-YEAR 24-HOUR STORM EVENT ANALYSIS

6354-PRE

Type III 24-hr 2-YR Rainfall=3.20"

Prepared by Microsoft

Printed 6/23/2021

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment SC#1: building rooftop and pavement

Runoff = 7.8 cfs @ 12.08 hrs, Volume= 0.61 af, Depth= 2.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.20"

Area (sf)	CN	Description
29,425	98	Roofs, HSG D
2,970	98	Roofs, HSG D
48,756	98	Paved parking, HSG D
* 30,535	96	Altered/Actively Modified, HSG D
111,686	97	Weighted Average
30,535		27.34% Pervious Area
81,151		72.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	50	0.0100	0.9		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
2.0	244	0.0100	2.0		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
0.2	209	0.0240	15.8	111.94	Pipe Channel, drain line 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012 Concrete pipe, finished
2.9					Direct Entry, min. tc adjustment
6.0	503	Total			

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 72.66% Impervious, Inflow Depth = 2.86" for 2-YR event
 Inflow = 7.8 cfs @ 12.08 hrs, Volume= 0.61 af
 Outflow = 7.8 cfs @ 12.08 hrs, Volume= 0.61 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

EXISTING CONDITIONS 10-YEAR 24-HOUR STORM EVENT ANALYSIS

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

6354-PRE

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 10-YR Rainfall=5.06"

Printed 6/23/2021

Page 3

Summary for Subcatchment SC#1: building rooftop and pavement

Runoff = 12.6 cfs @ 12.08 hrs, Volume= 1.01 af, Depth= 4.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.06"

Area (sf)	CN	Description
29,425	98	Roofs, HSG D
2,970	98	Roofs, HSG D
48,756	98	Paved parking, HSG D
* 30,535	96	Altered/Actively Modified, HSG D
111,686	97	Weighted Average
30,535		27.34% Pervious Area
81,151		72.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	50	0.0100	0.9		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
2.0	244	0.0100	2.0		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
0.2	209	0.0240	15.8	111.94	Pipe Channel, drain line 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012 Concrete pipe, finished
2.9					Direct Entry, min. tc adjustment
6.0	503	Total			

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 72.66% Impervious, Inflow Depth = 4.71" for 10-YR event

Inflow = 12.6 cfs @ 12.08 hrs, Volume= 1.01 af

Outflow = 12.6 cfs @ 12.08 hrs, Volume= 1.01 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

EXISTING CONDITIONS 100-YEAR 24-HOUR STORM EVENT ANALYSIS

6354-PRE

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 100-YR Rainfall=8.00"

Printed 6/23/2021

Page 4

Summary for Subcatchment SC#1: building rooftop and pavement

Runoff = 20.1 cfs @ 12.08 hrs, Volume= 1.63 af, Depth= 7.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.00"

Area (sf)	CN	Description
29,425	98	Roofs, HSG D
2,970	98	Roofs, HSG D
48,756	98	Paved parking, HSG D
* 30,535	96	Altered/Actively Modified, HSG D
111,686	97	Weighted Average
30,535		27.34% Pervious Area
81,151		72.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	50	0.0100	0.9		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
2.0	244	0.0100	2.0		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
0.2	209	0.0240	15.8	111.94	Pipe Channel, drain line 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012 Concrete pipe, finished
2.9					Direct Entry, min. tc adjustment
6.0	503	Total			

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 72.66% Impervious, Inflow Depth = 7.64" for 100-YR event

Inflow = 20.1 cfs @ 12.08 hrs, Volume= 1.63 af

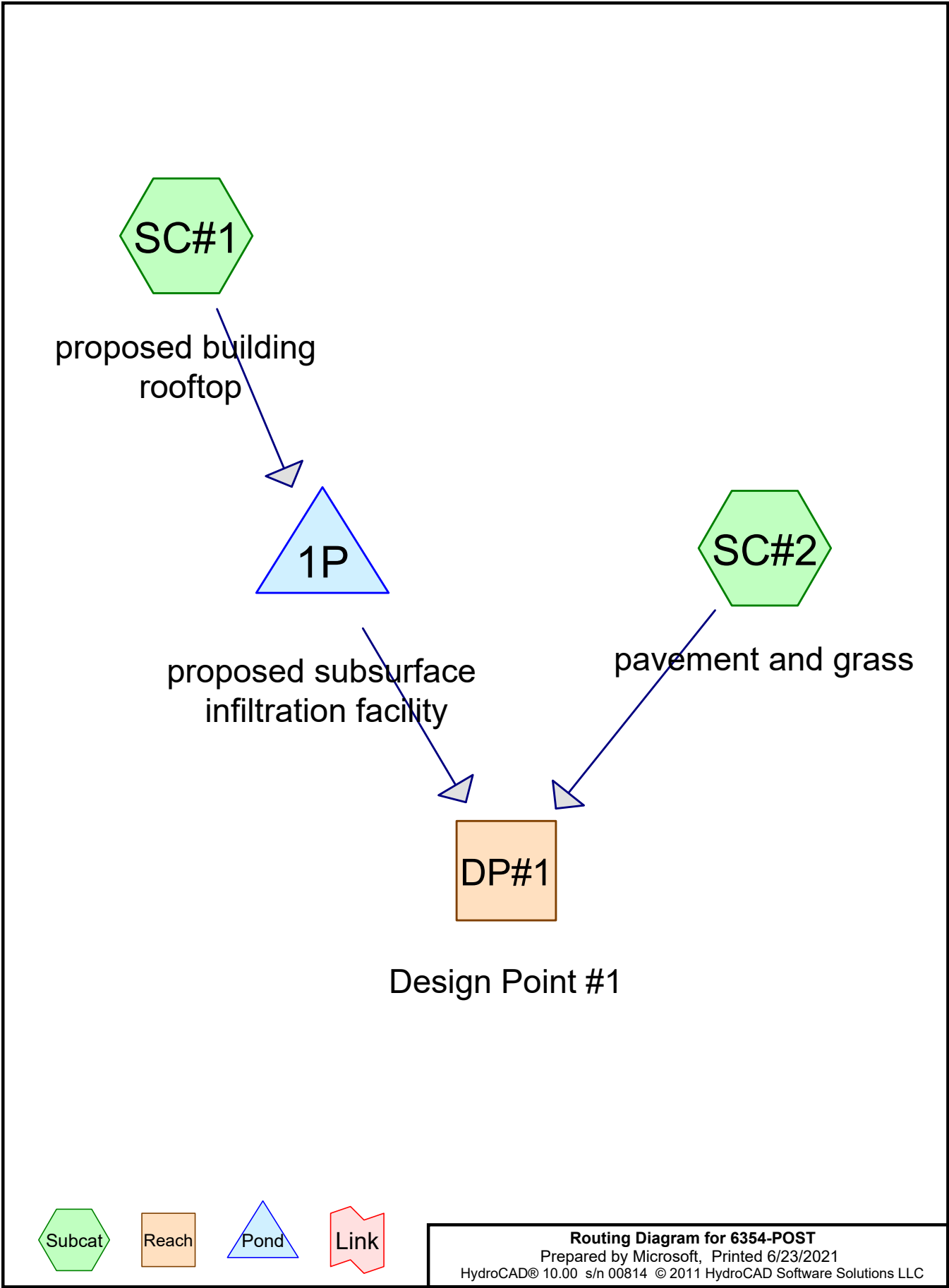
Outflow = 20.1 cfs @ 12.08 hrs, Volume= 1.63 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

PROPOSED CONDITIONS WATERSHED ROUTING DIAGRAM

Attachment: DPW Building Special Permit Application (21-350 : C-21-12, Special Permit - DPW Building)



Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

PROPOSED CONDITIONS 2-YEAR 24-HOUR STORM EVENT ANALYSIS

6354-POST

Type III 24-hr 2-YR Rainfall=3.20"

Prepared by Microsoft

Printed 6/23/2021

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment SC#1: proposed building rooftop

Runoff = 2.7 cfs @ 12.08 hrs, Volume= 0.21 af, Depth= 2.97"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.20"

Area (sf)	CN	Description
37,407	98	Roofs, HSG D
37,407		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment SC#2: pavement and grass

Runoff = 5.0 cfs @ 12.08 hrs, Volume= 0.38 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-YR Rainfall=3.20"

Area (sf)	CN	Description
2,800	98	Roofs, HSG D
60,787	98	Paved parking, HSG D
10,692	80	>75% Grass cover, Good, HSG D
74,279	95	Weighted Average
10,692		14.39% Pervious Area
63,587		85.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	20	0.0650	0.2		Sheet Flow, grass Grass: Short n= 0.150 P2= 3.21"
0.6	30	0.0100	0.8		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
0.2	32	0.0190	2.8		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
1.8	545	0.0110	5.2	4.05	Pipe Channel, drain line 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
1.7					Direct Entry, min. tc adjustment
6.0	627	Total			

Attachment: DPWBuidlingSpecialIPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

6354-POST

Type III 24-hr 2-YR Rainfall=3.20"

Prepared by Microsoft

Printed 6/23/2021

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Page 3

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 90.43% Impervious, Inflow Depth = 2.59" for 2-YR event
 Inflow = 7.4 cfs @ 12.09 hrs, Volume= 0.55 af
 Outflow = 7.4 cfs @ 12.09 hrs, Volume= 0.55 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: proposed subsurface infiltration facility

Inflow Area = 0.859 ac, 100.00% Impervious, Inflow Depth = 2.97" for 2-YR event
 Inflow = 2.7 cfs @ 12.08 hrs, Volume= 0.21 af
 Outflow = 2.5 cfs @ 12.12 hrs, Volume= 0.20 af, Atten= 7%, Lag= 2.0 min
 Discarded = 0.0 cfs @ 2.78 hrs, Volume= 0.03 af
 Primary = 2.5 cfs @ 12.12 hrs, Volume= 0.18 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.56' @ 12.12 hrs Surf.Area= 2,196 sf Storage= 1,717 cf

Plug-Flow detention time= 259.2 min calculated for 0.20 af (96% of inflow)
 Center-of-Mass det. time= 235.1 min (991.4 - 756.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	7.30'	1,344 cf	28.33'W x 77.50'L x 2.04'H Field A 4,483 cf Overall - 1,124 cf Embedded = 3,359 cf x 40.0% Voids
#2A	7.80'	1,124 cf	Cultec C-100 x 80 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 8 rows
		2,468 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	7.30'	0.090 in/hr Exfiltration over Surface area
#2	Primary	8.20'	6.0" Vert. Orifice X 8.00 C= 0.600

Discarded OutFlow Max=0.0 cfs @ 2.78 hrs HW=7.32' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=2.5 cfs @ 12.12 hrs HW=8.56' (Free Discharge)
 ↑2=Orifice (Orifice Controls 2.5 cfs @ 2.0 fps)

PROPOSED CONDITIONS 10-YEAR 24-HOUR STORM EVENT ANALYSIS

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

6354-POST

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 10-YR Rainfall=5.06"

Printed 6/23/2021

Page 4

Summary for Subcatchment SC#1: proposed building rooftop

Runoff = 4.3 cfs @ 12.08 hrs, Volume= 0.35 af, Depth= 4.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.06"

Area (sf)	CN	Description
37,407	98	Roofs, HSG D
37,407		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment SC#2: pavement and grass

Runoff = 8.2 cfs @ 12.08 hrs, Volume= 0.64 af, Depth= 4.48"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=5.06"

Area (sf)	CN	Description
2,800	98	Roofs, HSG D
60,787	98	Paved parking, HSG D
10,692	80	>75% Grass cover, Good, HSG D
74,279	95	Weighted Average
10,692		14.39% Pervious Area
63,587		85.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	20	0.0650	0.2		Sheet Flow, grass Grass: Short n= 0.150 P2= 3.21"
0.6	30	0.0100	0.8		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
0.2	32	0.0190	2.8		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
1.8	545	0.0110	5.2	4.05	Pipe Channel, drain line 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
1.7					Direct Entry, min. tc adjustment
6.0	627	Total			

Attachment: DPWBuidlingSpecialIPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

6354-POST

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 10-YR Rainfall=5.06"

Printed 6/23/2021

Page 5

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 90.43% Impervious, Inflow Depth = 4.43" for 10-YR event
 Inflow = 12.0 cfs @ 12.09 hrs, Volume= 0.95 af
 Outflow = 12.0 cfs @ 12.09 hrs, Volume= 0.95 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: proposed subsurface infiltration facility

Inflow Area = 0.859 ac, 100.00% Impervious, Inflow Depth = 4.82" for 10-YR event
 Inflow = 4.3 cfs @ 12.08 hrs, Volume= 0.35 af
 Outflow = 3.9 cfs @ 12.12 hrs, Volume= 0.34 af, Atten= 8%, Lag= 2.0 min
 Discarded = 0.0 cfs @ 1.75 hrs, Volume= 0.03 af
 Primary = 3.9 cfs @ 12.12 hrs, Volume= 0.31 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.72' @ 12.12 hrs Surf.Area= 2,196 sf Storage= 1,915 cf

Plug-Flow detention time= 169.9 min calculated for 0.34 af (97% of inflow)
 Center-of-Mass det. time= 153.7 min (901.5 - 747.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	7.30'	1,344 cf	28.33'W x 77.50'L x 2.04'H Field A 4,483 cf Overall - 1,124 cf Embedded = 3,359 cf x 40.0% Voids
#2A	7.80'	1,124 cf	Cultec C-100 x 80 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 8 rows
		2,468 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	7.30'	0.090 in/hr Exfiltration over Surface area
#2	Primary	8.20'	6.0" Vert. Orifice X 8.00 C= 0.600

Discarded OutFlow Max=0.0 cfs @ 1.75 hrs HW=7.32' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=3.9 cfs @ 12.12 hrs HW=8.72' (Free Discharge)
 ↑2=Orifice (Orifice Controls 3.9 cfs @ 2.5 fps)

PROPOSED CONDITIONS 100-YEAR 24-HOUR STORM EVENT ANALYSIS

6354-POST

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 100-YR Rainfall=8.00"

Printed 6/23/2021

Page 6

Summary for Subcatchment SC#1: proposed building rooftop

Runoff = 6.7 cfs @ 12.08 hrs, Volume= 0.56 af, Depth= 7.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.00"

Area (sf)	CN	Description
37,407	98	Roofs, HSG D
37,407		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment SC#2: pavement and grass

Runoff = 13.2 cfs @ 12.08 hrs, Volume= 1.05 af, Depth= 7.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-YR Rainfall=8.00"

Area (sf)	CN	Description
2,800	98	Roofs, HSG D
60,787	98	Paved parking, HSG D
10,692	80	>75% Grass cover, Good, HSG D
74,279	95	Weighted Average
10,692		14.39% Pervious Area
63,587		85.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	20	0.0650	0.2		Sheet Flow, grass Grass: Short n= 0.150 P2= 3.21"
0.6	30	0.0100	0.8		Sheet Flow, pavement Smooth surfaces n= 0.011 P2= 3.21"
0.2	32	0.0190	2.8		Shallow Concentrated Flow, pavement Paved Kv= 20.3 fps
1.8	545	0.0110	5.2	4.05	Pipe Channel, drain line 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
1.7					Direct Entry, min. tc adjustment
6.0	627	Total			

Attachment: DPWBuidlingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

6354-POST

Prepared by Microsoft

HydroCAD® 10.00 s/n 00814 © 2011 HydroCAD Software Solutions LLC

Type III 24-hr 100-YR Rainfall=8.00"

Printed 6/23/2021

Page 7

Summary for Reach DP#1: Design Point #1

Inflow Area = 2.564 ac, 90.43% Impervious, Inflow Depth = 7.35" for 100-YR event
 Inflow = 19.1 cfs @ 12.09 hrs, Volume= 1.57 af
 Outflow = 19.1 cfs @ 12.09 hrs, Volume= 1.57 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Pond 1P: proposed subsurface infiltration facility

Inflow Area = 0.859 ac, 100.00% Impervious, Inflow Depth = 7.76" for 100-YR event
 Inflow = 6.7 cfs @ 12.08 hrs, Volume= 0.56 af
 Outflow = 6.1 cfs @ 12.12 hrs, Volume= 0.55 af, Atten= 9%, Lag= 2.2 min
 Discarded = 0.0 cfs @ 1.11 hrs, Volume= 0.03 af
 Primary = 6.1 cfs @ 12.12 hrs, Volume= 0.52 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 9.11' @ 12.12 hrs Surf.Area= 2,196 sf Storage= 2,261 cf

Plug-Flow detention time= 111.9 min calculated for 0.55 af (98% of inflow)
 Center-of-Mass det. time= 101.8 min (843.0 - 741.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	7.30'	1,344 cf	28.33'W x 77.50'L x 2.04'H Field A 4,483 cf Overall - 1,124 cf Embedded = 3,359 cf x 40.0% Voids
#2A	7.80'	1,124 cf	Cultec C-100 x 80 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 8 rows
		2,468 cf	Total Available Storage

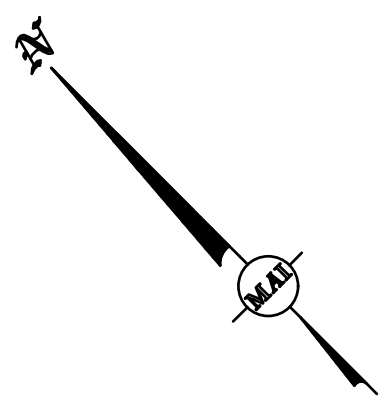
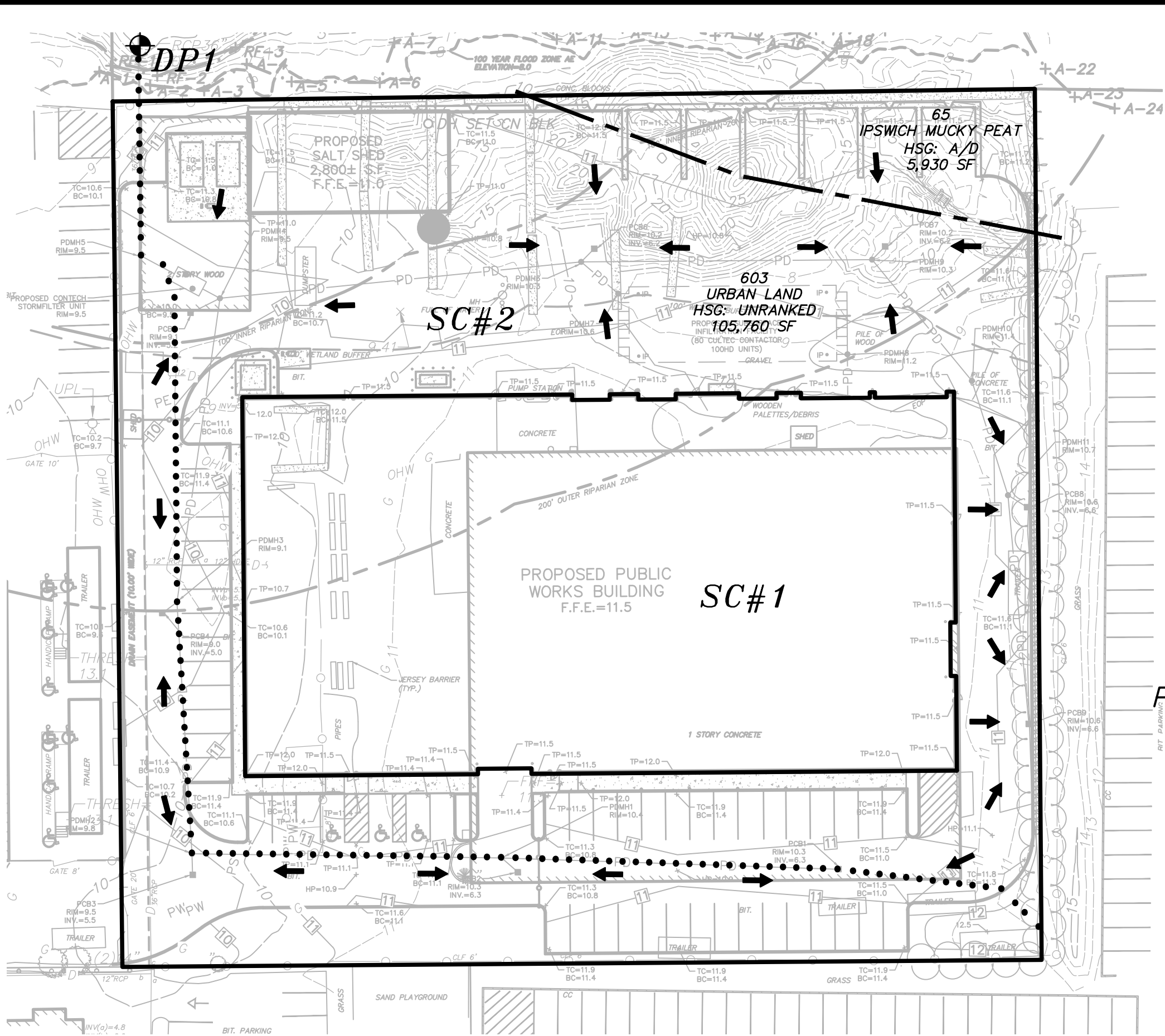
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	7.30'	0.090 in/hr Exfiltration over Surface area
#2	Primary	8.20'	6.0" Vert. Orifice X 8.00 C= 0.600





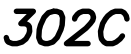



Discarded OutFlow Max=0.0 cfs @ 1.11 hrs HW=7.32' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=6.1 cfs @ 12.12 hrs HW=9.11' (Free Discharge)
 ↑2=Orifice (Orifice Controls 6.1 cfs @ 3.9 fps)

APPENDIX



LEGEND:

-  OVERLAND FLOW DIRECTION
-  SUBCATCHMENT DIVIDE
-  SUBCATCHMENT
-  DESIGN POINT
-  SOIL TYPE
-  HYDROLOGIC SOIL GROUP
-  SOIL DIVIDE
-  TIME OF CONCENTRATION

**321A CHARGER(REAR) STREET
POST-DEVELOPMENT DRAINAGE PLAN**
 LOCATED IN
REVERE, MASSACHUSETTS
 (SUFFOLK COUNTY)
 PREPARED FOR
CITY OF REVERE

SCALE: 1" = 40' DATE: JUNE 24, 2021



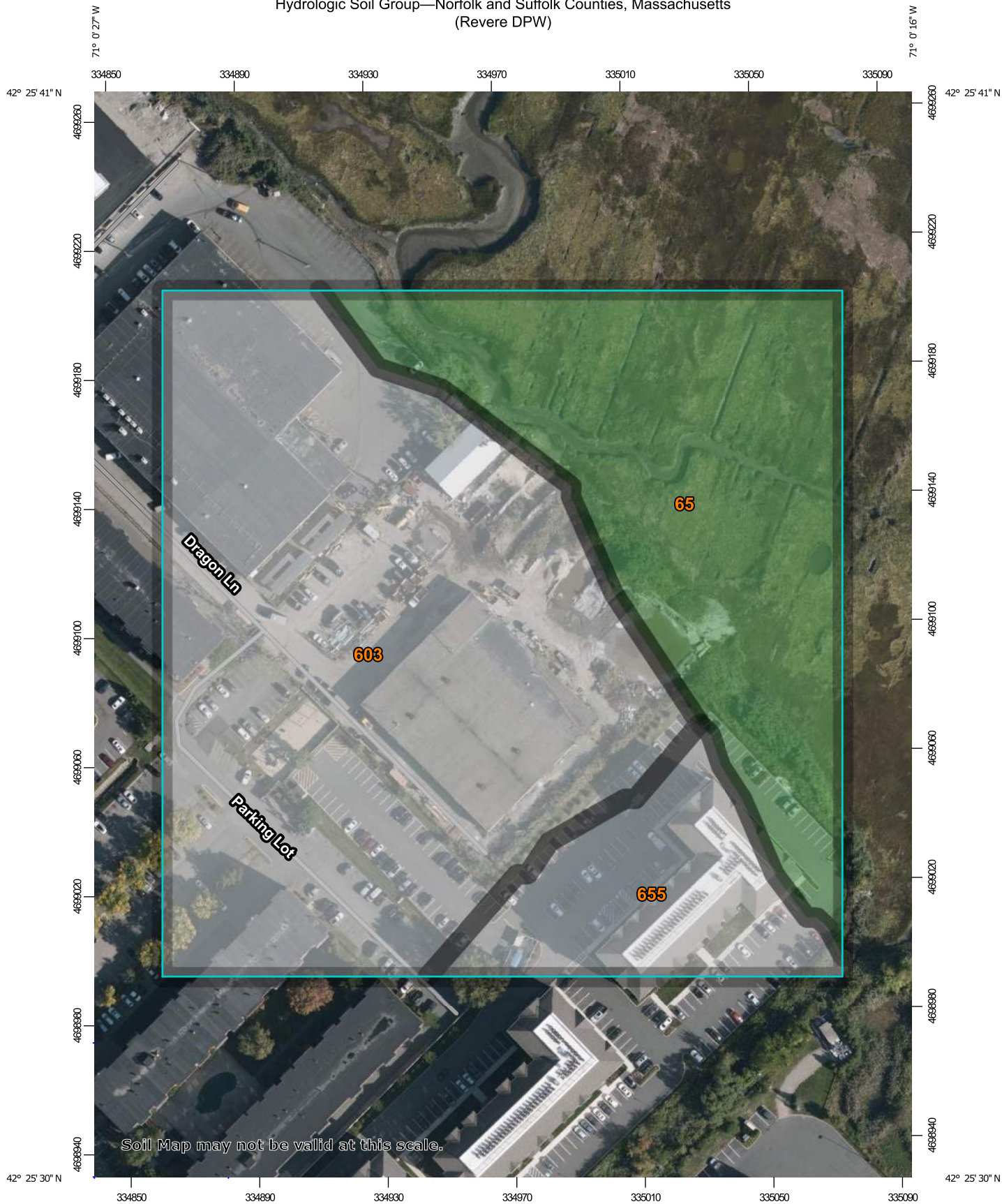
MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 208
 BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

DWG. No. 6354_POST

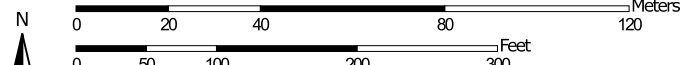
Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts
(Revere DPW)



Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

Map Scale: 1:1,640 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts
(Revere DPW)

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2019—Oct 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: DPWBuildingSpecialPermitApplication (21-350 : C-21-12, Special Permit - DPW Building)

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
65	Ipswich mucky peat, 0 to 2 percent slopes, very frequently flooded	A/D	3.6	32.1%
603	Urban land, wet substratum, 0 to 3 percent slopes		6.3	56.4%
655	Udorthents, wet substratum		1.3	11.5%
Totals for Area of Interest			11.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

C-21-13

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.16.140 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, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-13) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27107
10/06/2021
10/13/2021

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

C-21-13

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.16.140 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, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-13) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27107
10/06/2021
10/13/2021

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

FORM B

APPLICATION NO. C-21-13
DATE: 9/30/2021

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

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

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

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

- 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 17.16.140.
- 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 the application is:

Name: Danny S. Smith, Vertuccio & Smith Funeral Home

Address: 773 Broadway
Revere, MA 02151

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

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

FILED
2021 SEP 30 AM 9:57
CITY CLERK
REVERE, MASS

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

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

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

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Geraldine and Anthony DeSisto

Address: 9 Mountain Avenue, Revere, MA 02151

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

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 11153, Page 101, attached hereto as **Exhibit A**.

