



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, February 12, 2024, 6:00 PM

5:00PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of January 29, 2024
3. **24-047** Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Lisa Cutting, owner of Oceanview Kennel, for her dedication to the animals of our community. Lisa is always available when the Police Department calls for assistance in picking up stray dogs and even wildlife.
4. **24-053** Motion presented by Councillor Jaramillo, Councillor Haas: That the City Council award a Certificate of Commendation to Carol A. Tye in recognition of her life-long dedication to the City of Revere, its students, civic life, and public education throughout her career as a school teacher, union president, Superintendent of Public Schools, and School Committeewoman. Ms. Tye has exhibited selfless and tireless devotion to the City's public education system, and has built the foundation for educational and civic progress in the City.

Unfinished Business

5. **24-033** Petition by National Grid and Verizon to install a jointly owned pole on Winthrop Avenue near Revere Beach Parkway in accordance with the plan on file. (Plan #30867366)

Zoning Sub-Committee Report (Feb. 5, 2024)

6. **23-263** Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.
7. **24-029** Parkway Homes Owner, LLC, 300 Washington Street, Suite 850, Newton, MA 02458 requesting a Planned Unit Development special permit and a special permit for the increase in Floor Area Ratio of up to 3.0 within the TED District to enable the appellant to construct a mixed-used development consisting of 250 residential apartment units and 1 commercial unit at 418 Revere Beach Parkway, and 2, 12, 16 Pratt Street, Revere, MA 02151. (application is available for public inspection in the Office of the City Clerk, 281 Broadway, Revere, MA 02151 or www.revere.org/departments/city-clerk)

Appointments Sub-Committee Report

8. **24-008** Communication from the Mayor relative to the reappointment of various board & commission members.
9. **24-009** Communication from the Mayor relative to the appointment of Don Martelli to the Library Board of Trustees.
10. **24-010** Communication from the Mayor relative to the appointment of Somaya Laroussi to the Human Rights Commission.
11. **24-011** Communication from the Mayor relative to the appointment of Hector Rivera to the Planning Board.
12. **24-012** Communication from the Mayor relative to the appointment of Hal Abrams to the Planning Board.
13. **24-013** Communication from the Mayor relative to the appointment of Herby Jean-Baptiste to the Human Rights Commission.
14. **24-014** Communication from the Mayor relative to the appointment of Wilson Correa to the Conservation Commission.
15. **24-015** Communication from the Mayor relative to the appointment of Matt Wolfer to the Affordable Housing Trust Fund Board of Trustees.
16. **24-026** Communication from the Mayor relative to the appointment of John Stamatopoulos to the Planning Board.
17. **24-037** Communication from the Mayor relative to the appointment of Derek Martinez to the Public Art Commission.
18. **24-042** Communication from the Mayor relative to the appointment of Fr. Wellington to the Human Rights Commission.
19. **24-041** Communication from the Mayor relative to the appointment of Kathy Savage to the Board of Health.
20. **24-040** Communication from the Mayor relative to the appointment of Liliana Monroy to the License Commission.
21. **24-039** Communication from the Mayor relative to the appointment of Lori Manzo to the Affordable Housing Trust Fund Board of Trustees.
22. **24-038** Communication from the Mayor relative to the appointment of Kathryn Schulte-Grahame to the Library Board of Trustees.
23. **24-043** Communication from the Mayor relative to the appointment of Annmarie Fiore to the Commission on Disabilities.
24. **24-062** Communication from the Mayor relative to the appointment of Peggy Pratt as the alternate member to the Zoning Board of Appeals.

Communications

25. **24-063** Communication from the Election Commissioner requesting approval of the warrant for March 5, 2024 Presidential Primary.

26. **24-064** Communication from the Chief Financial Officer requesting a public hearing on an emergency loan order in the amount of \$3,000,000 for the Oak Island / MBTA Railroad Crossing Project CWSRF No. 18903
27. **24-065** Communication from the Chief Financial Officer requesting approval of a Resolution relative to the Lead Service Line Inventory & Replacement Program.
28. **24-066** Communication from the Revere High School Student Senate requesting time to provide the City Council with the current state and needs of students at Revere High School.