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

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

Assessor's Office information: 9 Mountain Avenue, Parcel Identification No. 16-262-263-1

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

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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

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

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

yes

no

do not know

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

_____ a costal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

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

The property is an irregularly-shaped approximately 9,500 square foot parcel of land located on the northwest corner of Mountain Avenue and School Street. It is bounded and described as follows:

The land in Revere with the buildings thereon situated in the County of Suffolk and Commonwealth of Massachusetts, bounded:

EASTERLY by School Street;

NORTHERLY by land of John McChere;

NORTHWESTERLY by Mountain Avenue.

Containing 9500 square feet, more or less.

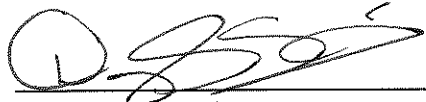
11. What is the nature of the exception or special permit requested in this application?

The Applicant seeks to alter the use of the property to allow the operation of a funeral home, allowable only by special permit, servicing all of Revere. Additionally, the Applicant seeks a special permit for the reconstruction and extension of a nonconforming structure for a substantially difference purpose. See Site Plan Review Committee's Denial Letter attached hereto as **Exhibit E**. The special permit will allow the Applicant to relocate its business from the current location on Broadway to a new location that would allow significantly easier ingress and egress to and from the property. The relocation of the Vertuccio and Smith Funeral Home will also allow easier access to parking for funeral events with the Applicant's subsequent purchase and plans to redevelop a nearby parcel, 100 School Street, into parking for the funeral home. The current non-conforming residential structure will be taken down and the Applicant will construct a brand new, larger, funeral home structure to better serve the Revere Community.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the neighborhood. Allowance of the use of this property to support the operation of a long-standing Revere business 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: September 24, 2021.

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

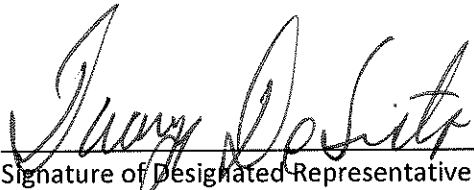


Signature of Applicant

9/24/21
Date

Signature of Owner

Date


Signature of Designated Representative

9/24/21
Date

Power of Attorney for Geraldine and Anthony DeSisto



9/29/21

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

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

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

1. Name and residential address of party submitting application:

Name: Danny S. Smith, Vertuccio and Smith Home for Funerals, Inc.

Address: 773 Broadway
Revere, MA 02151

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

Name: Geraldine and Anthony DeSisto

Address: 9 Mountain Avenue
Revere, MA 02151

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

Partner's Name: N/A

Address: N/A

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

Name: Danny S. Smith, Vertuccio and Smith Home for Funerals, Inc.

Address: 773 Broadway
Revere, MA 02151

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

Trustee's Name: N/A

Address: N/A

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

Page 2
General Disclosure Form

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

Joint Venture Name: N/A

Address: N/A

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

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

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

Director: Danny S. Smith 773 Broadway, Revere, MA 02151

Director: Ralph P. Vertuccio 773 Broadway, Revere, MA 02151

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

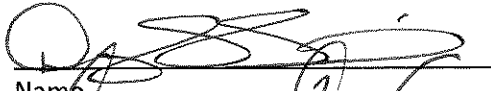
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

Vertuccio & Smith Home for Funerals, Inc.; June 29, 2009; City of Revere, Office of the City Clerk,
281 Broadway, Revere Massachusetts 02151


[Signatures on following page]

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

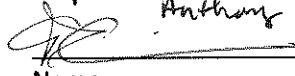
The foregoing information if provided under the Pains and Penalty of Perjury.
Signature of each party and land owner:


Name

9/24/21
Date


Name *AS Attorney for Geraldine and Anthony Desisto*

9/24/21
Date


Name

9/29/21
Date


Name

September 24, 2021
Date

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Daniel Smith, Vertuccio and Smith Home for Funeral, Inc. who has applied to this Honorable City Council for a special permit for property located at 9 Mountain Avenue.

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. *See Revere Zoning Ordinances, § 17.04.010*
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is a centralized Revere location with reasonable ingress and egress accessibility and Applicant is able to secure required parking.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense, and all aspects of the property will be brought up to code as is required in new construction.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Mountain avenue or School Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant intends to regularly use employees and adequate signage to safely direct all occupants or guests to parking areas reserved for the Property for events such as funerals and wakes. The Applicant is also extremely responsive and proactively seeks to address neighbor concerns once they are brought to the Applicant's attention.

Page 2
Finding of Fact Form

6. The adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) Adequate and appropriate facilities already service the Property or will be addressed through the construction of the new building.
 - (b) Applicant has the ability to secure adequate parking through the purchase of nearby parcel of land.

Date: 9/29/21

Respectfully submitted by:  _____

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

EXHIBIT

A

11153 101

281

I, Geraldine DeSisto of Revere, Suffolk County, Massachusetts

being ~~married~~, for consideration paid, and in full consideration of *an amount under one hundred (100.00) dollars* grant to myself, Geraldine DeSisto and Anthony DeSisto, husband and wife, as joint tenants, both of 9 Mountain Avenue, in said Revere, with quitclaim covenants

the land in Revere with the buildings thereon situated in the County of Suffolk and Commonwealth of Massachusetts, bounded:

[Description and encumbrances, if any]

- EASTERLY by School Street;
- NORTHERLY by land of John McChere;
- NORTHWESTERLY by Mountain Avenue.

Containing 9500 square feet, more or less.

For my title see Estate of the late Ernest Prongillo, Suffolk Probate Court #522547, dated November 17, 1955, recorded in Book 7109, Page 376.

Address of Property: 9 Mountain Avenue, Revere, Massachusetts

RECORDS SECTION OF DEEDS
RECORDS & REGULATORY

SEP 18 3 30 PM '84

Paul R. Tarnay
REGISTER

RECORDS SECTION OF DEEDS
RECORDS & REGULATORY

RECORDS SECTION OF DEEDS
RECORDS & REGULATORY

Witness *my* hand and seal this *teenth* day of *July*, 1984.

Geraldine DeSisto

The Commonwealth of Massachusetts

Suffolk ss.

July 9, 1984

Then personally appeared the above named *GERALDINE DeSisto* and acknowledged the foregoing instrument to be *her* free act and deed, before me

Antoine Abbate
Antoine Abbate, Notary Public - *Massachusetts*

My commission expires *Sept. 15, 1989*

(*Individual — Joint Tenants — Tenants in Common.)

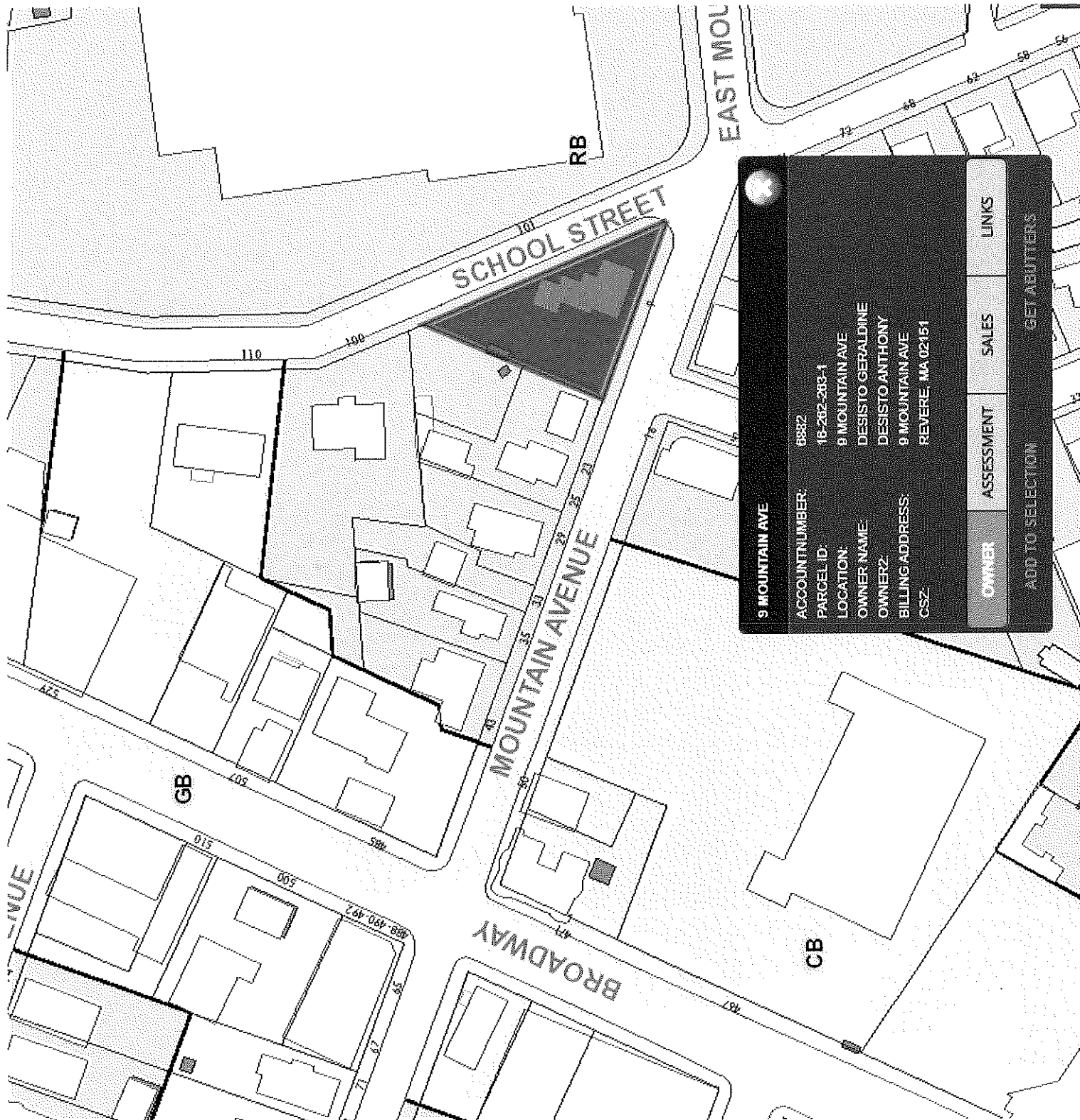
CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantor or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registers of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

EXHIBIT B

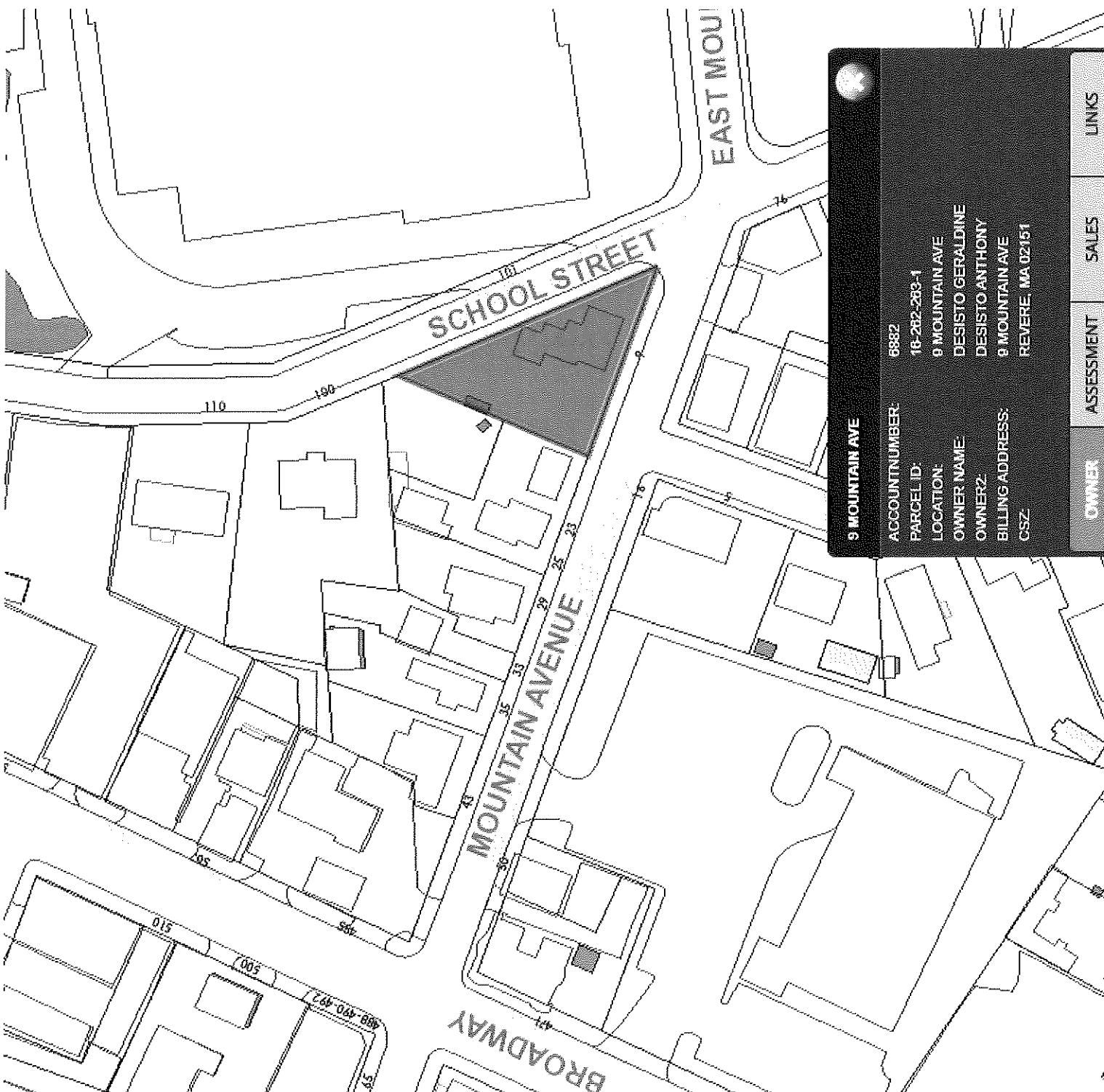
EXHIBIT C



9 MOUNTAIN AVE	
ACCOUNTNUMBER:	6882
PARCEL ID:	16-262-263-1
LOCATION:	9 MOUNTAIN AVE
OWNER NAME:	DESISTO GERALDINE
OWNER2:	DESISTO ANTHONY
BILLING ADDRESS:	9 MOUNTAIN AVE
CSZ:	REVERE, MA 02151
OWNER	ASSESSMENT
ADD TO SELECTION	SALES
LINKS	GET ABUTTERS

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

EXHIBIT D



EXHIBIT

E

Chris Cridler

From: fstringi@revere.org
Sent: Friday, September 24, 2021 9:49 AM
To: Chris Cridler; fdelmuto@comcast.net; pblaisdell@wsengineers.com; amelnik@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: September 24, 2021
Application #: SPR21-000135
Address: 9 MOUNTAIN AVE
Description: To tear down existing 2-family home and construct a new funeral home.
Review Status: Denied

Thank you for your recent permit application for To tear down existing 2-family home and construct a new funeral home.. 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 17.16.140 of the Revised Revere Zoning Ordinance, a funeral home may only be allowed within the RB District by special permit of the City Council. Further, in accordance with Section 17.40.030, the reconstruction and extension of a nonconforming structure for a substantially different purpose may only be allowed 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: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Request for Abutters List

Date: 09/27/21

Property Location: 9 Mountain Avenue

Map: 16 Block: 262-263 Parcel: 1

Property Owner: Geraldine and Anthony DeSisto

Is request for special permit or variance? YES NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Christopher D. Cridler, Counsel

Address: D'Ambrosio Brown LLP

14 Proctor Ave, Revere, MA 02151

Telephone: (617) 720-5657



APPRaised: 519,100/
USE VALUE: 519,100/
ASSESSED: 519,100/

Map Block
Direction/Street/City
MOUNTAIN AVE, REVERE

PROPERTY LOCATION
No 9 Alt No MOUNTAIN AVE, REVERE

OWNERSHIP
Owner 1: DESISTO GERALDINE
Owner 2: DESISTO ANTHONY
Street 1: 9 MOUNTAIN AVE
Street 2:

PREVIOUS ASSESSMENT
Parcel ID 16-262-263-1
Total Card 519,100
Total Parcel 519,100
Source: Market Adj Cost

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Street 2:

NARRATIVE DESCRIPTION
This parcel contains .218 Acres of land mainly classified as TWO FAM with a TWO FAMILY Building built about 1900, having primarily VINYL Exterior and 2069 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Description No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z water
O Sewer
n Electri
Flood Haz: Exmpt
D Topo
S Street
t Gas:

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth / Price/Units
Code Description Fact 104 TWO FAM 9500 Sq Feet SITE

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.218	331,200	400	187,500	519,100
Total Card	0.218	331,200	400	187,500	519,100
Total Parcel	0.218	331,200	400	187,500	519,100
Source: Market Adj Cost Total Value per SQ unit /Card: 250.89 /Parcel: 250.89					

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	104	FV	331,200	400	218	187,500	519,100	505,600	Year End Roll	12/15/2020
2021	104	PTCH	317,700	400	218	187,500	505,600	505,600	patch	8/19/2020
2020	104	FV	317,700	400	218	187,500	505,600	505,600	Year End Roll	12/18/2019
2020	104	NC	317,700	400	218	187,500	505,600	505,600	Year End Roll	10/30/2019
2019	104	FV	270,400	400	218	171,000	441,800	441,800	Year End Roll	12/19/2018
2018	104	IV	258,600	0	218	154,500	413,100	413,100	YER	12/29/2017
2017	104	FV	231,600	0	218	135,000	366,600	366,600	Year End Roll	12/22/2016
2016	104	FV	199,600	0	218	129,000	328,600	328,600	Year End	12/28/2015

Grantor	Legal Ref	Type	Date	Sale Price	V	Ist	Verif	Notes
UNKNOWN	11153/101		7/9/1984		No	No		

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/2/2019	B190071519	OTHER	8,000.00	C				CREATE MEANS OF EG

Date	Result	By	Name
7/23/2020	PERMIT	336	MATT MCGRATH
9/13/2019	FIELD REVIEW	336	MATT MCGRATH
10/24/2017	ENTRY DENIED	427	DEREK
7/13/2007	INSPECTED	294	DENNIS M
5/17/2006	MEASURED	335	JONATHAN D
11/10/2004	No change	117	JH
12/17/2001	Change - H	SS	
12/6/2001	Appointment	KL	

Sign:	Alt	%	Spec	J	Notes
	187,549	0	EASMTNT -10		187,500 PIPE EASEMENT=10 %

Granor	Legal Ref	Type	Date	Sale Price	V	Ist	Verif	Notes
UNKNOWN	11153/101		7/9/1984		No	No		

Use	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Factor	LT	Base Unit Value	Price	Adj	Neigh Infru	Neigh Mod	Infr1 %	Infr2 %	Infr3 %	Appraised Value	%	Class	Code	Fact Use Value	Notes
104	TWO FAM	9500	Sq Feet SITE			1.0		0	6.25	3.16 5	1.00					187,549	0	EASMTNT -10		187,500	PIPE EASEMENT=10 %

EXTERIOR INFORMATION

Type:	12 - TWO FAMILY
Sty Ht:	2 - 2 STORIES
(Liv) Units:	2 Total: 2
Foundation:	1 - CONCRETE
Framer:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	5 - MANSARD
Roof Cover:	1 - ASPHALT
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:	1	Rating:	AVERAGE
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Other Fix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Fppl:		Rating:	
WSFlue:		Rating:	

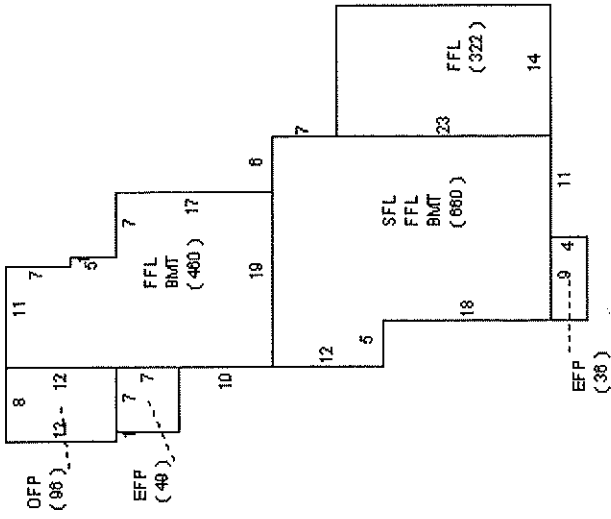
COMMENTS

PATIO-PATIO BLOCKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY, LR, DR, D, K, RR, RR, BR, FB, HB, L, O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RWs: 10	BRs: 3	Baths: 2	HB

SKETCH



EXTERIOR INFORMATION

Year Bld:	1900	Eff Yr Bld:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg HWFL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 15%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled

REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Overide:		
Total:		32%

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	4	1	1
Totals	2	10	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WHA \$/SQ

WHA \$/SQ:		AvRate:		Ind Val
Juris. Factor:		Before Depr:	171.93	
Special Features:	0	Val/Su Net:	98.28	
Final Total:	331200	Val/Su Szaq:	160.08	

MOBILE HOME

Make:		Model:		Year:	
-------	--	--------	--	-------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juris. Value
19	PATIO	D Y	1.18x24	F	FR	1998	2.24 T	56	104		400			400

EXTERIOR INFORMATION

Year Bld:	1900	Eff Yr Bld:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg HWFL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 15%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled

REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Overide:		
Total:		32%

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	4	1	1
Totals	2	10	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WHA \$/SQ

WHA \$/SQ:		AvRate:		Ind Val
Juris. Factor:		Before Depr:	171.93	
Special Features:	0	Val/Su Net:	98.28	
Final Total:	331200	Val/Su Szaq:	160.08	

MOBILE HOME

Make:		Model:		Year:	
-------	--	--------	--	-------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juris. Value
19	PATIO	D Y	1.18x24	F	FR	1998	2.24 T	56	104		400			400

EXTERIOR INFORMATION

Year Bld:	1900	Eff Yr Bld:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg HWFL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 15%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled

REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Overide:		
Total:		32%

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	4	1	1
Totals	2	10	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WHA \$/SQ

WHA \$/SQ:		AvRate:		Ind Val
Juris. Factor:		Before Depr:	171.93	
Special Features:	0	Val/Su Net:	98.28	
Final Total:	331200	Val/Su Szaq:	160.08	

MOBILE HOME

Make:		Model:		Year:	
-------	--	--------	--	-------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juris. Value
19	PATIO	D Y	1.18x24	F	FR	1998	2.24 T	56	104		400			400

EXTERIOR INFORMATION

Year Bld:	1900	Eff Yr Bld:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg HWFL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 15%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled

REMODELING

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Overide:		
Total:		32%

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	4	1	1
Totals	2	10	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WHA \$/SQ

WHA \$/SQ:		AvRate:		Ind Val
Juris. Factor:		Before Depr:	171.93	
Special Features:	0	Val/Su Net:	98.28	
Final Total:	331200	Val/Su Szaq:	160.08	

MOBILE HOME

Make:		Model:		Year:	
-------	--	--------	--	-------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juris. Value
19	PATIO	D Y	1.18x24	F	FR	1998	2.24 T	56	104		400			400

EXTERIOR INFORMATION

Year Bld:	1900	Eff Yr Bld:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg HWFL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	8 - PLYWD PA 50%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL 15%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
#	

7 OLIVER TER DICHICCO JULIE M SULLIVAN FREDERICK F 7 OLIVER TER REVERE, MA 02151	16-252-17 LUC: 101	76 SCHOOL ST 76 SCHOOL STREET REALTY TRUST LINDER HARVEY J TRUSTEE 6 BLACKSMITH WAY SAUGUS, MA 01908	16-261B-11A LUC: 111	130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27A LUC: 104
5 OLIVER TER MERCADO JOHN DENZEL MERCADO MERYANNE S 5 OLIVER TER Revere, MA 02151	16-252-18 LUC: 101	72 SCHOOL ST TRINGALE CHARLES P JR 72 SCHOOL ST REVERE, MA 02151	16-261B-12 LUC: 105	25 R MOUNTAIN AVE DEMERS JOSEPH A DEMERS MAUREEN B 25 MOUNTAIN AVE REVERE, MA 02151	16-262-263-3 LUC: 101
3 OLIVER TER MAFFUCCI NOEL C MAFFUCCI THOMAS 3 OLIVER TER REVERE, MA 02151	16-252-19 LUC: 101	68 SCHOOL ST DOHERTY MARYELLEN LIFE ESTATE DOHERTY COLIN REMAINDERMAN 68 SCHOOL ST REVERE, MA 02151	16-261B-13 LUC: 101	SCHOOL ST CASTALDO REALTY TRUST CASTALDO JEFFREY TRUSTEE 85 COLONIAL AVE NORTH ANDOVER, MA 01845	16-262-263-30 LUC: 106
1 OLIVER TER JONUZ SAFET JONUZ MUNIBA 2 TWIN SPRING DR SAUGUS, MA 01908	16-252-20 LUC: 101	62 SCHOOL ST BARUME EMMANUEL B ZIHALIRWA ROSETTE 62 SCHOOL ST Revere, MA 02151	16-261B-14 LUC: 104	110 SCHOOL ST PERRY ROSEMARIE 110 SCHOOL ST REVERE, MA 02151	16-262-263-32 LUC: 101
SCHOOL ST CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	16-252-21 LUC: 930	56 SCHOOL ST NGUYEN NANCY D 56 SCHOOL ST REVERE, MA 02151	16-261B-15 LUC: 104	100 SCHOOL ST FANALE 2016 TRUST FANALE JR ANTHONY W TRUSTEE 100 SCHOOL ST REVERE, MA 02151	16-262-263-33 LUC: 101
55 SCHOOL ST COLELLA COSIMO LIFE ESTATE COLELLA ANNA MARIA LIFE ESTATE 55 SCHOOL ST REVERE, MA 02151	16-252-22 LUC: 104	14 GRAND AVE MARTINEZ CLAUDIA P 14 GRAND AVE REVERE, MA 02151	16-261B-7 LUC: 104	SCHOOL REAR ST R & R TRIPOLI FAMILY TRUST TRIPOLI BARTHOLOMEW 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-34 LUC: 132
467 BROADWAY REVERE WORKS, LLC 30 HUNTER LN CAMP HILL, PA 17011	16-261A-1 LUC: 325	4 GRAND AVE ROCARBERTE JOHN E JR 4 GRAND AVE Revere, MA 02151	16-261B-8 LUC: 104	29 MOUNTAIN AVE PORCARO MARY A LIFE ESTATE PERRIER FRANCINE A REMAINDERMAN 29 MOUNTAIN AVE REVERE, MA 02151	16-262-263-4 LUC: 104
16 MOUNTAIN AVE HOLOWAY FAMILY TRUST HOLOWAY JUDITH A TRUSTEE 18 MOUNTAIN AVE REVERE, MA 02151	16-261A-5A LUC: 104	8 GRAND AVE VELASQUEZ PEDRO VELASQUEZ PORFIRIO 8 GRAND AVE REVERE, MA 02151	16-261B-9 LUC: 104	33 MOUNTAIN AVE BURKETT RYAN AUSTIN RODRIGUEZ FELICIA 33 MOUNTAIN AVE REVERE, MA 02151	16-262-263-5 LUC: 101
15 GRAND AVE GRASSO MARIE 15 GRAND AVE REVERE, MA 02151	16-261A-8 LUC: 101	9 MOUNTAIN AVE DESISTO GERALDINE DESISTO ANTHONY 9 MOUNTAIN AVE REVERE, MA 02151	16-262-263-1 LUC: 104	35 MOUNTAIN AVE CLIMACO ERNESTO 35 MOUNTAIN AVE REVERE, MA 02151	16-262-263-51 LUC: 104
MOUNTAIN AVE VELASQUEZ PEDRO VELASQUEZ PORFIRIO 8 GRAND AVE REVERE, MA 02151	16-261B-10A LUC: 132	23 MOUNTAIN AVE GEORGE MAGLIONE JR 2015 REVOCABLE TRUST 465 WAVERLEY OAKS ROAD #216 WALTHAM, MA 02452	16-262-263-2 LUC: 104	509 BROADWAY PLEASANT APARTMENT CONDO ASSOC 509 BROADWAY REVERE, MA 02151	16-262-263-8 LUC: N/A

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

509 BROADWAY A 16-262-263-8-1

LUC: 102

BELTRAN GREGORIO
509 BROADWAY
UNIT A
Revere, MA 02151

509 BROADWAY 7 16-262-263-8-10

LUC: 102

CORCORAN ROBERT S
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

509 BROADWAY 8 16-262-263-8-11

LUC: 102

VERA CESAR
ARANGO VIVIANA
18 TAFT ST
Revere, MA 02151

509 BROADWAY 9 16-262-263-8-12

LUC: 102

RODRIGUEZ NELSON
RODRIGUEZ TATJANA LUCANOVA
303 BEACH ST
Revere, MA 02151

509 BROADWAY 10 16-262-263-8-13

LUC: 102

CORCORAN ROBERT
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

509 BROADWAY 11 16-262-263-8-14

LUC: 102

CORCORAN ROBERT
CORCORAN ANN M
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

509 BROADWAY 12 16-262-263-8-15

LUC: 102

BETTERMAN STEVEN
7 PIEVIEW AVE
REVERE, MA 02151

509 BROADWAY B 16-262-263-8-2

LUC: 327

GIANNONE JOSEPH
GIANNONE DEBORAH
49 WALNUT PARK
LYNN, MA 01905

509 BROADWAY C 16-262-263-8-3

LUC: 327

AAEC HOLDINGS LLC
ALBA ANTHONY C/O
18 PINETREE DR
SAUGUS, MA 01906

509 BROADWAY 1 16-262-263-8-4

LUC: 102

CORCORAN ROBERT
CORCORAN ANN M
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

509 BROADWAY 2 16-262-263-8-5

LUC: 102

BORDEN DENNIS R
BORDEN VIRGINIA M
83 GARFIELD AVE
CHELSEA, MA 02150

509 BROADWAY 3 16-262-263-8-6

LUC: 102

ALBA ANTHONY
18 PINETREE DR
SAUGUS, MA 01906

509 BROADWAY 4 16-262-263-8-7

LUC: 102

CORCORAN JOHN
CORCORAN ROBERT S
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

509 BROADWAY 5 16-262-263-8-8

LUC: 102

TON AMY
509 BROADWAY
UNIT 5
Revere, MA 02151

509 BROADWAY 6 16-262-263-8-9

LUC: 102

BETTERMAN STEVEN
382 OCEAN AVE
UNIT C-103
REVERE, MA 02151

529 BROADWAY 16-262-263-9A

LUC: 325

CASTALDO REALTY TRUST
CASTALDO JEFFREY TRUSTEE
85 COLONIAL AVE
NORTH ANDOVER, MA 01845

101 SCHOOL ST 16-264-1A

LUC: 931

CITY OF REVERE / HIGH SCHOOL
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

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

DATE: _____

Attachment: PH.C-21-13 (21-351 : C-21-13 Special Permit, 9 Mountain Avenue)

C-21-14

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.320 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-14) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27110
10/06/2021
10/13/2021

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

C-21-14

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.320 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-14) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27110
10/06/2021
10/13/2021

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

C-21-14

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.320 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-14) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #27110
10/06/2021
10/13/2021

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

FORM B

APPLICATION NO. C-21-14
DATE: 9/30/2021

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

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

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

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

- 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 17.16.320.
- 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 the application is:

Name: Danny S. Smith, Vertuccio & Smith Home for Funerals, Inc.
 Address: 773 Broadway
 Revere, MA 02151
 Tel. #: c/o D'Ambrosio Brown LLP (617) 720-5657

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

2021 SEP 30 AM 9:57
 FILED
 OFFICE CITY CLERK
 REVERE, MASS

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

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

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

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Anthony W. Fanale, Trustee of The Fanale 2016 Trust; Danny S. Smith and Ralph P. Vertuccio Jr.
Trustees of the 100 School Street Realty Trust.

Address: 100 School Street, Revere, MA 02151

Tel. #: (781) 389-5580

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 66127, Page 168, attached hereto as **Exhibit A**.

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

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

Assessor's Office information: 100 School Street, Parcel Identification No. 16-262-263-33

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

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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

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

**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: Daniel S. Smith, Vertuccio and Smith Home for Funerals, Inc.

Address: 773 Broadway
Revere, MA 02151

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

Name: The Fanale 2016 Trust, Anthony Fanale - Trustee

Address: 67 Weatherly Drive
Salem, MA 01970

Name: The 100 School Street Realty Trust, Danny S. Smith and Ralph P. Vertuccio – Trustees

Address: 41 Russet Lane
Melrose, MA 02176

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

Partner's Name: N/A

Address: N/A

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

Name: Danny S. Smith, Vertuccio and Smith Home for Funerals, Inc.

Address: 773 Broadway
Revere, MA 02151

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

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

Page 2
General Disclosure Form

Trustee's Name: Anthony Fanale – The Fanale 2016 Trust

Address: 67 Weatherly Drive
Salem, MA 01970

Trustees' Names: Danny S. Smith and Ralph P. Vertuccio Jr. – The 100 School Street Realty Trust

Address: 41 Russet Lane
Melrose, MA 02176

The trust documents are on file at Suffolk County Registry of Deeds and will be delivered upon request.

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

Joint Venture Name: N/A

Address: N/A

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

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

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

Director: Daniel S. Smith 773 Broadway, Revere, MA 02151

Director: Ralph P. Vertuccio 773 Broadway, Revere, MA 02151

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

Vertuccio & Smith Home for Funerals, Inc., June 29, 2009, City of Revere, Office of the City Clerk, 281 Broadway, Revere, Massachusetts 02151.

[Signatures on following page]

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


Name


9/24/21
Date

Anthony W. Fander, Jr.
Name

9/24/21
Date

Ralph P. Luttuccio, Jr.
Name

September 24, 2021
Date


Name

9/29/21
Date

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Danny S. Smith, Vertuccio and Smith Home for Funeral, Inc. who has applied to this Honorable City Council for a special permit for property located at 9 Mountain Avenue.

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. See Revere Zoning Ordinances, § 17.04.010

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is large enough to accommodate the necessary parking areas. Though this particular site is located within the RB district, the adjacent property immediately to the North is located within the GB district, where the proposed use would be permitted as of right.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will serve the neighborhood and the Funeral Home by eliminating the need for street parking within the neighborhood while fulfilling a necessary service for the citizens of Revere.


5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Mountain avenue or School Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant intends to regularly use employees and adequate signage to safely direct all occupants or guests to parking areas reserved for the Funeral Home for events such as funerals and wakes. Disruptions, if any, will be limited and efficiently resolved by the Applicant. The Applicant is also extremely responsive and proactively seeks to address neighbor concerns once they are brought to the Applicant's attention.

Page 2
Finding of Fact Form

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

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

Date: 9/29/21

Respectfully submitted by:  _____

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

EXHIBIT

A

Suffolk County Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 93529
Document Type	: DED
Recorded Date	: August 20, 2021
Recorded Time	: 11:14:29 AM
Recorded Book and Page	: 66127 / 167
Number of Pages(including cover sheet)	: 4
Receipt Number	: 920324
Recording Fee (including excise)	: \$3,347.00

 MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 08/20/2021 11:14 AM
 Ctrl# 213746 28547 Doc# 00093529
 Fee: \$3,192.00 Cons: \$700,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
 24 New Chardon Street
 Boston, MA 02114
 617-788-8575
Suffolkdeeds.com

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

QUITCLAIM DEED

WE, DAVID SERINO and ANNA CAROLINA CARLOS-SERINO, husband and wife, both of Revere, Massachusetts,

In consideration of SEVEN HUNDRED THOUSAND and no/100 (\$700,000.00) DOLLARS, the receipt of which is hereby acknowledged,

Grant to Anthony W. Fanale, Jr., Trustee of The Fanale 2016 Trust, under Declaration of Trust dated June 20, 2016 pursuant to a Trustee's Certificate recorded with the Suffolk County Registry of Deeds in Book 56311, Page 106, of 67 Weatherly Drive, Salem, Essex County, Massachusetts 01970 an undivided **81.334%** interest as a tenant in common with Danny S. Smith and Ralph P. Vertuccio, Jr., Trustees of The 100 School Street Realty Trust, under Declaration of Trust dated August 5, 2021, pursuant to a Trustee's Certificate recorded with said Registry of Deeds simultaneously herewith, of 41 Russet Lane, Melrose, Massachusetts 02176 an undivided **18.666%** interest as tenants in common,

With *QUITCLAIM COVENANTS*,

A certain parcel of land in said Revere, being shown as Lot D on a plan of land dated August 2, 1960 by Thomas W. Dakin, Surveyor, recorded in Book 7497, Page 267 and bounded and described as follows; Viz:

SOUTHERLY	along School Street, ninety-two (92) feet;
WESTERLY	along land of unknown, one hundred forty-five (145) feet, more or less;
NORTHERLY	along land of unknown, fifty-one and seventy-seven (51.77) feet, according to said plan;
WESTERLY	again, by land of unknown, one hundred eleven and seventy-five (111.75) feet;
NORTHERLY	again, by land of unknown, twenty-three (23) feet, more or less, according to said plan;

Property Address: 100 School Street, Revere, Massachusetts 02151

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

EASTERLY along Lot A, as shown on said plan, thirty-five (35) feet, more or less;

NORTHERLY again, along Lots A and B, as shown on said plan, fifty six (56) feet, more or less; and

EASTERLY again, along Lot E, as shown on said plan, one hundred fifty-four (154) feet, more or less.

Containing approximately 21,095 feet, more or less, as shown on said plan.

Excepting therefrom a certain parcel of land conveyed to Richard Marotta and Frances Marotta by Deed dated May 23, 1983, and recorded with said Registry in Book 10371, Page 64.

We, David Serino and Anna Carolina Carlos-Serino, hereby state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead pursuant to M.G.L. c. 188.

Being the same premises conveyed to the grantors hereof by deed of Robert Serino, Personal Representative of the Estate of Christine Serino, Suffolk Probate Court Docket No. SU13P1019EA dated September 24, 2014, and recorded with the Suffolk County Registry of Deeds in Book 53515, Page 32.

Executed as a sealed instrument this 17th day of August, 2021.



David Serino

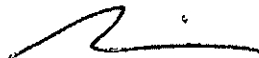


Anna Carolina Carlos-Serino

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 17th day of August, 2021, before me, the undersigned notary public, personally appeared David Serino and Anna Carolina Carlos-Serino, proved to me through satisfactory evidence of identification, which were MA Drivers licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:

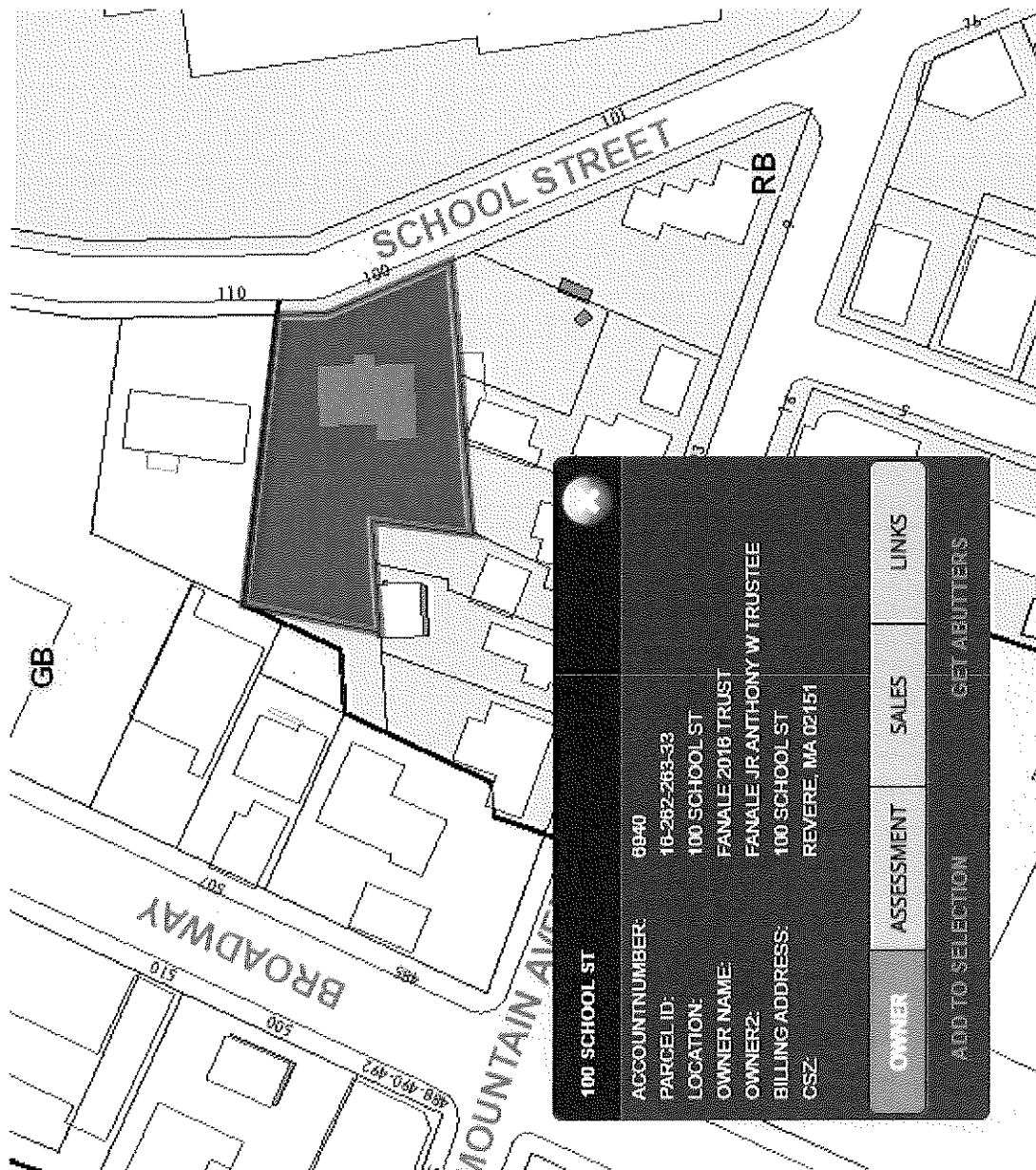


SEAN F. O'BRIEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 22, 2024

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

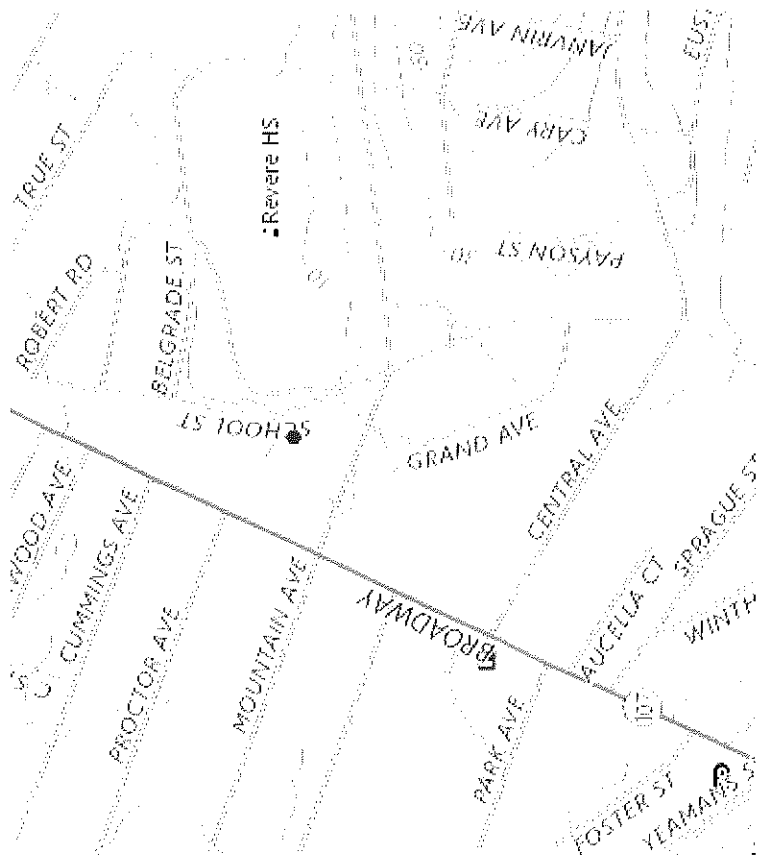
EXHIBIT B

EXHIBIT C

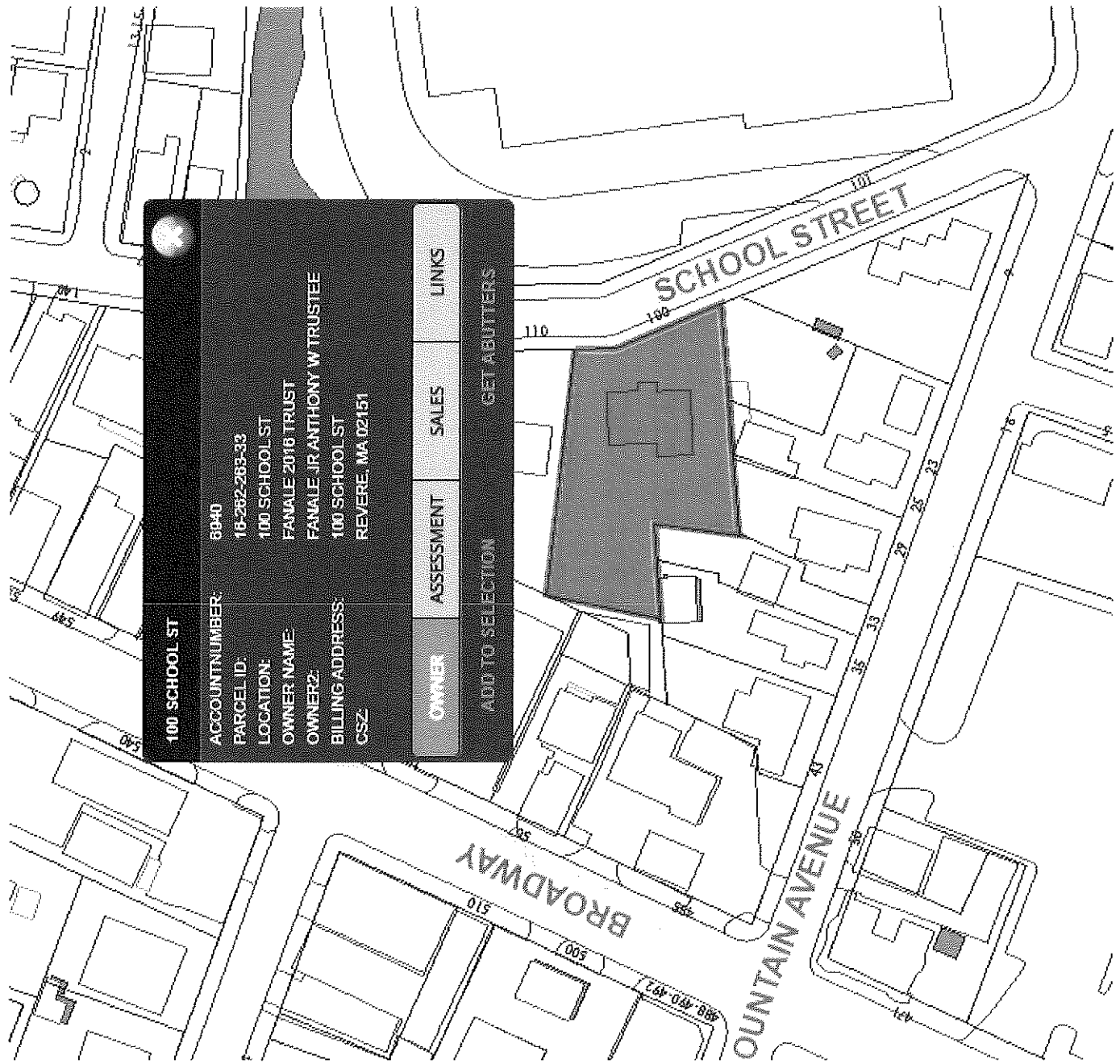


Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

EXHIBIT D



Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)



100 SCHOOL ST	ACCOUNT NUMBER: 8940	OWNER	ASSESSMENT	SALES	LINKS
PARCEL ID: 16-262-263-33	LOCATION: 100 SCHOOL ST	ADD TO SELECTION			
OWNER NAME: FAHALE 2016 TRUST	OWNER2: FAHALE JR ANTHONY W TRUSTEE	GET ABUTTERS			
BILLING ADDRESS: 100 SCHOOL ST	CSZ: REVERE, MA 02151				

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

EXHIBIT E

Chris Cridler

From: fstringi@revere.org
Sent: Tuesday, September 21, 2021 1:01 PM
To: Chris Cridler; fdelmuto@comcast.net; pblaisdell@wsengineers.com; amelnik@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: September 21, 2021
Application #: SPR21-000136
Address: 100 SCHOOL ST
Description: Tear down existing residential structure and construct parking lot for use by owners of newly constructed funeral home at 9 Mountain Avenue
Review Status: Denied

Thank you for your recent permit application for Tear down existing residential structure and construct parking lot for use by owners of newly constructed funeral home at 9 Mountain Avenue. 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 17.16.320 of the Revised Revere Zoning Ordinance, private parking lots associated with commercial uses may only be allowed in the RB District by special permit of the City Council.

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

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

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)



Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Request for Abutters List

Date: 09/27/21

Property Location: 100 School Street

Map: 16

Block: 262-263

Parcel: 33

Property Owner: The Fanale 2016 Trust, Anthony Fanale Jr. - Trustee
& The 100 School Street Realty Trust, Danny Smith - Trustee

Is request for special permit or variance? YES X NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Christopher D. Cridler, Counsel

Address: D'Ambrosio Brown LLP

14 Proctor Ave, Revere, MA 02151

Telephone: (617) 720-5657

281 BROADWAY • REVERE, MA 02151 • 781-286-8170 • FAX 781-286-8388

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

EXTERIOR INFORMATION

Type:	19 - RANCH
Full Bath:	1
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	1
A HBth:	
Other Fix:	
Other Features:	
Kits:	1
A Kits:	
Frip:	
WSFlue:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1961
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HtFL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wal:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
Other Fix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frip:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	20.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		20.8%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	1.330000004
Const Adj.:	1.01504993
Adj \$ / SQ:	162.002
Other Features:	44300
Grade Factor:	1.00
NBHD Inf:	1.000000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340847
Depreciation:	70896
Depreciated Total:	269951

MOBILE HOME

Make:	
Model:	

SPEC FEATURES/YARD ITEMS

Description	A	YIS	Qty
-------------	---	-----	-----

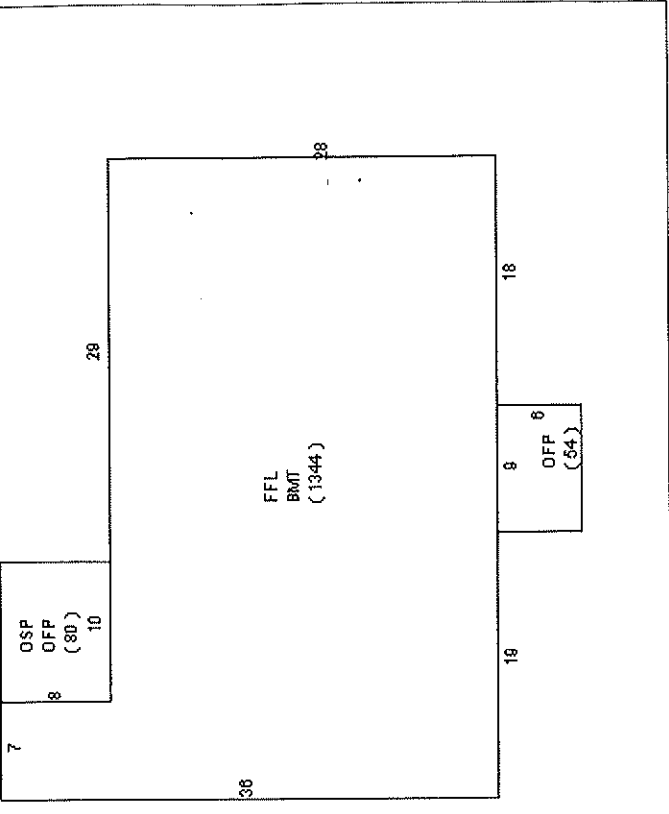
COMMENTS

1st Res Grid	Desc	Line	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
LVI 2			
LVI 1			
Lower			
Totals	RMS: 6	BRS: 2	Baths: 1

RESIDENTIAL GRID

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	2	1

SKETCH



SUB AREA

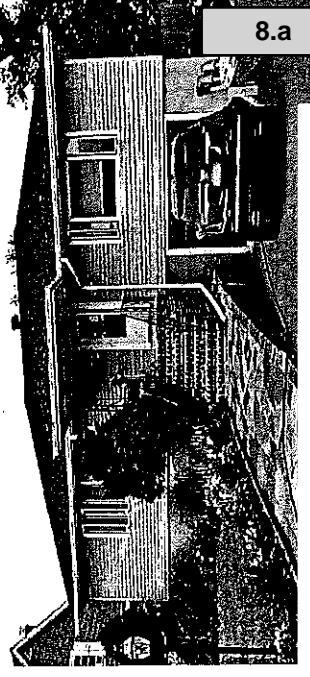
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	Type	%	Qu #	Ten
BMT	BASEMENT	1,344	55.080	74,028							
FFL	FIRST FLOOR	1,344	162.000	217,731							
OFF	OPEN FRM PRCH	134	20.220	2,709							
OSP	OPN SCN PRCH	80	25.990	2,079							
Net Sketched Area:		2,902	Total:		296,547						
Size Ad		1344	Gross Area	2802	FinArea						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	Type	%	Qu #	Ten
BMT	BASEMENT	1,344	55.080	74,028							
FFL	FIRST FLOOR	1,344	162.000	217,731							
OFF	OPEN FRM PRCH	134	20.220	2,709							
OSP	OPN SCN PRCH	80	25.990	2,079							
Net Sketched Area:		2,902	Total:		296,547						
Size Ad		1344	Gross Area	2802	FinArea						