Motions

29. **24-067** Motion presented by Councillor Jaramillo: That the City Council President be requested to establish a "Climate, Sustainability, and Workforce" Sub-Committee. The purpose of this sub-committee will be to focus on any motion or ordinance change proposals relative to short and long-term effects of climate change, the solutions needed to address climate change from a systemic approach, from climate resiliency to the energy transition, and the important role that workers play in the development and sustainability of our city as a whole and in the just transition toward a greener future.
30. **24-068** Motion presented by Council President Cogliandro: That the Mayor request his Chief of Planning and Community Development to investigate the feasibility of creating a pocket park, walking path with lighting, and/or trees using city property located at the corner of East Mountain Avenue and School Street.
31. **24-069** Motion presented by Council President Cogliandro: That the Mayor request the DPW to install bike racks at City Hall for residents and employees who commute for work or business. The availability of bike racks would decrease the number of vehicles on the road and parked in the City Hall lot.
32. **24-070** Motion presented by City Councillor Giannino: That the Mayor request the Traffic Division and DPW to install traffic calming measures at the following locations: 1.) solar powered speed limit sign on Oakwood Avenue and 2.) Bollards or guardrail at 375 Washington Avenue at the intersection of Washington Avenue and Sargent Street.
33. **24-071** Motion presented by Councillor Guarino-Sawaya, City Councillor Giannino: That the Mayor request Mass DOT to examine all poles and lights for deficiencies on Squire Road from Copeland to Butler Circle. Many of the lights are not functioning causing a public safety hazard for pedestrians and vehicular traffic.
34. **24-072** Motion presented by City Councillor Kelley, City Councillor Giannino: That the Mayor be requested to take by eminent domain, Lot 131 at 71 Sherman Street (Map 29, Block 433C, Parcel 6) as a matter of public safety.

35. **24-073** Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to establish a program in which residents, developers, corporations, etc. can purchase an engraved walkway paver for the purpose of raising funds to be deposited into the Revere High School Stabilization Fund. The program could offer pavers in assorted colors and materials to coincide with a tiered donation level (i.e. red \$100, white \$250, blue \$500, gold \$1,000, glass \$5,000, metal \$10,000). The pavers to be used should be included in the union's bulk purchase of the materials used to construct the high school.
36. **24-074** Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to submit an appropriation request to the City Council for the purpose of transferring all revenue generated from the parking lot leases at Wonderland to the Revere High School Stabilization Trust Fund beginning July 1, 2023 to present and throughout the life of the leases.
37. **24-075** Motion presented by Councillor Guarino-Sawaya: That the Mayor request DCR to erect a temporary reflective road cone barrier for the entire length of 548 Revere Beach Boulevard 24/7 until construction has been completed on the new residential development as a matter of public safety. Currently, lane changes are signified by only two street cones which is wholly insufficient for ensuring the safety of motorists as there have been reports of near head-on collisions.
38. **24-076** Motion presented by Councillor McKenna, Council President Cogliandro: That the Mayor be requested to hire an independent environmental assessment company for the purpose of conducting a full and complete environmental assessment and thorough geotechnical testing of the proposed high school site at Wonderland to ensure that there are no hidden site development costs associated with the existence of soil conditions, hazardous materials, wetlands, and other environmentally sensitive considerations. The results of the assessment and testing shall be provided to the City Council in a timely manner to allow for public review and a reasonable opportunity for public comment thereon prior to the anticipated public hearing for the bond authorization request.
39. **24-077** Motion presented by City Councillor Kelley: That the City Council order to a public hearing, An Ordinance Requiring the Publication of Certain Records of the Police Department. (attached)
40. **24-078** Motion presented by Councillor Haas, Councillor Guarino-Sawaya: That the Mayor, in conjunction with the Youth Works Department, investigate the feasibility of establishing a Teen Shoveling Program which would pair students with seniors and disabled residents (based on location) who have trouble maintaining their property during the winter months. The program would provide students monetary compensation and/or community service hours.
41. **24-079** Motion presented by Councillor Haas: That the Mayor be requested to hire a full-time custodian or station an existing DPW employee full-time at the Rossetti-Cowan Senior Center.

42. **24-080** Motion presented by Councillor Jaramillo, Councillor Guarino-Sawaya: That the City Council approve the attached Resolution in honor of Patty Wallach-Knickle, a beloved caregiver who served the residents of the Jack Satter House. (refer to attached Resolution)



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, January 29, 2024

Regular Meeting of the City Council was called to order at 6:16 PM. City Council President Anthony Cogliandro presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

2 Approval of the Journal of the Regular Meeting of January 8, 2024

Councillor Haas offered a moment of silence for Frank Schettino, a long time member of the Revere Library Board of Trustees, who passed away on January 26, 2024 at the age of 84. Beloved husband of 64 years to Carmella "Milly" (Pellegriti) Schettino of Revere. Devoted son of the late Frank and Susie (Ruggerio) Schettino. Loving father of Frank T. Schettino, Jr. and his wife, Kristen of Atlanta, Georgia. Loving grandfather of Aidan and Siena Schettino. Dear brother of the late Vincent Schettino and late Jeanette Constantine. Also lovingly survived by many nieces and nephews.