IMAGE

AssessPro Patriot Properties, Inc



8.a

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

467 BROADWAY REVERE WORKS, LLC 30 HUNTER LN CAMP HILL, PA 17011	16-261A-1 LUC: 325	100 SCHOOL ST FANALE 2016 TRUST FANALE JR ANTHONY W TRUSTEE 100 SCHOOL ST REVERE, MA 02151	16-262-263-33 LUC: 101	509 BROADWAY A BELTRAN GREGORIO 509 BROADWAY UNIT A Revere, MA 02151	16-262-263-8-1 LUC: 102
16 MOUNTAIN AVE HOLOWAY FAMILY TRUST HOLOWAY JUDITH A TRUSTEE 18 MOUNTAIN AVE REVERE, MA 02151	16-261A-5A LUC: 104	SCHOOL REAR ST R & R TRIPOLI FAMILY TRUST TRIPOLI BARTHOLOMEW 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-33A LUC: 132	509 BROADWAY 7 CORCORAN ROBERT S 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8- LUC: 102
76 SCHOOL ST 76 SCHOOL STREET REALTY TRUST LINDER HARVEY J TRUSTEE 6 BLACKSMITH WAY SAUGUS, MA 01906	16-261B-11A LUC: 111	SCHOOL REAR ST R & R TRIPOLI FAMILY TRUST TRIPOLI BARTHOLOMEW 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-34 LUC: 132	509 BROADWAY 8 VERA CESAR ARANGO VIVIANA 18 TAFT ST Revere, MA 02151	16-262-263-8- LUC: 102
4 GRAND AVE ROCARBERTE JOHN E JR 4 GRAND AVE Revere, MA 02151	16-261B-8 LUC: 104	29 MOUNTAIN AVE PORCARO MARY A LIFE ESTATE PERRIER FRANCINE A REMAINDERMAN 29 MOUNTAIN AVE REVERE, MA 02151	16-262-263-4 LUC: 104	509 BROADWAY 9 RODRIGUEZ NELSON RODRIGUEZ TATJANA LUCANOVA 303 BEACH ST Revere, MA 02151	16-262-263-8- LUC: 102
9 MOUNTAIN AVE DESISTO GERALDINE DESISTO ANTHONY 9 MOUNTAIN AVE REVERE, MA 02151	16-262-263-1 LUC: 104	33 MOUNTAIN AVE BURKETT RYAN AUSTIN RODRIGUEZ FELICIA 33 MOUNTAIN AVE REVERE, MA 02151	16-262-263-5A LUC: 101	509 BROADWAY 10 CORCORAN ROBERT 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8- LUC: 102
23 MOUNTAIN AVE GEORGE MAGLIONE JR 2015 REVOCABLE TRUST 465 WAVERLEY OAKS ROAD #216 WALTHAM, MA 02452	16-262-263-2 LUC: 104	35 MOUNTAIN AVE CLIMACO ERNESTO 35 MOUNTAIN AVE REVERE, MA 02151	16-262-263-5B LUC: 104	509 BROADWAY 11 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8- LUC: 102
130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27A LUC: 104	43 MOUNTAIN AVE PANWALA MOHMEDNADIM PANWALA NASRINBANU 43 MOUNTAIN AVE Revere, MA 02151	16-262-263-5D LUC: 101	509 BROADWAY 12 BETTERMAN STEVEN 7 PIEVIEW AVE REVERE, MA 02151	16-262-263-8- LUC: 102
25 R MOUNTAIN AVE DEMERS JOSEPH A DEMERS MAUREEN B 25 MOUNTAIN AVE REVERE, MA 02151	16-262-263-3 LUC: 101	485 BROADWAY NADINE SERVICE STATION, INC 485 BROADWAY Revere, MA 02151	16-262-263-6A LUC: 334	509 BROADWAY B GIANNONE JOSEPH GIANNONE DEBORAH 49 WALNUT PARK LYNN, MA 01905	16-262-263-8- LUC: 327
SCHOOL ST CASTALDO REALTY TRUST CASTALDO JEFFREY TRUSTEE 85 COLONIAL AVE NORTH ANDOVER, MA 01845	16-262-263-30 LUC: 106	507 BROADWAY TRIPOLI BARTHOLOMEW TRIPOLI ROSALYN 332 MOUNTAIN AVE REVERE, MA 02151	16-262-263-7 LUC: 013	509 BROADWAY C AAEC HOLDINGS LLC ALBA ANTHONY C/O 18 PINETREE DR SAUGUS, MA 01906	16-262-263-8- LUC: 327
110 SCHOOL ST PERRY ROSEMARIE 110 SCHOOL ST REVERE, MA 02151	16-262-263-32 LUC: 101	509 BROADWAY PLEASANT APARTMENT CONDO ASSOC 509 BROADWAY REVERE, MA 02151	16-262-263-8-0000 LUC: N/A	509 BROADWAY 1 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8- LUC: 102

Attachment: PH.C-21-149MountainAve (21-352 : Special Permit, C-21-14, 9 Mountain Avenue)

509 BROADWAY 2 16-262-263-8-5

LUC: 102

BORDEN DENNIS R
BORDEN VIRGINIA M
83 GARFIELD AVE
CHELSEA, MA 02150

23 BELGRADE ST

16-265A-5

LUC: 104

MONTIEL OSCAR
MONTIEL BERTHA
23 BELGRADE ST
Revere, MA 02151

509 BROADWAY 3 16-262-263-8-6

LUC: 102

ALBA ANTHONY
18 PINETREE DR
SAUGUS, MA 01906

516 BROADWAY

24-392-65

LUC: 332

512 BROADWAY REALTY TRUST
DEFEO NEVA TRUSTEE
512 BROADWAY
REVERE, MA 02151

509 BROADWAY 4 16-262-263-8-7

LUC: 102

CORCORAN JOHN
CORCORAN ROBERT S
7 LINCOLN HOUSE PT
SWAMPSCOTT, MA 01907

510 BROADWAY

24-392-66

LUC: 031

Z.P. REALTY TRUST
PORCARO DIANE TRUSTEE
200 WILSON RD
NAHANT, MA 01908-1058

509 BROADWAY 5 16-262-263-8-8

LUC: 102

TON AMY
509 BROADWAY
UNIT 5
Revere, MA 02151

509 BROADWAY 6 16-262-263-8-9

LUC: 102

BETTERMAN STEVEN
382 OCEAN AVE
UNIT C-103
REVERE, MA 02151

529 BROADWAY 16-262-263-9A

LUC: 325

CASTALDO REALTY TRUST
CASTALDO JEFFREY TRUSTEE
85 COLONIAL AVE
NORTH ANDOVER, MA 01845

101 SCHOOL ST 16-264-1A

LUC: 931

CITY OF REVERE / HIGH SCHOOL
C/O SUPT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

133 SCHOOL ST 16-265A-1

LUC: 104

MENDOZA WALTER A PINEDA
PINEDA PASTORA
133 SCHOOL ST
REVERE, MA 02151

13 BELGRADE ST 16-265A-3

LUC: 104

HIBBARD HUGH F
HIBBARD LILLIAN F
13 BELGRADE ST
REVERE, MA 02151

BELGRADE ST 16-265A-4

LUC: 132

MONTIEL OSCAR
MONTIEL BERTHA
23 BELGRADE ST
Revere, MA 02151

PUD-21-02
also see
A-21-28

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.20.010 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (PUD-21-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #3129
10/06/2021
10/13/2021

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

FORM B

FILED
2021 SEP 27 PM 12: 17

Application No. PUD-21-02
Date: September 27, 2021

OFFICE CITY CLERK
REVERE, MASS
City of Revere, Massachusetts
Revere City Council
Application for Special Permit

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

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

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

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

1. Applicant submitting this application is :

Name: 333 Lee Burbank LLC
Address: 333 Lee Burbank Highway, Revere, MA 02151
Tel. #: _____

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

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

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

Name : _____ Lawrence A. Simeone Jr., Esq _____
Title : _____ Attorney At Law _____
address _____ 300 Broadway, Suite 4, Revere _____
Telephone : _____ (617) 286-1560 _____

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

Name: _____ 333 Lee Burbank LLC _____
Address: _____ 333 Lee Burbank Highway, Revere, MA 02151 _____
Tel. _____

5. The land described in this application is recorded in Suffolk County Registry of Deeds, Book 64957 Page 215¹, Certificate # (if registered) _____, Book _____, Page _____.

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

“FINAL PLAN PLANNED UNIT DEVELOPMENT (PUD) 333 LEE BURBANK HIGHWAY, REVERE, MA prepared by WILLIAMS & SPARAGES, 189 NORTH MAIN STREET, MIDDLETON, MA 01949, September 2, 2021 attached and marked **Exhibit #1.**

“LEE BURBANK APARTMENTS [proposed apartments] prepared Phoenix Architects dated January 27, 2021 attached and marked **Exhibit #2.**

Lot # C Lee Burbank Hwy _____ Sq. Ft. 9,053

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

Yes see attached and marked **Exhibit #3.**

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 see attached and marked **Exhibit #4.**

¹ See deed attached and marked **Exhibit #5.**

9a. Is the site of this application subject to the Wetlands Protection Act (M.G.L. Chapter 131, Section 40A or Chapter 130, Section 105)? No.

9b. Is the location of the site of this application within 100 feet of : a coastal beach ____; saltmarsh ____; land under the ocean ____; do not know ____; no X.

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

The Property is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.

The Property identified as Lot C Lee Burbank Highway, consists of Nine Thousand, Fifty (9,050) sq. ft. improved by a four (4) story office building consisting of Fourteen Thousand Two Hundred and Eighty (14,280) sq. ft.

Lot C was created by variance (A -06-13) granted in 2006 by the ZBA which allowed the subdivision of Lot #6 Green Street in to Lot C (9,053 sf) with a proposed new building of 14,280 sf and D (13,124 sf) with an existing building of 8,775 sf Lee Burbank Highway and allowed to provision of seven (7) off street parking spaces on Lot D.

The Property's address is 333 Lee Burbank Highway. The Property has frontage of one hundred and seven, fifty-four one hundredths (107.54) feet on Lee Burbank Highway a public way.

The Property is presently serviced by municipal water and sewer; as well as electricity and gas.

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

Applicant proposes to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of a Planned Unit Development ("the Project") in accordance with R.R.O. 17.20.010 -17.20.190 and the Table of Use Regulations R.R.O. 17.16.010.

The Applicant received relief from noncompliance with Section R.R.O. 17.20.160², R.R.O. 12.24.010 [the table of dimensional regulations] with respect to minimum lot

² R.R.O. 17.20.160 entitled "Site Area" and states in pertinent part "For both new construction and expansion, there shall be a minimum twenty-five-thousand-square-foot requirement for PUD's. All portions of the project area must be zoned as GB, CB, RC, RC1, RC2, RC3, HB, PDD1, PDD2, NB, TED,

area of Twenty Five Thousand (25,000) square feet and minimum lot frontage requirement of one hundred and fifty (150) feet in the TED district and from noncompliance with R. R.O. 17.20.200 with respect to a minimum of two (2) parking spaces per unit required for all apartment uses within a PUD. See ZBA Decision (A-21-28) attached and marked Exhibit #6.

See also PUD Project Review Board comments filed with the City Clerk on September 8, 2021 *attached and marked Exhibit #7.*


Date of Denial by Building Inspector and/or Planning Board

not required

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

Applicant

Date



Applicant's Representative

9/27/21
Date

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

LI and IP." (C.O.97-105 § 39; C.O. 90-37D (part); C.O. 85-4A § 36 (part); C.O. 83-508B § 3; C.O. 83-3 § 17-5(X)(10))

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant 333 Lee Burbank LLC as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 333 Lee Burbank Highway and requests that said Council make the following findings of fact:

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
 - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
 - (c) said facilities shall remain with a residential use building on the site;
 - (d) the approval of this use will allow 333 Lee Burbank LLC to improve the condition of the property, and therefore benefit the public at large in the community.

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

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

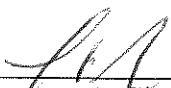
4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and

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

The location is in a general industrial/commercial area known as the Technology Enterprise District (TED) district, the proposed commercial use shall be in harmony with the area, which include oil storage farm(s), a disposal and collection company, commercial retail and wholesale uses, hotel, rental car business, and various commercial storage facilities. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this industrial/commercial area.

Date: September 27, 2021

Respectfully submitted by:


 Lawrence A. Simeone, Jr., Esq.

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: 333 Lee Burbank LLC
Address: 333 Lee Burbank Hwy, Revere, MA 02151

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

Name: See above
Address: _____

(Attach additional pages, if necessary)

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

Partner's Name: _____
Address: _____

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

5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

6. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)

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


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

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

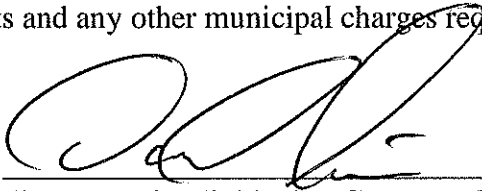
9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)

CERTIFICATION

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



Social Security Number or
Federal Identification Number




Signature of Individual or Corporate Name

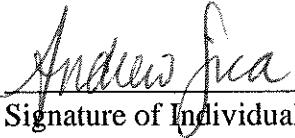
By: _____
Corporate Officer (if applicable)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

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



Social Security Number or
Federal Identification Number



Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

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

Name of Applicant: 333 Lee Burbank LLC
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 333 Lee Burbank LLC, Revere, MA 02151
(Business address of above person, corporation or business enterprise)

Location Address: 333 Lee Burbank Hwy, Revere, MA 02151
(Location of property for which license or permit is required.)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

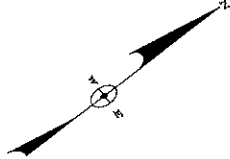
EXHIBIT #1

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

ZONE: TECHNOLOGY ENTERPRISE DISTRICT (TED)		
	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	25,000 sq ft	9,053.4 sq ft
MINIMUM LOT FRONTAGE	150 ft.	107.54 ft.
MINIMUM FRONT SETBACK	50 ft.	0.5 ft.
MINIMUM SIDE SETBACK	35 ft.	5.4 ft.
MINIMUM REAR SETBACK (GREEN STREET)	50 ft.	0.0
MAX. PRINCIPAL BLDG. COVERAGE	50%	53%
USABLE OPEN SPACE	15%	<10%
MAXIMUM HEIGHT	50 ft.	See Architectural Drawings
MAXIMUM STORES	5	W/Parking Under
MAX. FENCE HEIGHT	15 ft.	4 ft.
FLOOR AREA RATIO (FAR)	1.5	See Architectural Drawings

PARKING CALCULATIONS		
CATEGORY	REQUIRED	PROVIDED
PLANNED UNIT DEVELOPMENT (17.28.02)	2 SPACES/UNIT 12 UNITS x 2 = 24	26 TOTAL 15 INTERIOR 3 EXTERIOR 8 OFF-SITE

*THE PROPOSED 8 OFF-SITE PARKING SPACES SHOWN AT 335 LEE BURBANK HIGHWAY REQUIRE A VARIANCE.

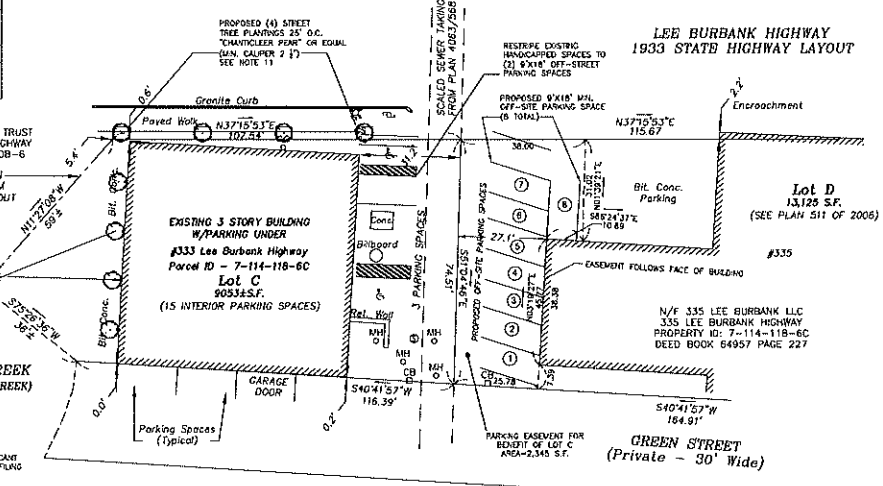


N/F IMPERIAL REALTY TRUST
297 LEE BURBANK HIGHWAY
PROPERTY ID: E-1208-6
APPROXIMATE LOCATION
CENTER OF CREEK FROM
1933 STATE HIGHWAY LAYOUT

APPROX. BLDG
LOCATION #297

ALL EXISTING REMAINING
CONCRETE ON SOUTH-SIDE
OF THE EXISTING BUILDING TO BE
REMOVED & REPLACED WITH 6" OF
LEAM & SEED WITH 4 ADDITIONAL
TREE PLANTINGS 15' O.C.

GREEN'S CREEK
(a.k.a. SALES CREEK)



- PROJECT NOTES:**
- ALL AS BUILT INFORMATION IS AS SHOWN ON A PLAN ENTITLED "AS-BUILT PLAN" BY LEBLANC SURVEY ASSOCIATES, INC. DATED DECEMBER 9, 2020.
 - THE PROPERTY LIES WITHIN THE 200' RIVERFRONT AREA. THE APPLICANT MUST COMPLY WITH THE REVERSE CONSERVATION COMMISSION # A PLAN IS REQUIRED FOR ANY PROPOSED ACTIVITIES ON THE LOT.
 - ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS PROVIDED.
 - IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
 - CONTRACTOR TO CALL DOWNSIDE PRIOR TO CONSTRUCTION (841), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DOWNSIDE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
 - THE EXISTING WATER & SEWER CONNECTION SIZE, TYPE & LOCATION ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF REVERE DEPARTMENT OF PUBLIC WORKS.
 - THE APPLICANT SHALL COORDINATE WITH THE CITY OF REVERE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC & FIRE FLOW PRIOR TO BUILDING PERMIT.
 - SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
 - A PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SPHA) ZONE AE (1.0 TO FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 55080001A, EFFECTIVE DATE: MARCH 18, 2016.
 - THE PROPOSED FOUR (4) STREET TREE PLANTINGS REQUESTED BY THE PROJECT REVIEW BOARD MAY BE SUBJECT TO A NON-VOLUNTARY ACCESS PERMIT FROM MASSDOT AND IS NOT GUARANTEED TO BE APPROVED.

N/F PARKWAY MOBILE HOMES, LLC
GREEN STREET
PROPERTY ID: 7-114-118-17

LEGEND

- HYDRANT
- GAS GATE
- MANHOLE
- CATCH BASIN
- CURB STOP
- SEWER MANHOLE
- UTILITY POLE
- HANDICAPPED PARKING

PROPERTY LINE

OWNER INFORMATION

NAME: 333 LEE BURBANK LLC
ADDRESS: 335 LEE BURBANK HIGHWAY
REVERE, MA 02151
DEED REFERENCE: BOOK 64957 PAGE 214
SUFFOLK COUNTY REGISTRY OF DEEDS

- LEBLANC SURVEY REFERENCES:**
- Deed Book 42225 Page 263
 - Plan in Bk. 33717 Pg. 68
 - Land Court Plan #130543
 - 1933 State Highway Layout dated October 18, 1933

FINAL PLAN
PLANNED UNIT DEVELOPMENT (PUD)
333 LEE BURBANK HIGHWAY, REVERE, MA

Designed By: PMB
Drawn By: PMB
Project Manager: PMB
Job File Number: REVE-0083

SCALE: 1"=20'
0' 10' 20' 40'

SEPTEMBER 2, 2021

SITE PLAN REVIEW COMMENTS: 9/15/2021

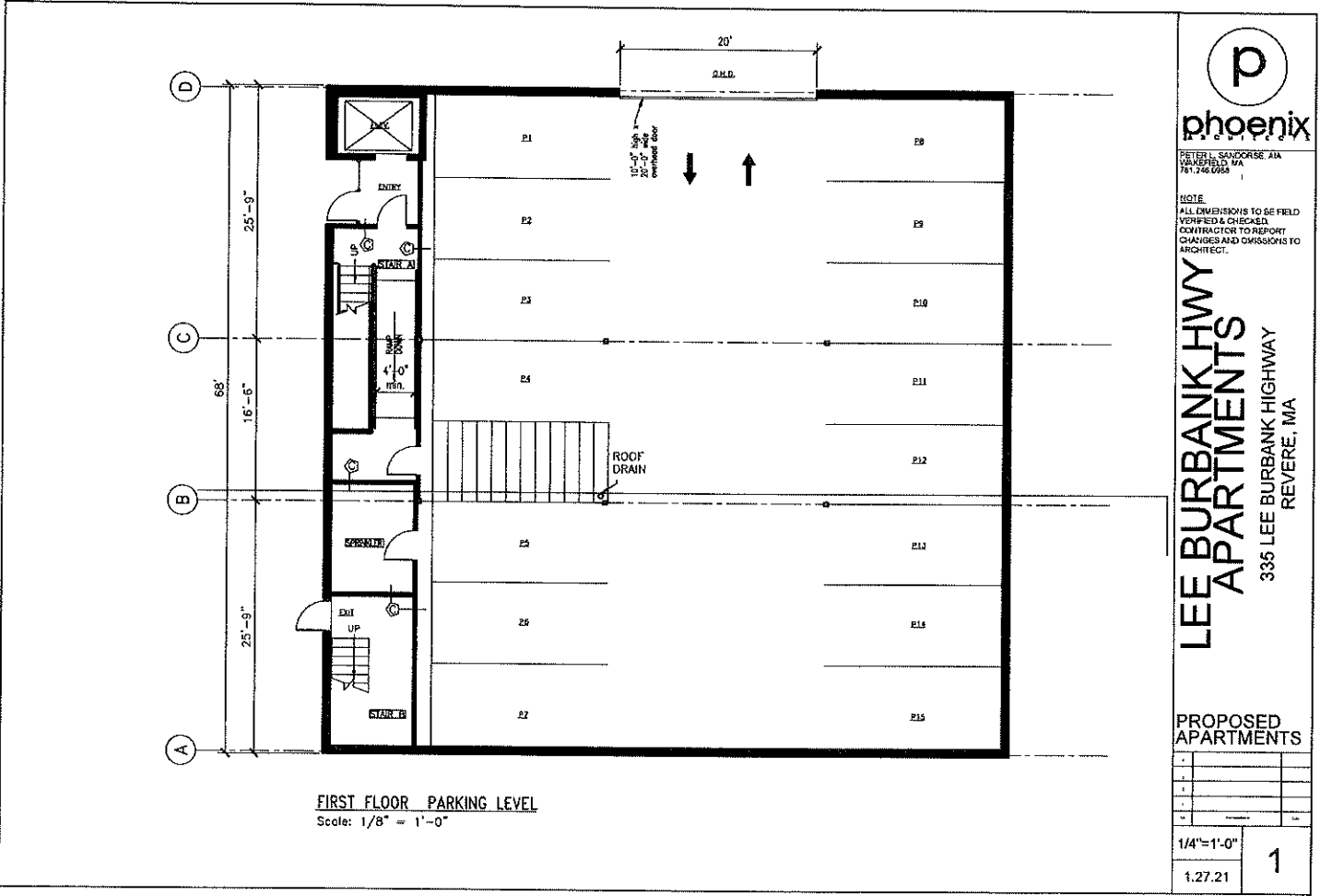
NO.



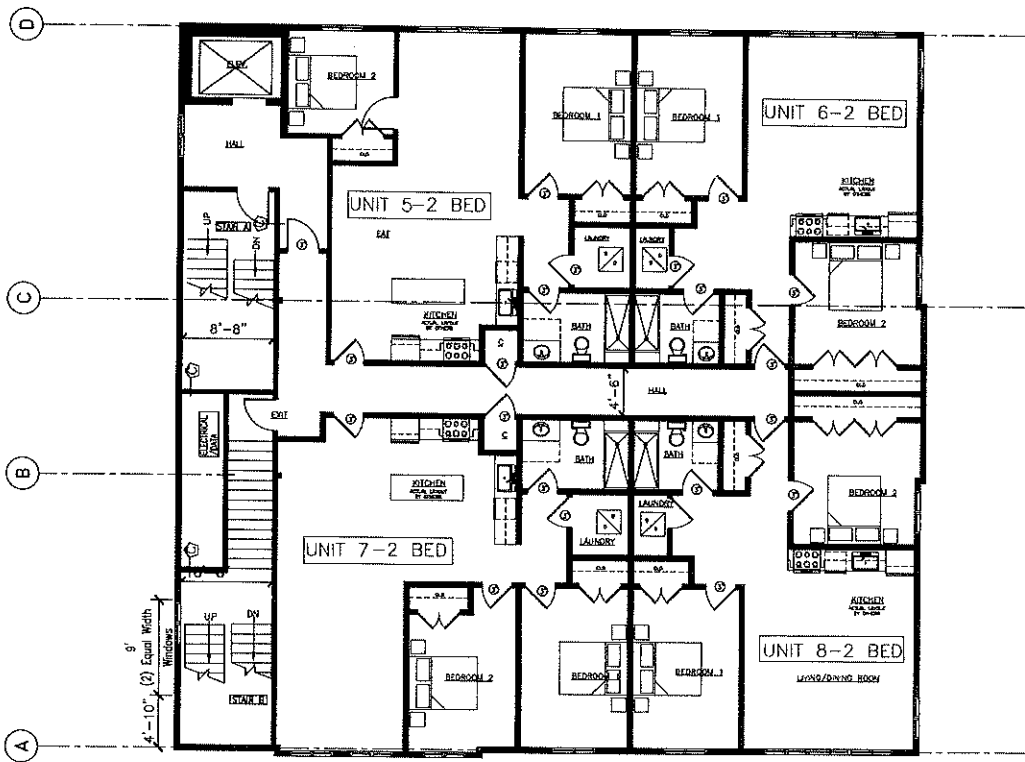
Attachment: PUD-21-02-333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #2

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



THIRD FLOOR 4 - (2) BEDROOM UNITS
 Scale: 1/8" = 1'-0"

phoenix

PETER L. SANDORSE AIA
 WAREFIELD, MA
 781.746.0968

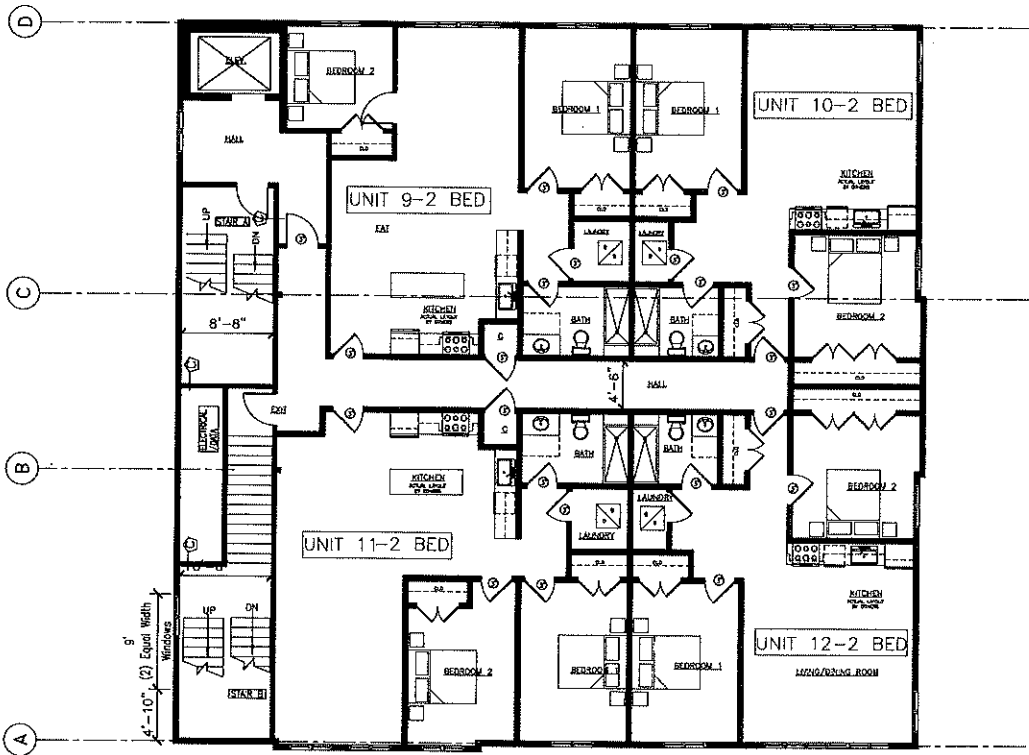
NOTE:
 ALL DIMENSIONS TO BE FIELD
 VERIFIED & CHECKED.
 CONTRACTOR TO REPORT
 CHANGES AND OMISSIONS TO
 ARCHITECT.

**LEE BURBANK HWY
 APARTMENTS**
 335 LEE BURBANK HIGHWAY
 REVERE, MA

PROPOSED APARTMENTS

1/4" = 1'-0"	3
1.27.21	

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



FOURTH FLOOR 4 - (2) BEDROOM UNITS
Scale: 1/8" = 1'-0"



PETER L. SANDORBE, AIA
ARCHITECT
100 W. BOSTON ST., SUITE 200
REVERE, MA 01901
781-945-0500

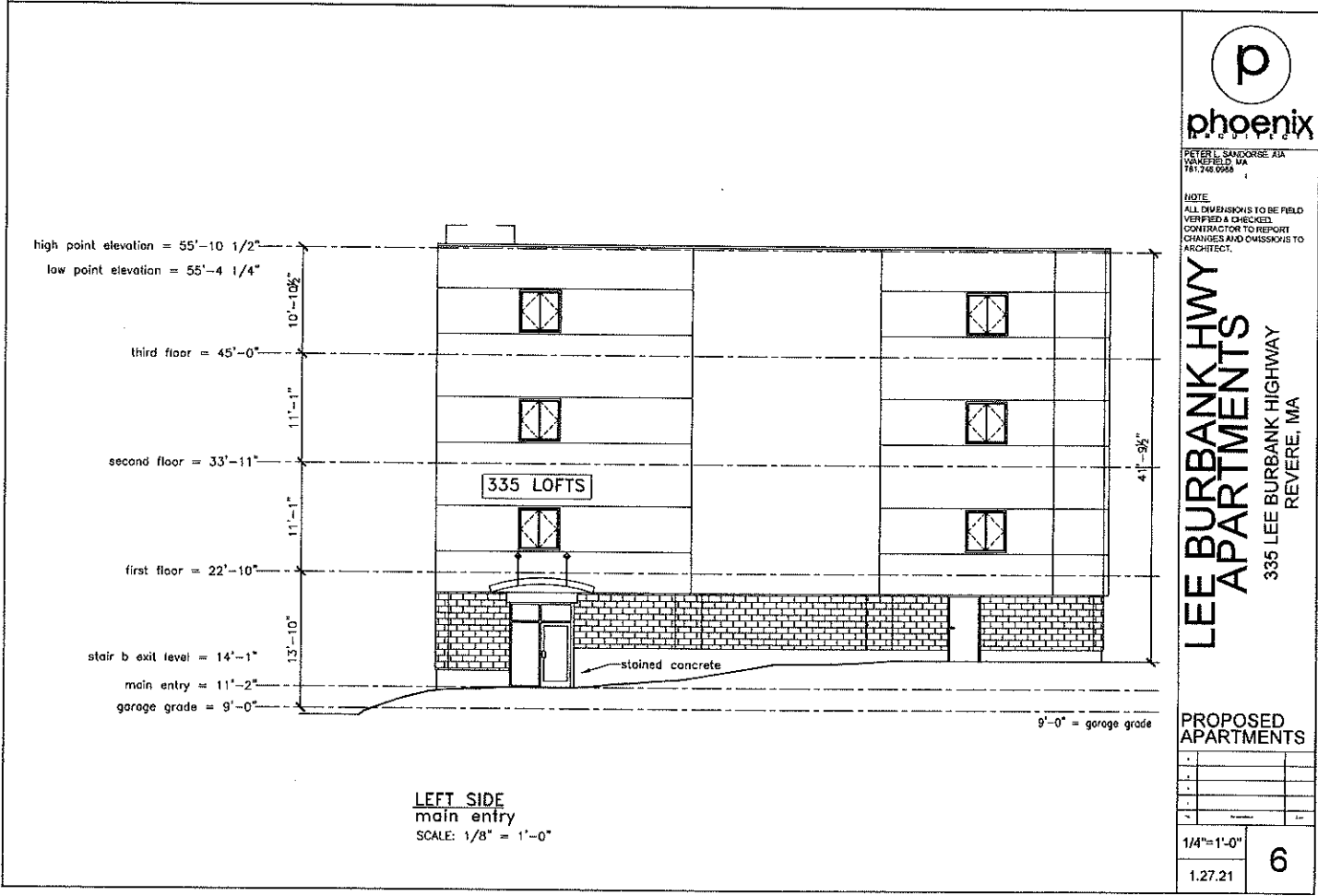
NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

**LEE BURBANK HWY
APARTMENTS**
335 LEE BURBANK HIGHWAY
REVERE, MA

PROPOSED
APARTMENTS

1/4" = 1'-0"	4
1.27.21	

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



PETER L SANDORSE AIA
WARRENFIELD MA
781.240.0958

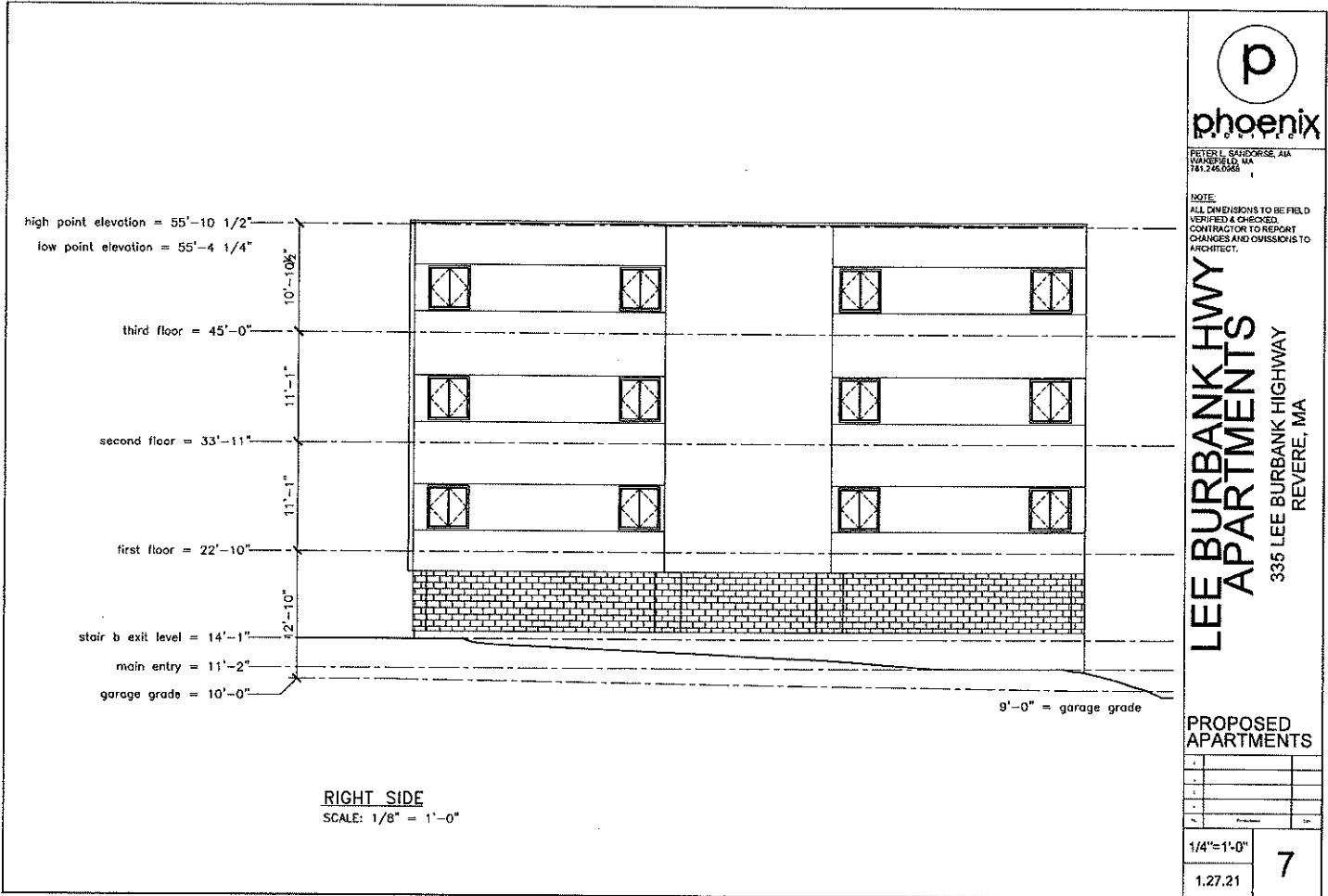
NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED A CHECKED
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

**LEE BURBANK HWY
APARTMENTS**
335 LEE BURBANK HIGHWAY
REVERE, MA

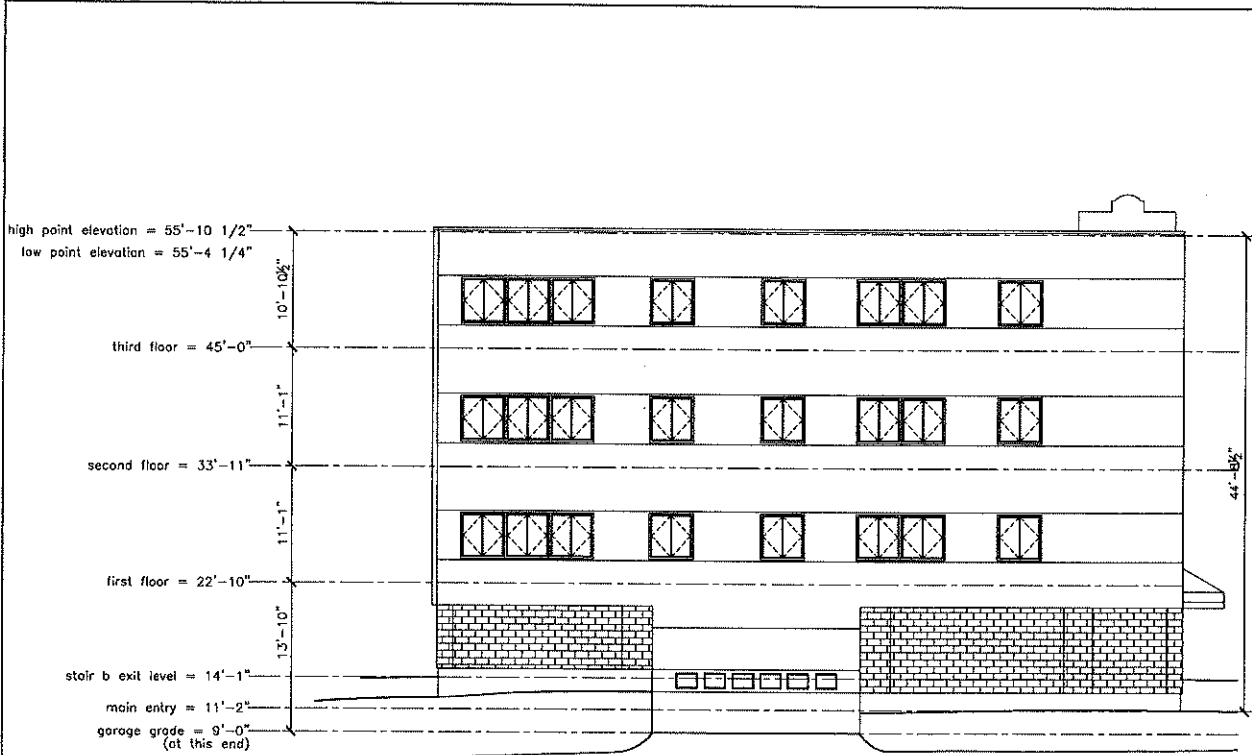
PROPOSED
APARTMENTS

1/4" = 1'-0"	6
1.27.21	

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



REAR
SCALE: 1/8" = 1'-0"



phoenix
PETER L. SANDORBE AIA
WINDHAM, MA
781.242.0266

NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED.
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

**LEE BURBANK HWY
APARTMENTS**
335 LEE BURBANK HIGHWAY
REVERE, MA

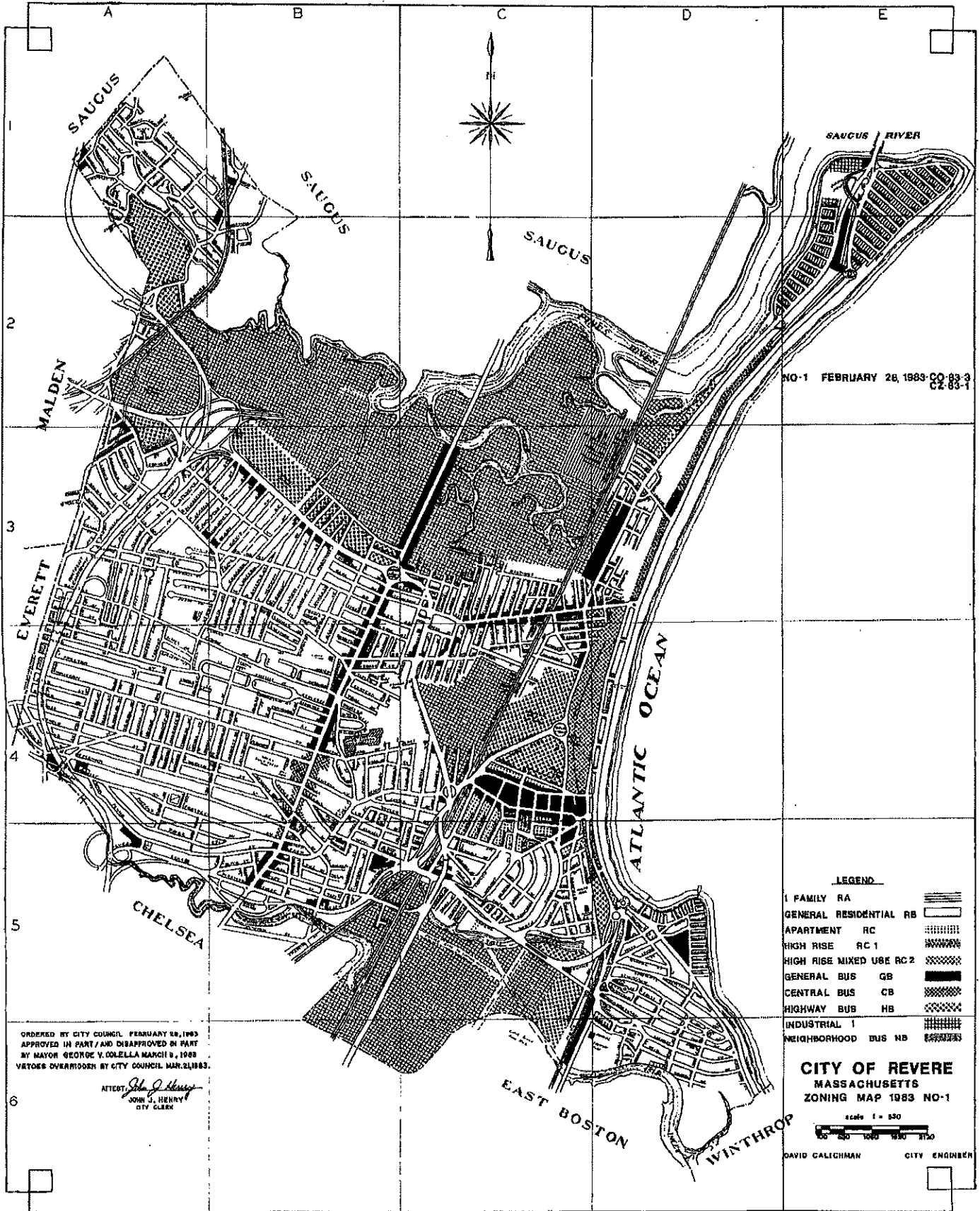
PROPOSED
APARTMENTS

1/4"=1'-0"	8
1.27.21	

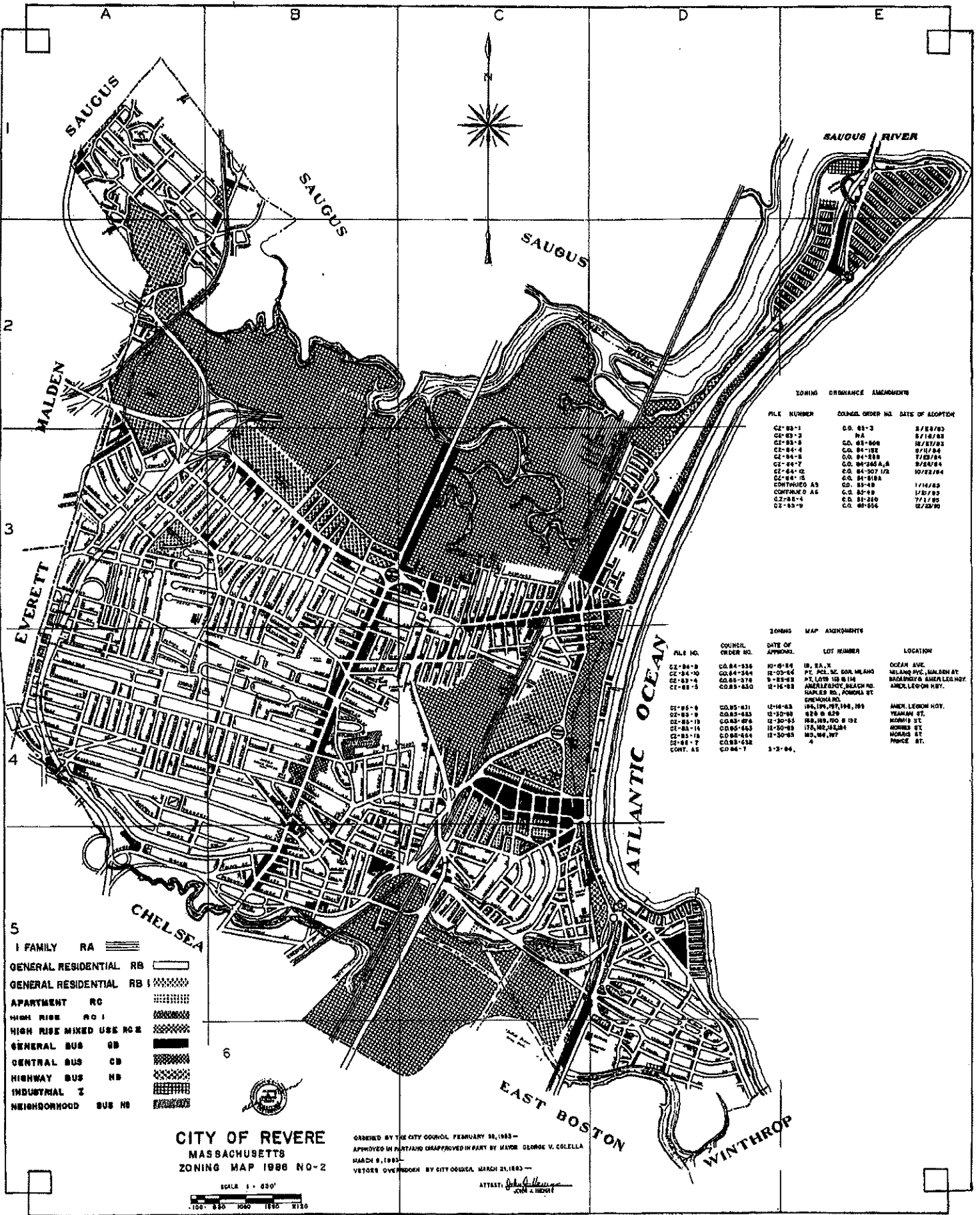
Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #3

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



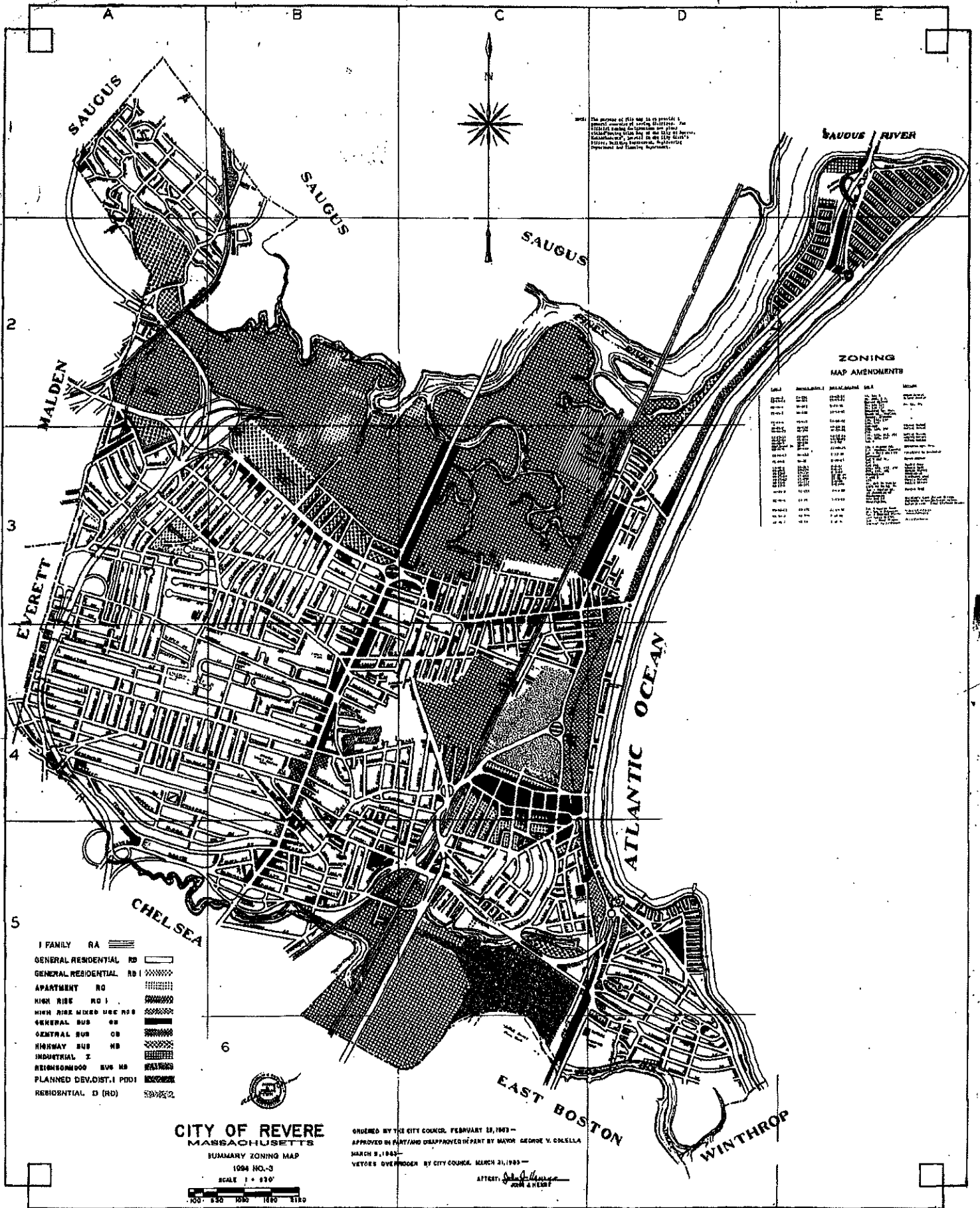
ZONING ORDINANCE AMENDMENTS

FILE NUMBER	COUNCIL ORDER NO.	DATE OF ADOPTION
CO-83-1	C.O. 83-3	2/8/83
CO-83-2	84	2/16/83
CO-83-3	C.O. 83-908	12/27/83
CO-84-4	C.O. 84-132	9/11/84
CO-84-8	C.O. 84-228	7/23/84
CO-84-7	C.O. 84-245A,A	9/28/84
CO-84-12	C.O. 84-307 1/2	10/22/84
CO-84-15	C.O. 84-318A	1/16/85
CONTRADIC AS	C.O. 85-48	1/16/85
CONTRADIC AS	C.O. 85-49	1/25/85
CO-85-4	C.O. 85-220	7/11/85
CO-85-9	C.O. 85-256	12/22/85