RESULT: ACCEPTED

Committee of the Whole Report

President Cogliandro requested suspension of the City Council Rules of Order for the purpose of taking up the Committee of the Whole Report and Council Orders 24-053, 24-044, and 24-045.

The Committee of the Whole met on Monday evening, January 29, 2024 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present at the Committee of the Whole meeting were

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

Councillors Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, and Council President Cogliandro.

The purpose of the meeting was to discuss the Revere High School Building Project and select the preferred schematic design inclusive of the project budget, scope, and schedule.

It was reported by Brian Dakin, LeftField, that the School Committee voted earlier this afternoon to select Wonderland as the preferred site. Several Councillors cited disruption of learning, bussing of teachers and construction workers, potential loss of accreditation, and loss of playing fields as reasons for selecting Wonderland. Councillor Zambuto in support of the existing high school site and opposition to Wonderland, cited the potential enormous fiscal impacts the City will face by taking Wonderland off the tax rolls.

Council President Cogliandro offered the following recommendation of the committee for consideration:

“SHALL THE COMMITTEE OF THE WHOLE OFFER A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF WONDERLAND AS THE PREFERRED SCHEMATIC DESIGN INCLUSIVE OF THE PRESENTED BUDGET, SCOPE, AND SCHEDULE?”

Councillors Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, and Council President Cogliandro voting “YES”. Councillor Zambuto voting “NO”.

The Committee of the Whole favorably recommends Wonderland as the preferred site for the new Revere High School.

- 3 24-005 Brian Dakin, Senior Project Manager, LeftField will provide an update on the Revere High School Building Project.

Addressing the City Council at this time were the following individuals:

Mayor Patrick Keefe
 John Cimino, Laborers Local 22
 Anthony Cantino, 240 Suffolk Ave., Revere, MA
 Kathleen Heiser, 51 Endicott Ave., Revere, MA
 Bill Terrel, 215 Crescent Ave., Revere, MA
 Matthew Terrel, 215 Crescent Ave., Revere, MA
 Aida Ismahili, 62 Shawmut St., Revere, MA
 Jan Dumas, 50 Walnut Ave., Revere, MA
 Martin Sanchez (Carpenter’s Union), Ward St., Revere, MA
 Mike Biasella, 10 Robert St., Revere, MA
 Ed Deveau, 216 Crescent Ave., Revere, MA
 Mario Perez (Carpenter’s Union), 95 Prospect Ave., Revere, MA
 Wilson Correra, 12 Sweeney Ave., Revere, MA
 John Stamatopoulos, 15 Sewall St., Revere, MA
 Maria Gnerre, 26 High St., Revere, MA

On behalf of Antoinetta Gnerre, 38 East Mountain Ave., Revere, MA

“SHALL THE CITY COUNCIL APPROVE THE SCHOOL BUILDING COMMITTEE AND SCHOOL COMMITTEE SELECTION OF WONDERLAND AS THE PREFERRED SCHEMATIC DESIGN INCLUSIVE OF THE PRESENTED BUDGET, SCOPE, AND SCHEDULE?”

RESULT:	ORDERED - ROLL CALL [10 TO 1]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Cogliandro
NAYS:	Zambuto

Public Hearings

- 4 24-028 Hearing called as ordered on the application of Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.

Proponents

Nancy O'Neil, 14 Proctor Ave., Revere, MA
Attorney for the applicant

Opponents

Jan Dumas, 50 Walnut Ave., Revere, MA

Referred to the Zoning Sub-Committee meeting of February 5, 2024 at 5:00PM.

RESULT:	REFERRED TO ZONING
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- 5 24-029 Hearing called as ordered on the application of Parkway Homes Owner, LLC, 300 Washington Street, Suite 850, Newton, MA 02458 requesting a Planned Unit Development special permit and a special permit for the increase in Floor Area Ratio of up to 3.0 within the TED District to enable the appellant to construct a mixed-used development consisting of 250 residential apartment units and 1 commercial unit at 418 Revere Beach Parkway, and 2, 12, 16 Pratt Street, Revere, MA 02151. (application is available for public inspection in the Office of the City Clerk, 281 Broadway, Revere, MA 02151 or www.revere.org/departments/city-clerk)

Proponents

Gerry D'Ambrosio, 14 Proctor Ave., Revere, MA
Attorney for the applicant
Mark Belenkii, 1834 Beacon St., Brookline, MA