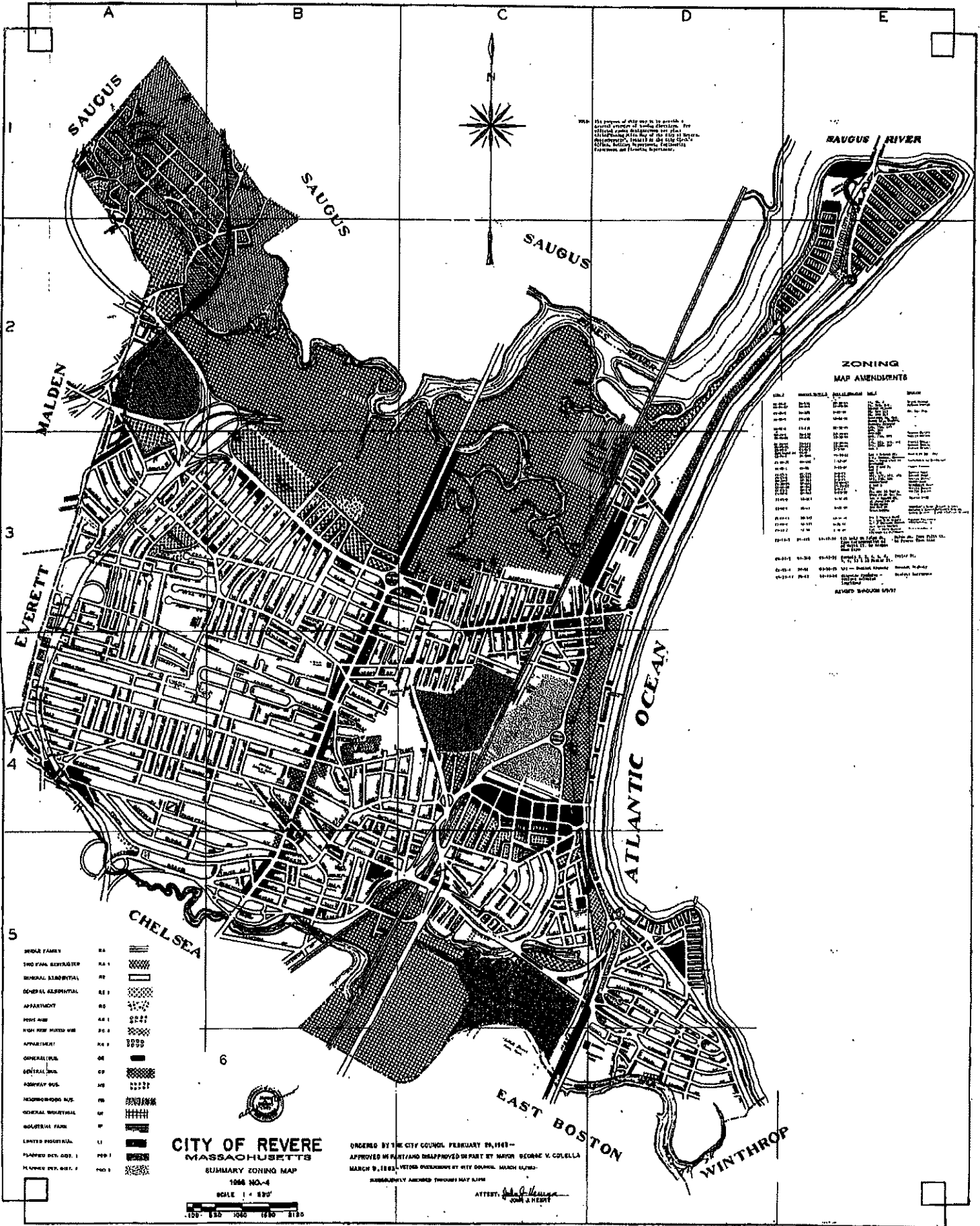
ZONING MAP AMENDMENTS

FILE NO.	COUNCIL ORDER NO.	DATE OF APPROVAL	LOT NUMBER	LOCATION
CO-84-9	CO-84-536	10-8-84	18, 19, X	OCEAN AVE.
CO-84-10	CO-84-344	12-05-84	PT. 102, 103, 104, 105	MELANIE AVE., MALDEN ST.
CO-85-4	CO-85-378	8-15-85	PT. LOTS 102 & 104	BACKLICKS AVENUE LEG. HQT.
CO-85-5	CO-85-430	11-16-85	AMERLEBROT, BEACH NO. 1	AMERLEBROT HBY.
			SABLES RD., POMONA ST	
			BYMONA RD.	
CO-85-6	CO-85-631	12-14-85	194, 199, 197, 198, 199	AMER. LEONOR HOY.
CO-85-9	CO-85-633	12-30-85	628 & 629	TEAMING ST.
CO-85-13	CO-85-676	12-30-85	182, 183, 180 & 182	MORRIS ST.
CO-85-16	CO-85-663	12-30-85	170, 162, 163, 164	MORRIS ST.
CO-85-18	CO-85-654	12-30-85	162, 164, 167	MORRIS ST.
CO-85-7	CO-85-652			PRICE ST.
CONT. AS	CO-84-7	3-3-84		

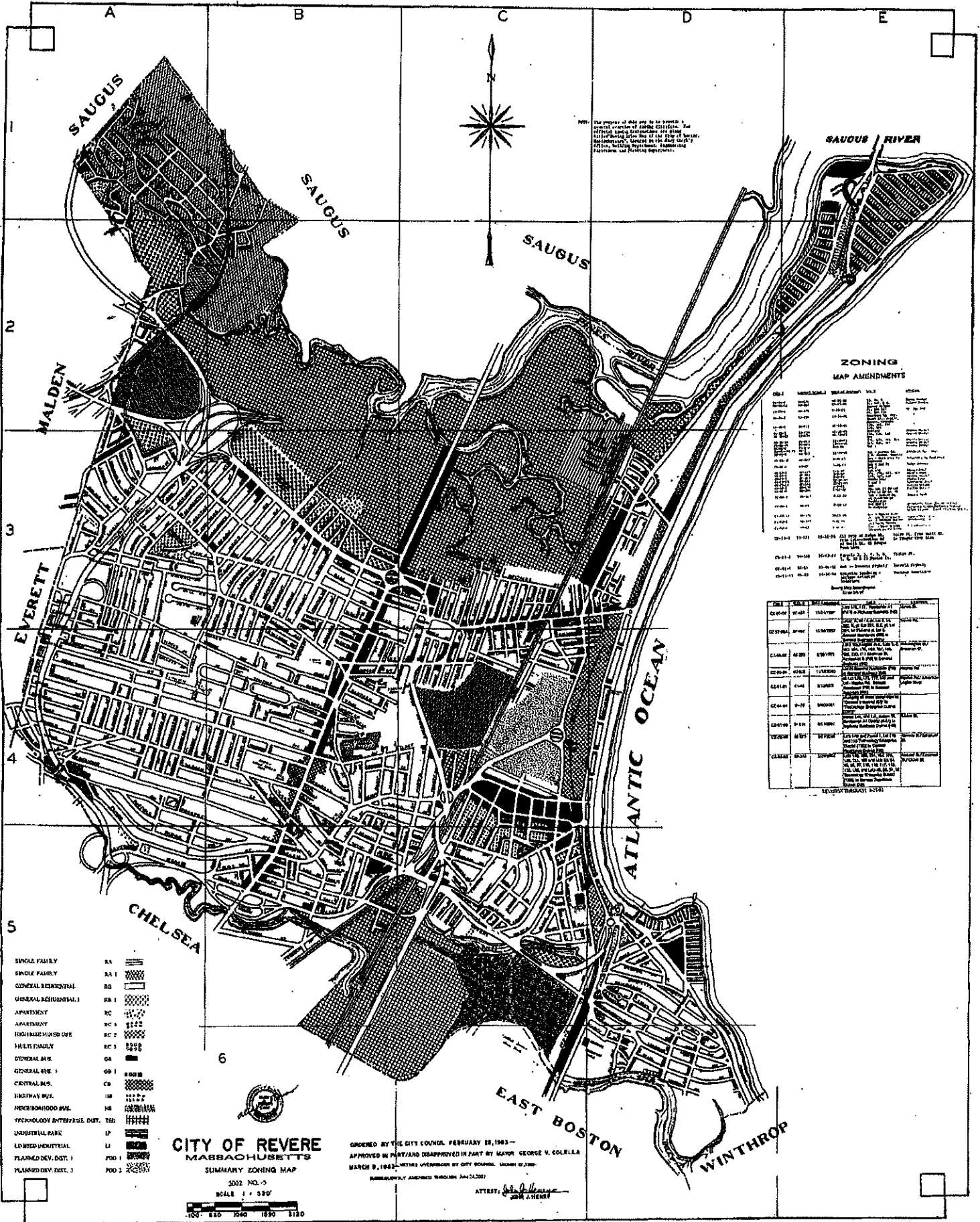
Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



ZONING MAP AMENDMENTS

DATE	SECTION	DESCRIPTION	BY	REASON
12-15-82	10-1	REPEAL	...	...
12-15-82	10-2	REPEAL	...	...
12-15-82	10-3	REPEAL	...	...
12-15-82	10-4	REPEAL	...	...
12-15-82	10-5	REPEAL	...	...
12-15-82	10-6	REPEAL	...	...
12-15-82	10-7	REPEAL	...	...
12-15-82	10-8	REPEAL	...	...
12-15-82	10-9	REPEAL	...	...
12-15-82	10-10	REPEAL	...	...
12-15-82	10-11	REPEAL	...	...
12-15-82	10-12	REPEAL	...	...
12-15-82	10-13	REPEAL	...	...
12-15-82	10-14	REPEAL	...	...
12-15-82	10-15	REPEAL	...	...
12-15-82	10-16	REPEAL	...	...
12-15-82	10-17	REPEAL	...	...
12-15-82	10-18	REPEAL	...	...
12-15-82	10-19	REPEAL	...	...
12-15-82	10-20	REPEAL	...	...
12-15-82	10-21	REPEAL	...	...
12-15-82	10-22	REPEAL	...	...
12-15-82	10-23	REPEAL	...	...
12-15-82	10-24	REPEAL	...	...
12-15-82	10-25	REPEAL	...	...
12-15-82	10-26	REPEAL	...	...
12-15-82	10-27	REPEAL	...	...
12-15-82	10-28	REPEAL	...	...
12-15-82	10-29	REPEAL	...	...
12-15-82	10-30	REPEAL	...	...
12-15-82	10-31	REPEAL	...	...
12-15-82	10-32	REPEAL	...	...
12-15-82	10-33	REPEAL	...	...
12-15-82	10-34	REPEAL	...	...
12-15-82	10-35	REPEAL	...	...
12-15-82	10-36	REPEAL	...	...
12-15-82	10-37	REPEAL	...	...
12-15-82	10-38	REPEAL	...	...
12-15-82	10-39	REPEAL	...	...
12-15-82	10-40	REPEAL	...	...
12-15-82	10-41	REPEAL	...	...
12-15-82	10-42	REPEAL	...	...
12-15-82	10-43	REPEAL	...	...
12-15-82	10-44	REPEAL	...	...
12-15-82	10-45	REPEAL	...	...
12-15-82	10-46	REPEAL	...	...
12-15-82	10-47	REPEAL	...	...
12-15-82	10-48	REPEAL	...	...
12-15-82	10-49	REPEAL	...	...
12-15-82	10-50	REPEAL	...	...
12-15-82	10-51	REPEAL	...	...
12-15-82	10-52	REPEAL	...	...
12-15-82	10-53	REPEAL	...	...
12-15-82	10-54	REPEAL	...	...
12-15-82	10-55	REPEAL	...	...
12-15-82	10-56	REPEAL	...	...
12-15-82	10-57	REPEAL	...	...
12-15-82	10-58	REPEAL	...	...
12-15-82	10-59	REPEAL	...	...
12-15-82	10-60	REPEAL	...	...
12-15-82	10-61	REPEAL	...	...
12-15-82	10-62	REPEAL	...	...
12-15-82	10-63	REPEAL	...	...
12-15-82	10-64	REPEAL	...	...
12-15-82	10-65	REPEAL	...	...
12-15-82	10-66	REPEAL	...	...
12-15-82	10-67	REPEAL	...	...
12-15-82	10-68	REPEAL	...	...
12-15-82	10-69	REPEAL	...	...
12-15-82	10-70	REPEAL	...	...
12-15-82	10-71	REPEAL	...	...
12-15-82	10-72	REPEAL	...	...
12-15-82	10-73	REPEAL	...	...
12-15-82	10-74	REPEAL	...	...
12-15-82	10-75	REPEAL	...	...
12-15-82	10-76	REPEAL	...	...
12-15-82	10-77	REPEAL	...	...
12-15-82	10-78	REPEAL	...	...
12-15-82	10-79	REPEAL	...	...
12-15-82	10-80	REPEAL	...	...
12-15-82	10-81	REPEAL	...	...
12-15-82	10-82	REPEAL	...	...
12-15-82	10-83	REPEAL	...	...
12-15-82	10-84	REPEAL	...	...
12-15-82	10-85	REPEAL	...	...
12-15-82	10-86	REPEAL	...	...
12-15-82	10-87	REPEAL	...	...
12-15-82	10-88	REPEAL	...	...
12-15-82	10-89	REPEAL	...	...
12-15-82	10-90	REPEAL	...	...
12-15-82	10-91	REPEAL	...	...
12-15-82	10-92	REPEAL	...	...
12-15-82	10-93	REPEAL	...	...
12-15-82	10-94	REPEAL	...	...
12-15-82	10-95	REPEAL	...	...
12-15-82	10-96	REPEAL	...	...
12-15-82	10-97	REPEAL	...	...
12-15-82	10-98	REPEAL	...	...
12-15-82	10-99	REPEAL	...	...
12-15-82	10-100	REPEAL	...	...

DATE	SECTION	DESCRIPTION	BY	REASON
12-15-82	10-101	REPEAL	...	...
12-15-82	10-102	REPEAL	...	...
12-15-82	10-103	REPEAL	...	...
12-15-82	10-104	REPEAL	...	...
12-15-82	10-105	REPEAL	...	...
12-15-82	10-106	REPEAL	...	...
12-15-82	10-107	REPEAL	...	...
12-15-82	10-108	REPEAL	...	...
12-15-82	10-109	REPEAL	...	...
12-15-82	10-110	REPEAL	...	...
12-15-82	10-111	REPEAL	...	...
12-15-82	10-112	REPEAL	...	...
12-15-82	10-113	REPEAL	...	...
12-15-82	10-114	REPEAL	...	...
12-15-82	10-115	REPEAL	...	...
12-15-82	10-116	REPEAL	...	...
12-15-82	10-117	REPEAL	...	...
12-15-82	10-118	REPEAL	...	...
12-15-82	10-119	REPEAL	...	...
12-15-82	10-120	REPEAL	...	...
12-15-82	10-121	REPEAL	...	...
12-15-82	10-122	REPEAL	...	...
12-15-82	10-123	REPEAL	...	...
12-15-82	10-124	REPEAL	...	...
12-15-82	10-125	REPEAL	...	...
12-15-82	10-126	REPEAL	...	...
12-15-82	10-127	REPEAL	...	...
12-15-82	10-128	REPEAL	...	...
12-15-82	10-129	REPEAL	...	...
12-15-82	10-130	REPEAL	...	...

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

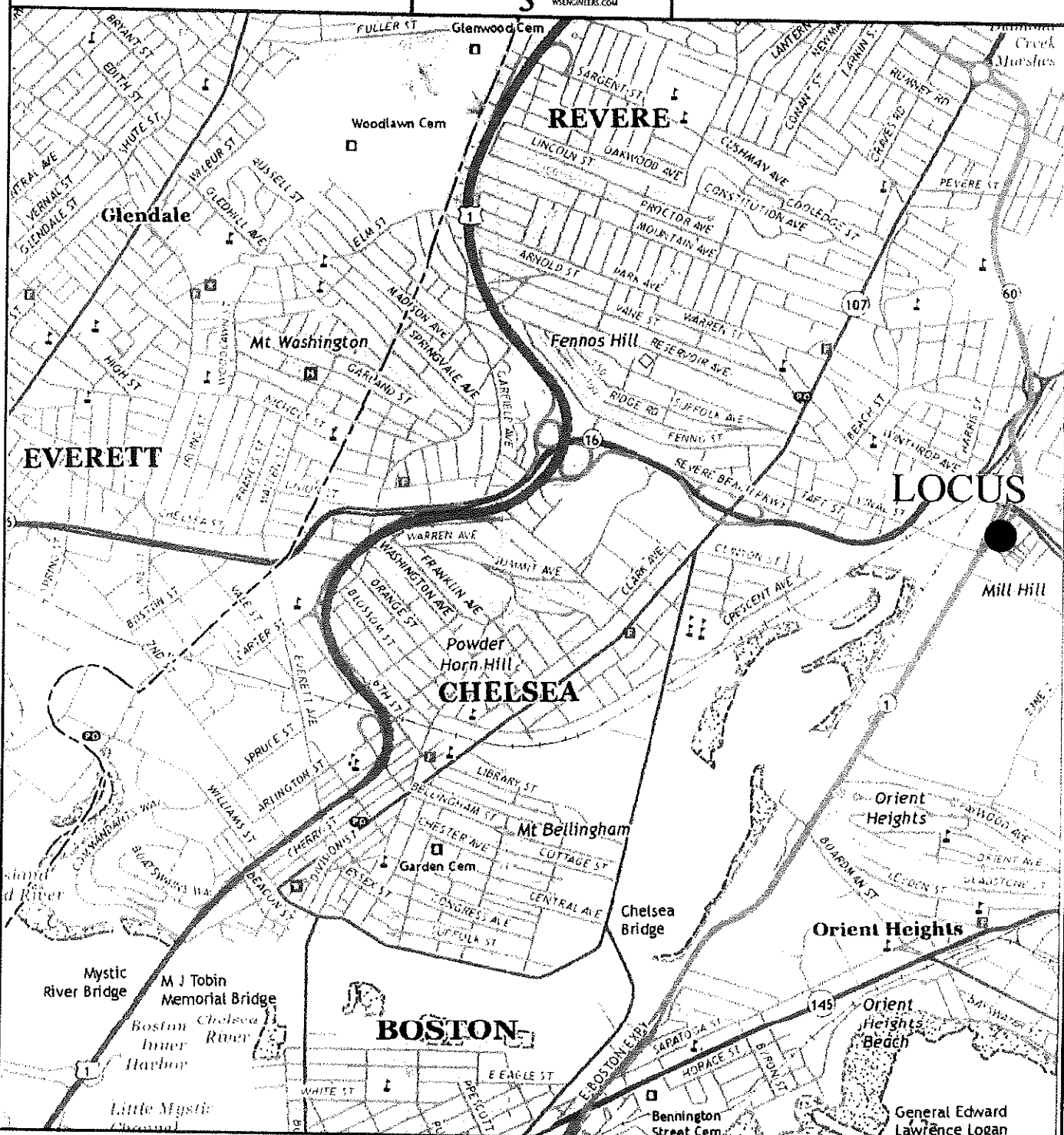
EXHIBIT #4

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

WILLIAMS & SPARGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



USGS LOCUS MAP
#333 LEE BURBANK HIGHWAY
REVERE, MA

BOSTON NORTH QUADRANGLE
SCALE: 1"=2000' (1:24,000)
(10' CONTOURS NAVD88)



F:\REVE-0083\333 Lee Burbank Highway\Drawings\USGS\locus.dwg, 7/22/2021 1:37:18 PM, PW8

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #5

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Prepared by and return to:
Cushing & Dolan, P.C.
Totten Pond Road Office Park
375 Totten Pond Road, Suite 200
Waltham, MA 02451
Page 1 of 3

Property Address: 335 Lee Burbank Highway, Revere, MA 02152

MASSACHUSETTS QUITCLAIM DEED

WE, **DANIEL SICA** and **ANDREW SICA**, as Trustees of **SICA REALTY TRUST I** under Declaration of Trust dated May 15, 2007, recorded with the Suffolk County Registry of Deeds at Book 41887, Page 213, with a mailing address of 335 Lee Burbank Highway, Revere, Suffolk County, Commonwealth of Massachusetts 02151,

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS,

Grant to **333 LEE BURBANK LLC**, a Massachusetts limited liability company having a principal office address of 335 Lee Burbank Highway, Revere, Suffolk County, Commonwealth of Massachusetts 02151, with **QUITCLAIM COVENANTS,**

The land in Revere, Suffolk County, Massachusetts, with buildings thereon, known as 335 Lee Burbank Highway, Lot C, as shown on a plan of Land Recorded with the Suffolk County Registry of Deeds in Book 39717, Page 68, drawn by Peter M. Blaisdell, Jr. and dated March 14, 2006, bounded and described as follows:

Beginning, now known as Lee Burbank Highway, on the Northeasterly corner of said highway: then;

SOUTHEASTERLY: to Green Street, as shown on said plan, 74.51 feet, more or less;

SOUTHWESTERLY: on said Green Street, as shown on said plan, 116.39 feet, more or less;

WESTERLY: towards Green Creek, as shown on said plan, 36.00 feet, more or less;

NORTHERLY: towards Lee Burbank Highway, 59.00 feet, more or less;

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Page 2 of 3

NORTHEASTERLY: on Lee Burbank Highway, 107.54 feet, more or less.

Contain approximately 9,053 square feet.

No title exam was prepared.

Meaning and intending to describe and convey the same premises conveyed to this Grantor by deed dated July 30, 2007, and recorded with the Suffolk County Registry of Deeds at Book 42225, Page 263.

[Signature Page to Follow]

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

WITNESS our hands and seals this 5 day of February, 2020

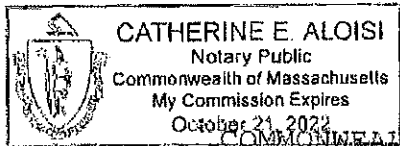
[Signature]
DANIEL SICA, Trustee

[Signature]
ANDREW SICA, Trustee

COMMONWEALTH OF MASSACHUSETTS

M. J. Dolesek, ss.

On this 5 day of February, 2020, before me, the undersigned notary public, personally appeared **DANIEL SICA**, Trustee, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that he signed it voluntarily for its stated purpose on behalf of Sica Realty Trust I

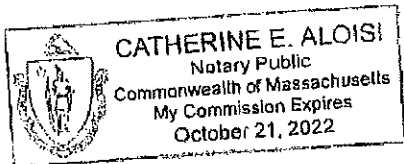


[Signature]
My Commission Expires:
Notary Name:

COMMONWEALTH OF MASSACHUSETTS

M. J. Dolesek, ss.

On this 5 day of February, 2020, before me, the undersigned notary public, personally appeared **ANDREW SICA**, Trustee, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that he signed it voluntarily for its stated purpose on behalf of Sica Realty Trust I.



[Signature]
My Commission Expires:
Notary Name:

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Suffolk County Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 25676
Document Type	: DED
Recorded Date	: March 10, 2021
Recorded Time	: 09:51:39 AM
Recorded Book and Page	: 64957 / 214
Number of Pages(including cover sheet)	: 4
Receipt Number	: 883538
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 03/10/2021 09:51 AM
 Ctri# Doc# 00025676
 Fee: \$.00 Cons: \$10.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #6

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

A-21-28

DECISION OF THE CITY OF REVERE BOARD OF APPEALS

August 25, 2021

Decision of the City of Revere Zoning Board of Appeals (ZBA) on application of 333 Lee Burbank LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting a variance of Title 17, Chapter 17.20 Section 17.20.160 and Title 17, Chapter 17.24 Section R.R.O. 17.24.010 of the Revised Ordinances of the City of Revere to enable the appellant to petition the City of Revere City Council to convert an existing office building to establish twelve (12) apartment units on Lot C ("the Property"), therein, by the filing of a Planned Unit Development in accordance with Title 17, Chapter 17.20 Section R.R.O. 17.20.010 - 17.20.190 and Title 17, Chapter 17.16 Section R.R.O. 17.16.010.

A copy of the appellant's application, exhibits, and plan (A-21-28) have been filed with the ZBA and the City Clerk of the City of Revere and are incorporated and made a part of this Decision unless specifically excluded therein in accordance with R.R.O. 17.52.080.

A public hearing was conducted by the ZBA on this application on August 25, 2021. A record of the proceedings of the public hearing(s) has been filed with the City Clerk's Office of the City of Revere and are incorporated and made part of this Decision.

Following the public hearing, a copy of which is attached and made part of this Decision, the ZBA made the following findings:

The ZBA specifically finds that owing to circumstances relating to the shape of Lot C especially affecting the said Property but not affecting generally the TED district; a literal enforcement of the provisions of the City of Revere Revised Ordinances would result in a substantial hardship to the appellant.

The ZBA specifically finds that, without a variance being granted, the appellant as a result would be prohibited from filing a Planned Unit Development with the Revere City Council which would authorize the conversion of the existing office building to establish twelve (12) apartments on the Property.

The ZBA specifically finds that the relief requested by the appellant may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Revere Revised Ordinance.

This variance is granted subject to the following restrictions:

1. If the rights authorized by this variance are not exercised within one (1) year of the date the grant of this variance the rights herein shall lapse, unless an extension

is granted by the ZBA to allow said rights authorized in accordance with for an additional six (6) months in accordance with R.R.O. 17.52.060.

2. The appellant shall be required to provide eighteen (18) off street parking spaces on the Property and shall further provide an additional eight (8) off street parking spaces on Lot D (to comply with the off-street parking requirement for the TED district of twenty four (24) spaces for the apartment use in concert with two (2) additional visitor spaces).
3. This variance is granted to enable the appellant to petition the City of Revere City Council to convert an existing office building on Lot C located in the TED District to establish twelve (12) apartment units, thereon, by the filing of a Planned Unit Development.
4. This variance shall not be valid until the appellant has recorded said variance and plan in the Suffolk County Registry of Deeds and submit the reference of said recorded documents to the City Clerk and Building Inspector of the City of Revere.

Based upon its findings and following discussion the ZBA took up the appellant, 333 Lee Burbank LLC's request for a variance of the Zoning Ordinances of the City of Revere (A-21-28) subject to the ZBA's findings and restrictions.

Roll Call: Voting to grant the relief requested: Mr. Limeneh, Mr. Lopes, Mr. Pelton, and Mr. Tucker.

Voting against granting the relief requested: None.

Absent: None.

VARIANCE GRANTED

Attest:



Ashley E. Melnik
Clerk Zoning Board of Appeals
Decision Filed: September 2, 2021

EXHIBIT #7

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council
 FROM: Frank Stringl, Chairman, Project Review Board *FS*
 RE: Preliminary Plan PUD – 333 Lee Burbank Highway
 DATE: September 8, 2021

In accordance with Section 17.20.050 of the Revised Revere Zoning Ordinance, the PUD Project Review Board consisting of the City Planner, City Engineer, Building Inspector, DPW Supt., and Deputy Fire Chief has reviewed the Preliminary Plan subsequent to a preapplication conference with respect to a proposed PUD at 333 Lee Burbank Highway to convert an existing 3-story office building into 12 residential units. The following conditions have been provided for modifications to the proposed plan prior to filing a final PUD plan:

1. An easement shall be provided on the plan for the creation of 8 parking spaces on the adjacent lot D in order to provide a total of 26 parking spaces for the proposed 12-unit residential conversion at 333 Lee Burbank Highway.
2. A complete Chapter 34 code review shall be undertaken by the applicant for the existing building conversion and provided to the Project Review Board.
3. A sewer and water discharge demand analysis shall be undertaken by the applicant and submitted to the City Engineer. All improvements recommended by the analysis shall be shown on the final plan.
4. The final plan shall include proposed water service, sewer service and storm water management plan.
5. The final plan shall show a concrete sidewalk and granite curbing to be installed along the frontage of the building along Green Street and 4 street trees (minimum caliper of 2 ½") shall be planted within the new sidewalk area and maintain a minimum 4' path of travel.
6. The final plan shall show 4 trees (minimum caliper of 2 ½") planted within the sidewalk along the frontage of the building on Lee Burbank Highway and maintain a 4' minimum path of travel.
7. The final plan shall provide for the removal of the existing asphalt on the south side of the building and the planting of trees and grass along the south face of the building.
8. This development is subject to a sewer I/I fee in the amount of \$34,320 based on the proposed 24 bedrooms.
9. In accordance with Section 17.47 of the Revised Revere Zoning Ordinance, this development is subject to a Capital Improvement Trust Fund fee equal to 3% of the total cost of construction for the conversion of the building into 12 residential units.