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

Ed Deveau, 216 Crescent Ave., Revere, MA

Opponents

- Doris Sorrentino, 39 Trevalley Rd., Revere, MA
- Valentina Morena, 660 Ocean Ave., Revere, MA
- Lor Holmes, 243 Campbell Ave., Revere, MA
- Loreno Escolero, 10 Overlook Ridge, Revere, MA
- Kourou Pich, 70 John Mooney Rd., Revere, MA
- Kelli Resendes, 75 Grover St., Revere, MA
- Jennifer Springley, Representative of 16-30 Pratt Place Condos

Referred to the Zoning Sub-Committee meeting of February 5, 2024 at 5:00PM

RESULT:	REFERRED TO ZONING
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- 6 24-017 Hearing called as ordered on a proposed ordinance establishing a stabilization fund for drainage, stormwater, and culvert projects. (language attached)

Proponents

none

Opponents

none

First Reading:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A STABILIZATION FUND FOR THE CONSTRUCTION AND PLANNING OF DRAINAGE, STORMWATER, AND CULVERT INFRASTRUCTURE

Be it ordained by the City Council of the City of Revere as follows:

Section 1. Title 3 Revenue and Finance of the Revised Ordinances of the City of Revere is hereby amended by inserting the new following Chapter:

Chapter 3.07 DRAINAGE, STORMWATER, AND CULVERT STABILIZATION FUND

3.07.010 The drainage, stormwater, and culvert stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40, § 5B, a drainage, stormwater, and culvert stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the capital improvement stabilization fund of a sum equal to not less than twenty percent of the total free cash amount certified by the department of revenue.

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

7 24-030 Hearing called as ordered on a petition submitted by National Grid to install a pole (#3322-0) on Revere Street, for the purpose of accommodating the overhead to underground conversion at Sullivan Park, Revere, MA, in accordance with the plan on file. (Plan#30812002)

Propoents

Joseluis Azurdia, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID?”

RESULT: ORDERED - VOICE VOTE

8 24-031 Hearing called as ordered on a petition submitted by National Grid to install underground conduits on Revere Street to accommodate the overhead to underground conversion at Sullivan Park, Revere, MA in accordance wit the plan on file. (Plan #30812002)

Propoents

Joseluis Azurdia, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID?”

RESULT: ORDERED - VOICE VOTE

9 24-032 Hearing called as ordered on a petition submitted by National Grid and Verizon to install a jointly owned pole at the intersection of Victoria Street and Vinal Street. (Plan #30867465)

Propoents

Joseluis Azurdia, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID AND VERIZON?”

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

10 24-033 Hearing called as ordered on a petition submitted by National Grid and Verizon to install a jointly owned pole on Winthrop Avenue near Revere Beach Parkway in accordance with the plan on file. (Plan #30867366)

Propoents

Joseluis Azurdia, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID AND VERIZON?”

RESULT: TABLED - NO ROLL CALL

Next: 2/12/2024 6:00 PM

11 24-034 Hearing called as ordered on a petition submitted by National Grid to install an underground conduit from pole #1139, which is located on the island intersection Clifton Street that borders 344 Salem Street in accordance with the plan on file. (Plan #30863898)

Propoents

Joseluis Azurdia, National Grid

Opponents

none

National Grid requested that the City Council allow the withdrawn of the petition at this time.

RESULT: WITHDRAWN

12 24-035 Hearing called as ordered on a petition submitted by National Grid to install underground conduits, manholes and a primary pull box on Washburn Avenue in accordance with the plan on file. (Plan #29154577).

Propoents

Joseluis Azurdia, National Grid

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY NATIONAL GRID?”

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

Communications

13 24-036 Communication from the City Auditor requesting an appropriation of funds to pay RevereTV's quarterly invoice.

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVED FUND IN THE AMOUNT OF \$107,420.90 TO PAY REVERETV’S QUARTERLY INVOICE?”

RESULT: ORDERED - VOICE VOTE

14 24-037 Communication from the Mayor relative to the appointment of Derek Martinez to the Public Art Commission.

RESULT: REFERRED TO APPOINTMENTS Next: 2/12/2024 6:00 PM

15 24-038 Communication from the Mayor relative to the appointment of Kathryn Schulte-Grahame to the Library Board of Trustees.

RESULT: REFERRED TO APPOINTMENTS Next: 2/12/2024 6:00 PM

16 24-039 Communication from the Mayor relative to the appointment of Lori Manzo to the Affordable Housing Trust Fund Board of Trustees.

RESULT: REFERRED TO APPOINTMENTS Next: 2/12/2024 6:00 PM

17 24-040 Communication from the Mayor relative to the appointment of Liliana Monroy to the License Commission.