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

RAILROAD ST 6-120A1-23
 LUC: 316
 BRENNAN JAMES M
 7 WILLISIDE WAY
 WILMINGTON, MA 01887

RIGHT OF WAY 6-120B-12
 LUC: 930
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA

289 LEE BURBANK HWY 6-120B-5A
 LUC: 103
 IMPERIAL REALTY TRUST
 297 LEE BURBANK LLC, TRUSTEE
 297 LEE BURBANK HWY
 REVERE, MA 02151

297 LEE BURBANK HWY 6-120B-6
 LUC: 326
 IMPERIAL REALTY TRUST
 297 LEE BURBANK, LLC TRUSTEE
 297 LEE BURBANK HWY
 REVERE, MA 02151

301 LEE BURBANK REAR HWY 6-120B-7
 LUC: 930
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA 02151

12 FURLONG DR 6-120B-9
 LUC: 332
 271 LEE BURBANK REALTY TRUST
 CHIUCCARIELLO MARIO, TRUSTEE
 38 CHURCH ST
 WINCHESTER, MA 01890

23 PRATT ST 7-114-118-16
 LUC: 101
 23 PRATT STREET REALTY TRUST
 RODRIGUEZ RENEE TRUSTEE
 23 PRATT ST
 REVERE, MA 02151

GREEN ST 7-114-118-17
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-18
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-19
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-20
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

21 GREEN ST 7-114-118-5
 LUC: 101
 ADAMSON EVAN M
 ADAMSON RANDOLPH J
 21 GREEN ST
 REVERE, MA 02151

333 LEE BURBANK HWY 7-114-118-6C
 LUC: 340
 333 LEE BURBANK LLC
 335 LEE BURBANK HWY
 REVERE, MA 02151

335 LEE BURBANK HWY 7-114-118-6D
 LUC: 332
 335 LEE BURBANK LLC
 335 LEE BURBANK HWY
 REVERE, MA 02151

22 GREEN ST 7-114-118-7
 LUC: 101
 BOWEN DENNIS
 BOWEN ANN MARIE
 22 GREEN ST
 REVERE, MA 02151

250 LEE BURBANK HWY 7-120A-2
 LUC: 316
 250 LEE BURBANK HIGHWAY LLC
 1222 BENNINGTON ST
 EAST BOSTON, MA 02128

80 RAILROAD ST 7-120A-3
 LUC: 316
 RICMER PROPERTIES INC
 1222 BENNINGTON ST
 EAST BOSTON, MA 02128

100 RAILROAD ST 7-120A-4
 LUC: 316
 413-419 BREMEN STREET, LLC
 222 EVERETT ST
 EAST BOSTON, MA 02128

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

DATE: 9/27/21

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Parcel 051, 051, 1,051, 1,051
 USE VALUE: 1,051,700/
 ASSESSED: 1,051,700/
 Attachment: 20-12-DUD-333 (20-12-DUD-333) - Hwy. 15751

PROPERTY LOCATION
 Alt No: LEE BURBANK HWY, REVERSE
 Direction/Street/City: LEE BURBANK HWY, REVERSE
 Unit #: 333

OWNERSHIP
 Owner 1: 333 LEE BURBANK LLC
 Owner 2:
 Owner 3:
 Street 1: 335 LEE BURBANK HWY
 Street 2:
 Town/City: REVERSE

PREVIOUS ASSESSMENT
 Parcel ID: 7-114-118-6C
 Notes: Entered Lot Size, Total Land: 9053, Land Unit Type:
 Total Card: 0.208, 621,600, 118,400, 311,700, 1,051,700
 Total Parcel: 0.208, 621,600, 118,400, 311,700, 1,051,700
 Source: Market Adj Cost, Total Value per SQ unit /Card: 73.65 /Parcel: 73.65

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2021	340	FV	621,600	118,400	208	311,700	1,051,700	1,051,700	12/15/2020
2020	340	PTCH	621,600	118,400	208	311,700	1,051,700	1,051,700	8/19/2020
2020	340	FV	621,600	118,400	208	311,700	1,051,700	1,051,700	12/18/2019
2020	340	NC	621,600	118,400	208	311,700	1,051,700	1,051,700	10/30/2019
2019	340	FV	613,100	118,400	208	267,200	998,700	998,700	12/19/2018
2018	340	IV	621,100	118,400	208	219,000	958,500	958,500	12/29/2017
2017	340	FV	686,300	106,400	208	222,700	1,015,400	1,015,400	12/22/2016
2016	340	FV	761,900	106,400	208	222,700	1,091,000	1,091,000	12/28/2015

PREVIOUS OWNER
 Owner 1: SICA REALTY TRUST I -
 Owner 2: SICA - DANIEL
 Owner 3: 1,335 LEE BURBANK HWY
 Street 1: 335 LEE BURBANK HWY
 Town/City: REVERSE
 SV/Prov: MA, Chtry
 Postal: 02151

NARRATIVE DESCRIPTION
 This parcel contains .208 Acres of land mainly classified as OFFICE with a OFFICE Building built about 2008, having primarily CONC, PANEL Exterior and 14280 Square Feet, with 12 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

Code	Description	Amount	Com. Int
OTHER ASSESSMENTS			

Granitor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SICA REALTY TRU	64957-214		2/5/2021	CONVENIENCE	10 No	No			
SICA REALTY TRU	42225-263		5/15/2007	CONVENIENCE	1 No	No			
SICA DANIEL	41887-225		5/15/2007	CONVENIENCE	1 No	No			
SICA REALTY TRU	41887-209		5/15/2007	CONVENIENCE	1 No	No			
UNKNOWN	9167/654		1/1/1900	CONVENIENCE	No	No			

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F	Descrp	Comment
9/14/2006	4572	New Cons	710,000	C					NEW 3 STORY HIGH

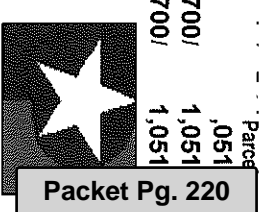
Date	Result	By	Name
10/26/2017	MEAS & INSP	345	JAMES HALL
7/13/2009	PERMIT	TO	Town
7/29/2008	PERMIT	TO	Town
10/31/2007	PERMIT	189	JIM HARRIS

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

Use Code	Description	LUC	No of Units	Depth / PrcUnits	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec %	J Land Code	Fact Use Value	Notes
340	OFFICE	9053			SITE		1.0	0	21.	1.64	CG					311,743	0			311,700	

Parcel LUC	340	OFFICE	Prime NB Desc	COMM GOOD	
Total AC/HA:	0.20783	Total SF/SW:	9053	Total:	311,743

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reverse apro



USER DEFINED
 1157511
 Insp Date: 10/26/17

Date	Time
09/27/21	12:05:15
06/18/21	09:24:37

ASR Map:	7
ASR Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF INST NOT DATA

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, Revere, MA 02151 on a petition submitted by National Grid to install new underground electrical service from pole #2456 to a new house at 570 Proctor Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and petition is on file and available for public inspection, by appointment only, 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

Questions contact – Sterling Ortiz 508-860-6288

Petition of the Massachusetts Electric Company d/b/a National Grid
 Of NORTH ANDOVER, MASSACHUSETTS
 For Electric conduit Location:

To City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: Proctor Ave - Revere - Massachusetts.

The following are the streets and highways referred to:

Plan # 30464525 Proctor Ave - National Grid to install beginning at a point approximately 14 feet southwest of the centerline of the intersection of Proctor Ave and continuing approximately 8 feet in a southwest direction. New electric underground service from pole #2456 to new house 570 Proctor Ave. Petition to allow underground service to pole under sidewalk about 8' from pole to house.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
 BY Robert Coulter
 Engineering Department

Dated: October 7, 2021

Attachment: 570ProctorAveNationGrid (21-354 : National Grid - 570 Proctor Avenue)

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 7th day of October, 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked - Proctor Ave - Revere - Massachusetts. Plan # 30464525.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Proctor Ave - National Grid to install beginning at a point approximately 14 feet southwest of the centerline of the intersection of Proctor Ave and continuing approximately 8 feet in a southwest direction. New electric underground service from pole #2456 to new house 570 Proctor Ave. Petition to allow underground service to pole under sidewalk about 8' from pole to house.

I hereby certify that the foregoing order was adopted at a meeting of the
....., held on the day of, 20
.....,, 20

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
.....

..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground
electric conduits described in the order herewith recorded, and that I mailed at least seven days
before said hearing a written notice of the time and place of said hearing to each of the owners of
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to construct the underground electric conduits under
said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: 570ProctorAveNationGrid (21-354 : National Grid - 570 Proctor Avenue)

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be, and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 7th day of October, 2021.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Proctor Ave - Revere - Massachusetts. Plan # 30464525.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Proctor Ave - National Grid to install beginning at a point approximately 14 feet southwest of the centerline of the intersection of Proctor Ave and continuing approximately 8 feet in a southwest direction. New electric underground service from pole #2456 to new house 570 Proctor Ave. Petition to allow underground service to pole under sidewalk about 8' from pole to house.

I hereby certify that the foregoing order was adopted at a meeting of the
....., held on the day of, 20
....., 20

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:
.....

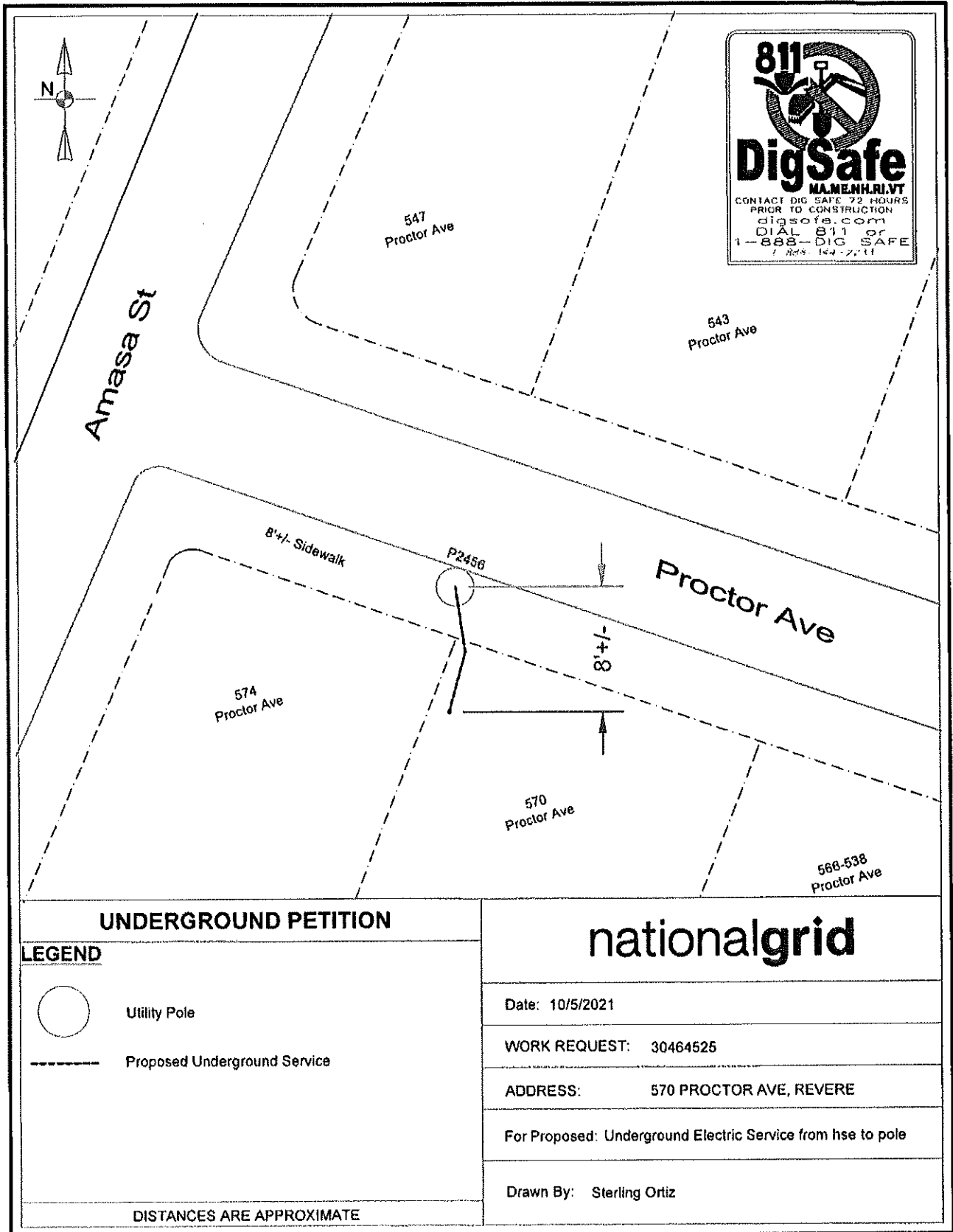
..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground
electric conduits described in the order herewith recorded, and that I mailed at least seven days
before said hearing a written notice of the time and place of said hearing to each of the owners of
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of
ways upon which the Company is permitted to construct the underground electric conduits under
said order. And that thereupon said order was duly adopted.

.....
.....
.....

Attachment: 570ProctorAveNationGrid (21-354 : National Grid - 570 Proctor Avenue)

Abutter's List

ParcelID	StreetNum	StreetName	LocCity	Owner1	Owner2	BillingAddr	City	State	Zip
23-396-26	597	MOUNTAIN AVE	REVERE	LEARY JAMES R	LEARY ELLEN J	599 MOUN	REVERE	MA	2151
23-396-29	15	AMASA ST	REVERE	FLYNN TERENCE J	FLYNN VIRGINIA A	15 AMASA	REVERE	MA	2151
23-396-32	538	PROCTOR AVE	REVERE	FITZGERALD EDWARD A		2848 LANS	DAYTON	OH	45420
23-396-31	570	PROCTOR AVE	REVERE	DIFLUMERI CARMINE	DIFLUMERI EMILIA	439 PROCT	REVERE	MA	2151
23-396-30	574	PROCTOR AVE	REVERE	REYES JORGE A		574 PROCT	REVERE	MA	2151
23-399-1	547	PROCTOR AVE	REVERE	NEIL CRAIG	NEIL WENDY	621 LYNN	REVERE	MA	2151
23-399-62	543	PROCTOR AVE	REVERE	STUTO GIUSEPPINA		543 PROCT	REVERE	MA	2151
23-399-61	537	PROCTOR AVE	REVERE	CHALA DECHASSA		537 PROCT	REVERE	MA	2151



Attachment: 570ProctorAveNationGrid (21-354 : National Grid - 570 Proctor Avenue)

City of Revere, Massachusetts

Lauren Buck

Director of Public Health

Department of Public Health

25 Winthrop Ave, Revere, MA 02151 781. 485. 8486



Brian M. Arrigo

Mayor

Revere City Council
c/o Ashley E. Melnik, City Clerk
Revere City Hall
281 Broadway
Revere, MA 02151

October 20, 2021

To the Honorable Revere City Council:

On behalf of the Revere Board of Health and the City Solicitor, I am submitting the following proposed amendment to Title 6 of the Revised Ordinance of the City of Revere. This amendment will align Title 6 with the newly adopted Urban Farming Ordinance, 17.16.470. I hereby request that this amendment be referred to a public hearing at the next meeting of the Revere City Council on Monday, November 8, 2021.

Thank you,

Lauren Buck RN, BSN, MPH
Public Health Director
City of Revere
lbuck@revere.org
office: 781-485-8486
work cell: 781-808-6015

October 20, 2021

I. AN ORDINANCE FURTHER AMENDING TITLE 6 OF THE ORDINANCES OF THE CITY OF REVERE.

SECTION 1. Title 6, Chapter 6.02, Section 6.02.020 of the Revised Ordinances of the city of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following:

6.02.020 – Nondomesticated exception – Keeping.

Notwithstanding section 6.02.010 above, chickens only may be kept in accordance with Urban Agriculture Ordinance 17.16.470, the implementation of which carries its own rules, procedures, and penalties.



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

The Honorable Revere City Council
Revere City Hall
Revere, MA 02151

Dear Council Members:

Enclosed is a draft Order seeking Council approval to implement a parking ticket amnesty program to waive up to \$30.00 per ticket on a maximum of five tickets in exchange for a donation of a single, unused toy of similar or greater value that will be distributed to needy children through the School District. This amnesty period will begin upon your approval on November 8, 2021 and extend through the end of business December 10, 2021.

Building on the success from last year, this amnesty program comports with the spirit of the holidays and provides individuals who owe fees an incentive to pay their tickets. At the same time, the program bestows a holiday gift for needy children. Therefore, I recommend adoption of the enclosed Order and thank you for your consideration of this request.

Regards,

Brian M. Arrigo
Mayor

Attachment: Toys for Tickets 2021 (21-356 : Toys for Tickets 2021)

By Order of the Revere City Council it is hereby ordered:

Upon payment of an unpaid parking fine and the donation of a new, unused toy of similar or greater value for donation to a worthy charitable purpose, the Parking Director, beginning on November 19, 2021 and ending at the close of business on December 10, 2021, shall waive up to \$30.00 dollars per ticket, maximum five tickets, in unpaid parking fines, as provided in R.R.O. 10.48.160. Notwithstanding the foregoing, the Parking Director shall not waive any surcharge imposed by the Massachusetts Registry of Motor Vehicles if the Parking Director has notified the Registry of Motor Vehicles of an unpaid fine and a non-renewal of license and/or registration has been recorded by the Registry of Motor Vehicles.

Signed:



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

Honorable City Council
Revere City Hall
Revere, MA 02151

Dear Members of the Honorable City Council:

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 Feeney Brothers Excavation LLC, 103 Clayton Street, Dorchester, MA 02122 be appointed as a Licensed Drain Layer in the City of Revere.

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

Feeney Brothers has been advised that they will be contacted *directly* by the Appointment Subcommittee with a date and time to appear before them concerning this re-appointment.

Regards,

Brian M. Arrigo
Mayor

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



The City of REVERE, MASSACHUSETTS

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

15.a

DONALD P. CIARAMELLA
Chief of Infrastructure
& Public Works

To: Brian M Arrigo, Mayor

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

Date: October 4, 2021

RE: Drain Layer Approval

Attached please find a drain layer application from ____ Feeney Brothers Excavation LLC. 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: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



Administrative Checklist

- ✓ All Insurance Docs & Required Items from Packet
- ✓ Utility Markers & A Frame Pics
- ✓ Renewal Application
- ✓ Signed Acknowledgement Form
- ✓ \$200 Non-Refundable Application Fee
- ✓ All hoisting licenses are up to date.
- ✓ \$0 Permit Balance
- ✓ No Written or Verbal Warnings



The City of REVERE, MASSACHUSETTS
Water & Sewer Department
321R Charger Street, Revere, MA 02151
(781) 286-8149

DONALD P. CIARAMELLA
Chief of Infrastructure
& Public Works

**ACKNOWLEDGEMENT OF RECEIPT OF CITY OF REVERE
GUIDELINES FOR WATER AND SEWER CONNECTIONS**

It is the drainlayer's responsibility to read, discuss, and understand the information, rules, and procedures provided. By signing below, the drainlayer acknowledges the following:

I/We hereby acknowledge that I/we have received, read, and fully understand the requirements of City licensed drainlayers. Further, I/we agree to abide by the policies and procedures described in the guidelines provided as defined in the drainlayer application requirements. I/we understand that I will be held accountable for all work performed in accordance with said requirements.

Owner Signature *Brandan Feeney* Date: 9.27.21

Print Name Brandan Feeney



Feeney Brothers

EXCAVATION LLC

103 CLAYTON STREET, DORCHESTER, MASSACHUSETTS 02122-2738

PHONE: 617-287-1004 • FAX: 617-282-1669

www.feenebrothers.com

September 21, 2021

City of Revere
Water & Sewer Department
321R Charger Street
Revere, MA 02151

Re: Feeney Brothers Excavation LLC dba Feeney Brothers Utility Services

Dear Engineering Dept.,

Feeney Brothers Utility Services provides comprehensive services to the utility industry throughout the Northeast and services our customers by operating out of strategically located offices and satellite yards. These location also enable us to provide 24/7 emergency service for our customers.

We have contracted utility work in the City of Revere and request to be added to the City's Drainlayer List.

Thank you for your attention in regards to this matter and should you have any questions, please feel free to contact me.

Best,

A handwritten signature in black ink, appearing to read "Brendan Feeney".

Brendan Feeney
President Feeney Brothers Excavation LLC

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



TOWN of BROOKLINE
Massachusetts
 Department of Public Works
Water & Sewer Division

Erin Chute Gallentine
Commissioner
Frederick W Russell PE
Director

April 6, 2021

Feeney Brothers Corp
 103 Clayton St
 Dorchester, MA 02122

To Whom It May Concern,

According to our records, the above contractor, Feeney Brothers Corp has been license and bonded to perform water, sewer & drain work in the Town of Brookline since 2005.

The company performs all work in an acceptable manner to the Town and remains in good standing.

Please feel free to contact me directly if you have any questions or concerns in this matter.

Sincerely,

Sueretta Channer
 Business Manager
 Brookline Water & Sewer Department
 617-730-2170

333 Washington Street ♦ Brookline, Massachusetts 02445
Telephone: (617) 730-2170 Facsimile: (617) 713-3727
email water@brooklinema.gov

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

TOWN OF DEDHAM
Commonwealth of Massachusetts

JOSEPH M. FLANAGAN
 DPW DIRECTOR



55 RIVER STREET
 DEDHAM, MA 02026-2935

(781) 751-9350
 FAX (781) 751-9359
 www.dedham-ma.gov

DEPARTMENT OF PUBLIC WORKS

April 13, 2021

Feeney Brothers Excavation LLC
 103 Clayton St
 Dorchester MA 02122

To Whom It May Concern

Please accept this letter of reference for Feeney Brothers Excavation. Feeney Brothers has done some extensive gas main work in the Town of Dedham. While doing this installation they have had to relocate water, sewer and drain infrastructure. These repairs and relocation projects were all done in an efficient, professional manner. Feeney Brothers continues to work in Dedham and their workers continue to be good to work with and are aware of their surroundings and keep a clean jobsite.

Please contact me with any questions.

Sincerely,

Joseph Flanagan
 Director of Public Works
 Town of Dedham

Jflanagan@dedham-ma.gov

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

TOWN OF MILTON

DEPARTMENT OF PUBLIC WORKS
629 RANDOLPH AVENUE
MILTON, MA 02186
www.townofmilton.org

CHASE P. BERKELEY P.E.
Director of Public Works
THOMAS MCCARTHY
Assistant Director of Public Works
JOHN P. THOMPSON, P.E.
Town Engineer

JOHN CALABRO
Manager of Wires and Maintenance
CHRISTOPHER TRUDEL
Civil Engineer
KATHLEEN M. BOWEN
Senior Administrative Clerk – Conservation
ALLAN BISHOP, GISP
Engineering Department/GIS

April 14, 2021

To whom it may concern,

Feeney Brothers has worked in the Town of Milton on many various projects from small gas repairs to large gas main projects. They have been excellent to work with very responsive to any concerns, they have kept their work sites clean and safe.

I have allowed them to stage equipment and supplies at the DPW yard because of their cleanliness and attention to detail.

They have also been working for Milton for the past 4 years during the winter season doing snow plowing operations and have been outstanding in response time and quality of work.

If you have any further questions please feel free to contact me.

Respectfully,


Thomas McCarthy
Assistant Director Milton DPW

LICENSE OR PERMIT BOND

Bond No. 800122727

KNOW ALL MEN BY THESE PRESENTS, That we, Feeney Brothers Excavation LLC of 103 Clayton Street, Dorchester, MA 02122, as Principal, and Atlantic Specialty Insurance Company a corporation organized and existing under the laws of the State of NY and licensed to do business in the State of MA, as Surety, are held and firmly bound unto City of Revere of 321R Charger Street, Revere, MA 02151, hereinafter called the Obligee, in the penal sum of Ten Thousand and 00/100 Dollars (\$10,000.00), lawful money of the United States of America to be paid to said Obligee, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has made application for a license of permit to the Obligee for the purpose of, or to exercise the vocation of Street and Sidewalk.

NOW, THEREFORE, if the Principal shall faithfully comply with all ordinances, rules and regulations which have been or may be hereafter be in force concerning said License or Permit, and shall save and keep harmless the Obligee from all loss or damage which it may sustain or for which it may become liable on account of the issuance of said license or permit to the Principal, then this obligation shall be void; otherwise, to remain in full force and effect.

The Surety may cancel this bond at any time by filing with the Obligee thirty (30) days written notice of its desire to be relieved of liability. The Surety shall not be discharged from any liability already accrued under this bond, or which shall accrue hereunder before the expiration of the thirty day period.

Signed and sealed with our hands this 21st day of September, 20 21.

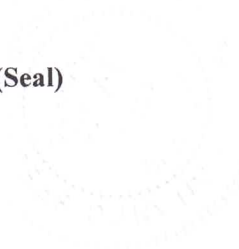
Feeney Brothers Excavation LLC
Principal

By: 

Atlantic Specialty Insurance Company
Surety


Michelle Halter, Attorney-in-Fact

(Seal)




Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

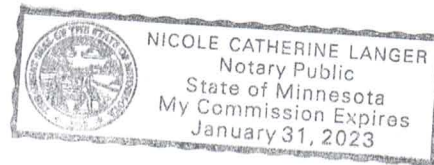
Surety Acknowledgment

State of Minnesota }
County of Hennepin } ss.

On this 21st day of September 2021, before me personally came Michelle Halter, to me known, who being by me duly sworn, did depose and say that she is the Attorney-in-Fact of Atlantic Specialty Insurance Company described in and which executed the above instrument; that she knows the seal of said corporation; that the seal affixed to said instruments is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation, and that she signed her name to it by like order.



Notary Public



Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Heather R. Goedtel, Michelle Halter, Nicole Langer, Kelly Nicole Enghausser, Blake S Bohlig, Melissa Stanton,** each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Pow of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-i-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact sh be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Compa as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as thou manually affixed.

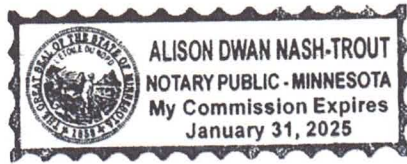
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Comp to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 21st day of September, 2021.



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



PLEASE WAIT HERE
FOR YOUR JOBSITE
BRIEFING



FEENEY BROTHERS EXCAVATION LLC

APPROVED
JOBSITE



SAFE ZONE



Please do not
enter job site or
approach crews.

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

Signicade De

PLASTICADE

800.772.0855
PESTICADE.COM

100-100
7/10/24

MADE IN
THE USA

nationalgrid

**As an essential business,
National Grid has authorized
this critical work to maintain
safe and reliable service.**

**Our workers adhere to
CDC guidelines.**

**Thank you for your patience
and please stay safe.**



**Please do not
enter job site or
approach crews.**

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

nationalgrid

WORKSITE

800-233-5325

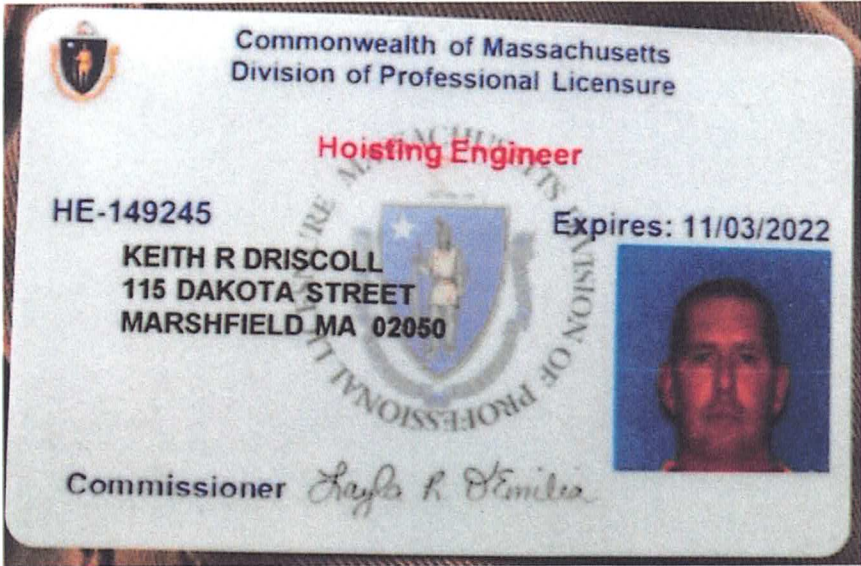
www.nationalgrid.com







Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

105515

Company Name: FEENEY BROTHERS EXCAVATION, LLC

Payee: CITY OF REVERE
WATER & SEWER DEPARTMENT
321R CHARGER STREET, REVERE MA 02151

REFERENCE	DESCRIPTION	AMOUNT
09/21/21 - DRAINLAYER LICENSE	09/21/21 - DRAINLAYER LICENSE	200.00
CHECK DATE: 09/22/21	CHECK NO: 105515	TOTAL AMOUNT: 200.00



FEENEY BROTHERS EXCAVATION LLC
103 CLAYTON STREET
DORCHESTER, MASSACHUSETTS 02122
PHONE (617) 287-1004 • FAX (617) 282-1699



CHECK NO. 105515

Two Hundred Dollars and 00 cents

DATE 09/22/21 AMOUNT **\$200.00**

PAY TO THE ORDER OF
CITY OF REVERE
WATER & SEWER DEPARTMENT
321R CHARGER STREET, REVERE MA 02151

[Signature]
AUTHORIZED SIGNATURE

⑈ 105515⑈ ⑆ 21070175⑆ 1338502473⑈



CITY OF REVERE

Brian M. Arrigo
Mayor

November 21, 2021

The Honorable Revere City Council
Revere City Hall
Revere, MA 02151

Dear Council Members:

I'm writing to request that parking meters throughout the City's business districts not be enforced on Saturday, December 4th, December 11th, and December 18th to encourage shoppers to patronize local businesses this upcoming holiday season. This is a great opportunity for residents and visitors to sample the variety of shops and restaurants available in our city, and at the same time benefit both the businesses and shoppers.

Regards,

Brian M. Arrigo
Mayor

Attachment: free parking 2021 (21-358 : 2021 Holiday Free Parking)



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

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

Dear Members of the Honorable City Council

Please find attached the recently signed contract between the City of Revere and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit A. I hereby request an appropriation necessary to fund the cost items contained therein.

Regards,

Brian M. Arrigo
Mayor

--

Attachment: Comm. relative to Unit A MOA (21-359 : Appropriation: Laborer's Local 22 - Revere Unit A MOA)

Memorandum of Agreement Between
The City of Revere And
The Massachusetts Laborer's District Council Public Employees Local 22, Revere Unit A
August 4, 2021

The City of Revere ("City") and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit A ("Union"), collectively referred to as the "Parties", agree to extend their FY2018-2021 collective bargaining agreement through June 30, 2024, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

1. **Article I Section 1** Per mutual agreement the following positions shall be removed from the union:
 - a. Consumer Affairs Director
 - b. SUDI Director
 - c. Deputy Director of Health
 - d. Director of Innovation and Data Management

2. **Article I Section 1** Per mutual agreement the following positions shall be removed from the union once the current employee in position retires/resigns:
 - a. Data Manager
 - b. Sealer of Weights and Measures

3. **Article I Section 1** Per mutual agreement the following positions shall be added to the union:
 - a. Director of 311/Constituent Services
 - b. City/Community Planer
 - c. Business Manager
 - d. Director of SUDI and Homelessness Initiatives

4. **Article VII - Classification Schedule and Compensation**
Unless otherwise noted on the attached union schedule, Unit A members shall receive the following percentage raises in base pay:
 - a. Effective July 1, 2021 3% (retroactive to 7/1/2021)
 - b. Effective July 1, 2022 3%
 - c. Effective July 1, 2023 3%

Salary schedule to be adjusted by 3% per year.

The City agrees to conduct a wage survey within 90 days after the signing of this agreement. Once finalized, the City and Union will reconvene to discuss any potential adjustments.

All employees who fall below the salary range once the 3% is applied for FY2022 (July 1, 2021), their salary shall default to the lowest pay in the newly created salary range.

5. **Article VII Section 4** Replace the second paragraph with the following language:

On the first day of the employee's fifteenth (15th) year of employment, in a position or positions covered by this contract (or another contract to which Local 22 is a party) shall thereafter have his/her annual rate of compensation increased by 5%. In calculating years of service for the purposes of the previous sentence, up to a maximum of two (2) years of either military service or employment with another City of Revere agency may be counted toward the fifteen (15) years. Five (5) years of service in the military or National Guard shall count as one (1) year of military service for the purposes of the last sentence. This change will be effective July 1, 2021.

6. **Article VIII Section 1A** Correct as follows:

- Change first sentence to read "Full time employees hired before March 1, 2018..."
- Change last sentence to read "Unused sick leave days may be accumulated from year to year up to a maximum accumulation of three hundred fifty (350) days."

7. **Article VIII Section 1B** Correct as follows:

Change last sentence to read "Sick leave allowances not used in any particular year may be accumulated up to three hundred fifty (350) days."

8. **Article VIII Section 6 A1** Correct as follows:

- Change first sentence to read "...full time employee hired before March 1, 2018)
- Change last sentence to read "...(up to a maximum of three hundred fifty (350) days) for a cash payment in accordance with the following:

9. **Article VIII-Section 6 A2**

Replace last sentence to read "...maximum payment for an employee who at his/her retirement had one hundred fifty (150) accumulated unused sick leave days would be \$5,000).

10. **Article VIII-Section 6 b**

Replace three hundred (300) with three hundred and fifty (350).

11. **Article IX Section 4** Change the first sentence to the following:

The sick leave bank will be administered by the Sick Leave Committee which will consist of two union members, one from Unit A, one from Unit B, The Chief of Human Resources, The Chief Financial Officer, and the Mayor's Chief of Staff.

12. **Article X Section 1** Add the following paragraph:

Bargaining unit members hired by the employer on or after January 1, 2022, who enroll in HMO health insurance plan will be required to contribute 25% toward the cost of monthly premiums. Members hired prior to January 1, 2022, who are enrolled in the HMO health insurance plan will continue to contribute 20% toward monthly premiums. If the city of Revere and its Public Employee Committee (P.E.C) execute a so-called P.E.C. agreement prior to July 1, 2022, the employer agrees to re-open the contract for the sole purpose of bargaining

over employee health insurance.

13. **Article XI** Add the Juneteenth holiday
14. **Article XIII Section 3** Add the following sentence at the end:

Any hire with credible years of service from another state or local agency (per the Revere Retirement Board) can apply those years to “years of service” for the purposes of vacation accrual only.

15. **Article XIII Section 5** Replace with the following language:

Members should strive to use their vacation leave during the calendar year in which it is accrued. Members can carry over up to 120 hours of vacation leave into the next calendar year. This amount should be prorated for employees who work less than 39 hours per week. Any accruals over 120 hours at the end of the calendar year will be adjusted to the 120 hour max each January 1st.

16. **Article XIII Section 7** Delete section
17. **Article XV Section 4** Change \$300 to \$400. Also remove (h) and (i) from positions list. Also removed last paragraph beginning with “Employees employed...”
18. **Article XV Section 5** Change to “Engineering Project Manager to receive \$1100 annually....”
19. **Article XV Section 6** Delete section
20. **Article XV Section 9** Delete section
21. **Article XII** Add section 2 Education Assistance Plan

CITY OF REVERE EDUCATION ASSISTANCE

APPLICABILITY

This policy applies to all employees who are members of the Local 22 Unit A, employees and non-union employees who are a Chief or Department Head.

TUITION REIMBURSEMENT

The City of Revere recognizes the importance of continuing education and learning for its leaders. To facilitate ongoing professional development, the City offers education and training assistance for its full-time employees who are members of the Local 22 Unit A, employees and non-union employees who are a Chief or Department Head.

Professional development activities must support and enhance the employee’s current role and responsibilities or serve as career broadening initiatives.

Tuition reimbursement for any class, course, or certification will be provided up to a fiscal year maximum of \$2,000.00. To take advantage of this benefit, an employee must sign an agreement to repay up to \$1,500.00 of the assistance if he/she ceases employment with the City within one year of completing the funded education or training.

The City will reimburse eligible employees for undergraduate or graduate tuition paid to an accredited college or university. The coursework must be job-related and approved in advance. The employee must successfully complete the coursework with a grade of "B" or higher. No reimbursement will be made for coursework with a grade below "B". Applications for reimbursement must be accompanied by a copy of the transcript.

All requests are subject to budget availability and constraints.

INDIVIDUAL CLASSES AND SEMINARS

The City will pay registration fees for eligible employees to attend short-term classes, seminars, or professional development activities. The event must be approved in advance.

All requests are subject to budget availability and constraints.

APPLICATION AND REIMBURSEMENT PROCESS

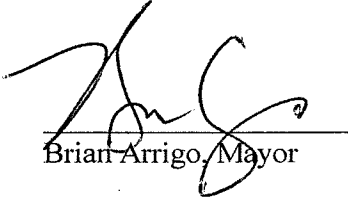
The City's Education and Learning Assistance Application must be approved by the Chief of Human Resources and the Mayor prior to beginning the coursework.

Upon completion of approved college coursework, certificate program or seminar, an employee is required to submit the approved Education and Learning Assistance Application, an original receipt for the tuition payment, and a report card or official transcript and a reimbursement request to the Auditing Department for review and reimbursement. Upon receipt of reimbursement, the employee will be asked to sign a Memorandum of Understanding that the assistance is considered advanced pay for a period of one year after coursework completion and will be treated as such should the employee terminate (voluntarily or involuntarily) during that year.

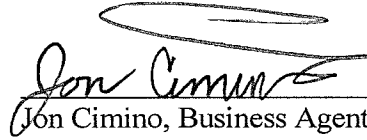
Agreed to on this September 7, 2021, by the negotiating teams as set forth below:

CITY OF REVERE

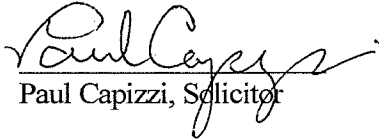
MASSACHUSETTS LABORER'S
DISTRICT COUNCIL, PUBLIC
EMPLOYEES LOCAL22



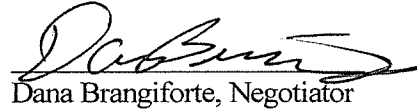
Brian Arrigo, Mayor



Jon Cimino, Business Agent



Paul Capizzi, Solicitor



Dana Brangiforte, Negotiator

Attachment: Comm. relative to Unit A MOA (21-359 : Appropriation: Laborer's Local 22 - Revere Unit A MOA)



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

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

Dear Members of the Honorable City Council

Please find attached the recently signed contract between the City of Revere and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit B. I hereby request an appropriation necessary to fund the cost items contained therein.

Regards,

Brian M. Arrigo
Mayor

--

Attachment: Comm. relative to Unit B MOA (21-360 : Appropriation: Laborer's Local 22 - Revere Unit B MOA)

Memorandum of Agreement Between
The City of Revere And
The Massachusetts Laborer's District Council Public Employees Local 22, Revere Unit B
September 30, 2021

The City of Revere ("City") and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit B ("Union"), collectively referred to as the "Parties", agree to extend their FY2018-2021 collective bargaining agreement through June 30, 2024, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

1. **Article I Section 1** Per mutual agreement the following positions shall be removed from the union:

- Deputy Director of Health
- Mediator
- Assistant Tax Title Custodian

2. **Article I Section 1** Per mutual agreement the following positions shall be added to the union:

- | | |
|---|---------------|
| • Help Desk Assistant | Pay Group 1 |
| • Sports and Fitness Coordinator | Pay Group 20 |
| • Adult Librarian | Pay Group 9 |
| • AMI Analyst | Pay Group 13 |
| • Assistant Library Director | Pay Group 15 |
| • Children's & Community Outreach Librarian | Pay Group 14 |
| • Construction Oversight Supervisor | Pay Group 21 |
| • Crime Analyst | Pay Group 17 |
| • Data Analyst | Pay Group 18 |
| • Grant Writer | Pay Group 23 |
| • Library Collection Development | Pay Group 14 |
| • MIS Support Analyst | Pay Group 17 |
| • Reference Librarian | Pay Group 9 |
| • Social Worker | Pay Group 21 |
| • Staff Engineer/Project Manager | Pay Group 25 |
| • Technical Services Librarian | Pay Group 15 |
| • Young Adult Librarian | Pay Group 9 |
| • Program Manager – Revere Comm. School | Pay Group 17 |
| • Assistant Director – 311 | Pay Group 15 |
| • Coordinator of Consumer Affairs | Pay Group TBD |

3. **Article VII - Classification Schedule and Compensation**

Unless otherwise noted on the attached union schedule, Unit B members shall receive the following percentage raises in base pay:

- Effective July 1, 2021 3% (retroactive to 7/1/2021)
- Effective July 1, 2022 3%
- Effective July 1, 2023 3%

Salary schedule to be adjusted by 3% per year.

4. **Article VII Section 1:**

Remove the sentence "All employees will move to step 4 upon the anniversary of their 16th year of employment according to the provision of Article VII Section 6 and replace with:

All employees will move to step 4 on the first day of the employee's fifteenth (15th) year of employment, in a position or positions covered by this contract (or another contract to which Local 22 is a party). In calculating years of service for the purposes of the previous sentence, up to a maximum of two (2) years of either military service or employment with another City of Revere agency may be counted toward the fifteen (15) years. Five (5) years of service in the military or National Guard shall count as one (1) year of military service for the purposes of the last sentence. This change will be effective July 1, 2021.

5. **Article VII Section 2** Correct as follows:

- Change all references to "30 days" and replace with "15 work days"

6. **Article VII Section 4 & 5** Requirements and Limits for Administrative Assistant
Delete entire section and replace with the following language:

No department should have more than one position classified as Administrative Assistant. Any person in the role of Administrative Assistant should report to a person with the title of "Chief". The opening of Administrative Assistant positions will be based solely on the needs of the City.

7. **Article VII Section 6** Delete section (revised in Article VII Section 1)

8. **Article VII** Add new section **Shift Differential Parking Control**

Union members who work in parking control shall receive a shift differential as detailed below:

Parking Control Officers who are scheduled to work between the hours of 5:00 PM and 7:00 AM will receive a shift differential as follows:

Hours	Differential %
5:00 PM – 11:00 PM	6%
11:00 PM – 7:00 AM	10%

Employees who begin their shift between 5:00 AM to 7:00 AM are not eligible to receive this differential.

9. **Article VIII Section 1B** Correct as follows:

- Change last sentence to read "Sick leave allowances not used in any particular year may be accumulated up to three hundred fifty (350) days."

10. **Article VIII Section 6 A1** Correct as follows:

- Change first sentence to read "...full time employee hired before October 27, 2017)

11. **Article VIII-Section 6 A2**

- Replace last sentence to read "...maximum payment for an employee who at his/her retirement had one hundred fifty (150) accumulated unused sick leave days would be (\$5,000).
- Change the last sentence to "...hired after September 23, 2019

12. **Article VIII A Section 4** Change the first sentence to the following:

The sick leave bank will be administered by the Sick Leave Committee which will consist of two union members, one from Unit A, one from Unit B, The Chief of Human Resources, The Chief Financial Officer, and the Mayor's Chief of Staff.

13. **Article IX Section 1** Add the following paragraph:

Bargaining unit members hired by the employer on or after January 1, 2022, who enroll in HMO health insurance plan will be required to contribute 25% toward the cost of monthly premiums. Members hired prior to January 1, 2022, who are enrolled in the HMO health insurance plan will continue to contribute 20% toward monthly premiums. If the city of Revere and its Public Employee Committee (P.E.C) execute a so-called P.E.C. agreement prior to July 1, 2022, the employer agrees to re-open the contract for the sole purpose of bargaining over employee health insurance.

14. **Article X** Add the Juneteenth holiday

15. **Article X** Delete language to referring to Call Takers in Sections 3,4,5 &7

16. **Article XII Section 3** Add the following sentence at the end:

Any hire with credible years of service from another state or local agency (per the Revere Retirement Board) can apply those years to "years of service" for the purposes of vacation accrual only.

17. **Article XII Section 5** Replace with the following language:

Members should strive to use their vacation leave during the calendar year in which it is accrued. Members can carry over up to 120 hours of vacation leave into the next calendar year. This amount should be prorated for employees who work less than 39 hours per week. Any accruals over 120 hours at the end of the calendar year will be adjusted to the 120 hour max each January 1st.

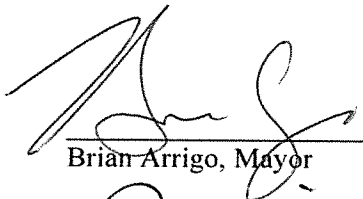
18. **Article XII Section 7** Delete section

19. **Article XIV Section 6** Rename section to "Clothing Allowance". Remove the titles of Transportation Specialist and Cook Elder Affairs. Add all Parks and Recreation employees, all Inspectors and the Infrastructure Program Manager who work 39 hours per week will receive \$300.00 per year. Employees who work less than 39 hours will receive a prorated benefit based on their average hours per week.

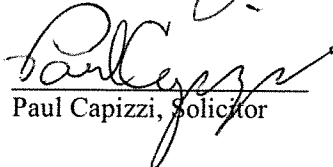
20. **Article XIV Section 7** Change \$300 to \$400
21. **Article XIV Section 9** Change \$750 to \$900 annually
22. **Article XXII** Delete sentence that reads “All Unit B Members hired after the signing of the July 2018 MOA are not eligible.” and replace with “All Unit B member hired after July 1, 2018 will receive an annual payment of \$1,000 for an Associates degree, \$2,000 for a Bachelors Degree and \$3,000 for a Master’s degree. Employees receiving an incentive under Article XXIII Section B will receive the greater of the education incentive or the License incentive but not both.
23. **Article XXIII** Any employee who performs purchasing duties such as managing requisitions and purchase orders and attains and maintains a designation of Massachusetts Certified Public Purchasing official (MCPPO) shall receive a stipend of \$1,500 annually.
24. **Article XXIII** Any employee of the Parks and Recreation Department who achieves and maintains The National Recreation and Park Associations Certification will receive a stipend of \$250.00 annually.
25. **Changes to Salary Schedule** Make the following changes to the salary schedule
- Move the position of Electrical/Wiring Inspector to Group 22
 - Move the position of Assessing Field Lister to Group 16
 - Move the title of Senior Building Inspector to Group 18
 - Move the title of Building Inspector to Group 16
 - Move the title of Assistant Director – Parking to Group 15
 - Move the title of Parking Meter Technician to Group 7
 - Move the title of Parking Control Officer to Group 6
 - Move the title of Assistant Director of Parks and Recreation to Group 17

Agreed to on this October, __ 2021 by the negotiating teams as set forth below:

CITY OF REVERE

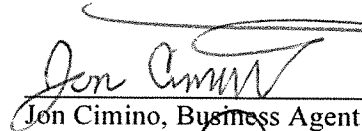


Brian Arrigo, Mayor

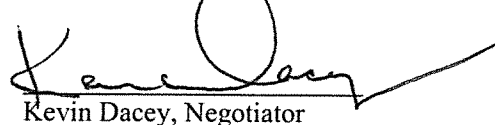


Paul Capizzi, Solicitor

MASSACHUSETTS LABORER'S
DISTRICT COUNCIL,
PUBLIC EMPLOYEES LOCAL22



Jon Cimino, Business Agent



Kevin Dacey, Negotiator



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

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

Dear Members of the Honorable City Council,

Please find attached a suggested loan order to pay for the costs of replacing the boiler at the Beachmont Veterans Memorial School. I request that this order be presented at a public hearing on November 8th.

Regards,

Brian M. Arrigo
Mayor

--

Attachment: Loan Order - Beachmont School Boiler Replacement - 8_19_21_ (21-361 : Loan Order: Beachmont Boiler Replacement)

City of Revere, Massachusetts

Suggested form of Loan Order from Hinckley Allen

Beachmont School Boiler Replacement Bonds

Ordered: That \$2,589,359 is appropriated to pay costs of replacing the boiler at the Beachmont Veterans Memorial School located at 15 Everard Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the “Project”), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the “MSBA”), said amount to be expended under the direction of the School Committee; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

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

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

*City of Revere, Massachusetts
Proclamation*

WHEREAS, breast cancer has the second highest mortality rate in women, and is the second most diagnosed cancer; and

WHEREAS, every two minutes a woman is diagnosed with breast cancer, and 30% of new women's cancer diagnoses will be for breast cancer; and

WHEREAS, 1 out of every 8 women in the United States will be diagnosed with breast cancer during her lifetime; and

WHEREAS, by the end of December, 2021, there will be an estimated 281,550 new cases of invasive breast cancer diagnosed, and 49,290 cases of non-invasive, for a total of 330,840 new cases; and

WHEREAS, men can also get breast cancer, and an estimated 2,650 men will be diagnosed with it in 2021; and

WHEREAS, as of January, 2021, there were 3.8 million breast cancer survivors in the United States; and

NOW, THEREFORE, be it resolved that we, the Revere City Council, do hereby proclaim the month of October, 2021 as:

“Breast Cancer Awareness Month”

The City of Revere urges all citizens of the City of Revere to encourage all women and men to learn more about how this disease may affect their lives, to take the necessary steps for early detection and prevention, to recommit ourselves to standing by survivors and their families, and to support organizations that work tirelessly to find a cure.

This Proclamation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this eighteenth day of October in the year of Our Lord, two thousand and twenty-one and of the Independence of United States of America the two hundred and forty-fifth.

Ashley E. Melnik, City Clerk

Anthony T. Zambuto, Council President

Motion offered by Councillor Jessica A. Giannino.

AN ORDINANCE ESTABLISHING REGULATIONS FOR SUSTAINABLE FOOD WARE AND PACKAGING

Section 1. The Revised Ordinances of the City of Revere are hereby amended by inserting the following new section.

Section 8.04.100 Sustainable Food Ware and Packaging Regulations

A. **DEFINITIONS.** The following words and phrases shall, unless context clearly indicates otherwise, have the following meanings:

1. **BIODEGRADABLE** Entirely made of organic materials such as wood, paper, bagasse or cellulose; or bioplastics that meet the American Society for Testing and Materials (ASTM) D7081 standard for Biodegradable Plastics in the Marine Environment or any other standard that may be developed specifically for an aquatic environment and are clearly labeled with the applicable standard.
2. **COMPOSTABLE** Refers to bioplastic materials certified to meet the American Society for Testing and Materials International Standards D6400 or D6868, as those standards may be amended. ASTM D6400 is the specification for plastics designed for compostability in municipal or industrial aerobic composting facilities. D6868 is the specification for aerobic compostability of plastics used as coatings on a compostable substrate. Compostable materials shall also include products that conform to ASTM or other third-party standards (such as Vinçotte) for home composting. Any compostable product must be clearly labeled with the applicable standard on the product.
3. **DISPOSABLE FOOD SERVICE WARE** All food and beverage containers, bowls, plates, trays, cartons, cups, lids, straws, stirrers, forks, spoons, knives, film wrap, and other items designed for one-time or non-durable uses on or in which any food vendor directly places or packages prepared foods or which are used to consume foods. This includes, but is not limited to, service ware for takeout foods and leftover food from partially consumed meals prepared at food establishments.
4. **DIRECTOR** refers to the Director of Municipal Inspections or the Director's designee.
5. **FOOD ESTABLISHMENT** An operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. This includes, without limitation, restaurants and food trucks.
6. **PACKING MATERIAL** Polystyrene foam used to hold, cushion, or protect items packed in a container for shipping, transport, or storage. This includes, without limitation, packing "peanuts"; and shipping boxes, coolers, ice chests, or similar containers made, in whole or in part, from polystyrene foam that is not wholly encapsulated or encased within a more durable material.
7. **POLYSTYRENE** There are two basic forms, Foam and Rigid Polystyrene. Foam includes without limitation blown, expanded (EPS), and extruded foams such as "Styrofoam," a Dow Chemical Co. trademarked form of insulation. Foam Polystyrene is generally used to make opaque cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons. Rigid or

8. oriented polystyrene is generally used to make clear clamshell containers, cups, plates, straws, lids and utensils.
 9. PREPARED FOOD Food or beverages, which are served, packaged, cooked, chopped, sliced, mixed, bottled, frozen, squeezed or otherwise prepared on the food establishment's premises within the City, regardless of whether it is consumed on or off the premises.
 10. RECYCLABLE Material that can be sorted, cleansed, and reconstituted using the City's curbside municipal collection programs for the purpose of using the altered form in the manufacture of a new product. "Recycling" does not include burning, incinerating, converting, or otherwise thermally destroying solid waste.
 11. RETAIL ESTABLISHMENT Any commercial business facility that sells goods directly to the consumer including but not limited to grocery stores, pharmacies, liquor stores, convenience stores, restaurants, retail stores and vendors selling clothing, food, and personal items, and dry-cleaning services.
 12. REUSABLE Products that will be used more than once in its same form by a food establishment. Reusable also includes cleanable durable containers, packages, or trays used on-premises or returnable containers such as soft drink bottles and milk containers that are designed to be returned to the distributor and supplier for reuse as the same food or beverage container.
- B. PROHIBITED USE AND DISTRIBUTION OF FOOD WARE AND PACKAGING
1. Food establishments are prohibited from providing prepared food to customers using polystyrene, polyvinyl chloride or polyethylene terephthalate food service ware.
 2. Food establishments using any disposable food service ware shall use biodegradable, compostable, reusable or recyclable food service ware. All food establishments are strongly encouraged to use reusable food service ware in place of using disposable food service ware for all food served on premises.
 3. Retail establishments are prohibited from selling or distributing polystyrene food service ware to customers.
 4. Retail establishments are prohibited from selling or distributing polystyrene foam packing material to customers.
- C. EXEMPTIONS
1. Foods prepared or packaged outside the City are exempt from the provisions of this chapter.
 2. Food establishments and retail establishments will be exempted from the provisions of this Article for specific items or types of disposable food service ware if the Director or

3. designee finds that a suitable biodegradable, compostable, reusable, or recyclable alternative does not exist for a specific application and/or that imposing the requirements of this chapter on that item or type of disposable food service ware would cause undue hardship to the establishment.
4. Any establishment may seek an exemption from the requirements of this chapter by filing a request in writing with the Director or designee. The Director or designee may waive any specific requirement of this chapter for a period of not more than one year if the establishment seeking the exemption has demonstrated that strict application of the specific requirement would cause undue hardship. For purposes of this chapter, an “undue hardship” is a situation unique to the food establishment where there are no reasonable alternatives to the use of disposable food service ware and compliance with this provision would cause significant economic hardship to that food establishment. An establishment granted an exemption must re-apply prior to the end of the one-year exemption period and demonstrate continued undue hardship if the establishment wishes to have the exemption extended. The Director’s decision to grant or deny an exemption or to grant or deny an extension of a previously issued exemption shall be in writing and shall be final.

D. PENALTIES AND ENFORCEMENT

1. Each Food or Retail establishment as defined above, operating in [Community Name] shall comply with this law.
2. If it is determined that a violation has occurred, the Director shall issue a warning notice to the Food or Retail establishment for the initial violation.
3. If an additional violation of this law has occurred within one year after a warning notice has been issued for an initial violation, the Director shall issue a notice of violation and shall impose a penalty against the Food or Retail establishment.
4. The penalty for each violation that occurs after the issuance of the warning notice shall be no more than:
 - i. \$50 for the first offense
 - ii. \$100 for the second offense and all subsequent offenses.
 - iii. Payment of such fines may be enforced through civil action in Chelsea District Court or Suffolk Superior Court.
5. No more than one (1) penalty shall be imposed upon a Food or Retail establishment within a seven (7) calendar day period.
6. A Food or Retail establishment shall have fifteen (15) calendar days after the date that a notice of violation is issued to pay the penalty.

E. SEVERABILITY

If any provision or section of this ordinance shall be held to be invalid, then such provision or section shall be considered separately and apart from the remaining provisions or sections of this law, which shall remain in full force and effect.

F. EFFECTIVE DATE

The provisions of this ordinance shall take effect on July 1, 2022.