RESULT: REFERRED TO APPOINTMENTS Next: 2/12/2024 6:00 PM

18 24-041 Communication from the Mayor relative to the appointment of Kathy Savage to the Board of Health.

RESULT: REFERRED TO APPOINTMENTS Next: 2/12/2024 6:00 PM

19 24-042 Communication from the Mayor relative to the appointment of Fr. Wellington to the Human Rights Commission.

Minutes Acceptance: Minutes of Jan 29, 2024 6:00 PM (Salute to the Flag)

RESULT:	REFERRED TO APPOINTMENTS	Next: 2/12/2024 6:00 PM
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- 20 24-043 Communication from the Mayor relative to the appointment of Annmarie Fiore to the Commission on Disabilities.

RESULT:	REFERRED TO APPOINTMENTS	Next: 2/12/2024 6:00 PM
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- 21 24-044 Communication from the Mayor relative to the appointment of Rich Viscay as City Auditor/Budget Director.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

- 22 24-045 Communication from the Mayor relative to the appointment of Rich Viscay as Director of Finance.

RESULT:	ORDERED - VOICE VOTE
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Motions

- 23 24-046 Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to modify the Snow Angels program by establishing an annual lottery and application process. This will ensure a more equitable way of determining the need for snow removal assistance due to the large number of households currently on the waiting list.

RESULT:	ORDERED - VOICE VOTE
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- 24 24-047 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Lisa Cutting, owner of Oceanview Kennel, for her dedication to the animals of our community. Lisa is always available when the Police Department calls for assistance in picking up stray dogs and even wildlife.

RESULT:	ORDERED - VOICE VOTE
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- 25 24-048 Motion presented by Councillor McKenna: That the Mayor request the Chief of Planning & Community Development to conduct a feasibility study relative to the installation of a berm within the marsh abutting the rear properties of 8 through 32 Pearl Avenue. Severe flooding and rising ocean tides negatively impact this area.

RESULT: ORDERED - VOICE VOTE

- 26 24-049 Motion presented by Council President Cogliandro: That the Mayor appear before the City Council to discuss the revenues generated from the parking lot leases at Wonderland including but not limited to identifying the account in which the revenue is deposited and where the revenue is being spent.

RESULT: PLACED ON FILE

- 27 24-050 Motion presented by Councillor Novoselsky: That the Mayor be requested to establish a program to remove snow, salt/sand as necessary all sidewalks adjacent to City-owned properties, such as parks and playgrounds.

RESULT: ORDERED - VOICE VOTE

- 28 24-051 Motion presented by Councillor Novoselsky: That the Mayor be requested to include in the FY2025 budget (either Police Department or Public Works), for all and additional free standing "Yield to Pedestrian" crosswalk signs.

RESULT: ORDERED - VOICE VOTE

- 29 24-052 Motion presented by Councillor McKenna: That the Mayor request the DPW to paint the words, "Stop Sign Ahead" on the street prior to the stop sign at the intersection of Crescent Avenue and Summer Street facing in a Westerly direction. Vehicles traveling up the street are not stopping at the 4-way intersection creating a public safety hazard for pedestrians and students who wait on the corner for the bus.

RESULT: ORDERED - VOICE VOTE

- 30 24-053 Motion presented by Councillor Jaramillo, Councillor Haas: That the City Council award a Certificate of Commendation to Carol A. Tye in recognition of her life-long dedication to the City of Revere, its students, civic life, and public education throughout her career as a school teacher, union president, Superintendent of Public Schools, and School Committeewoman. Ms. Tye has exhibited selfless and tireless devotion to the City's public education system, and has built the foundation for educational and civic progress in the City.

RESULT: ORDERED - VOICE VOTE

- 31 24-054 Motion presented by Council President Cogliandro: That the Mayor be requested to conduct a robocall or some form of communication reminding all residents and property owners of the snow and ice removal ordinance.

RESULT: ORDERED - VOICE VOTE

- 32 24-055 Motion presented by Councillor Argenzio: That the Mayor be requested to allocate funding from Chapter 90 or another funding source for the purpose of repaving Oxford Street, Howard Street, McCleavy Street, and Rand Street. These streets recently had water and gas main replacement and are in poor condition.

RESULT: ORDERED - VOICE VOTE

- 33 24-056 Motion presented by Councillor Argenzio: That the Mayor request member of the Revere Police Traffic Division to appear before the City Council to discuss the regulations concerning small motorized bikes and scooters. The vehicles have become a serious safety hazard to drivers and pedestrians.

RESULT: ORDERED - VOICE VOTE

- 34 24-057 Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to City Employment and Candidacy in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee of the City of Revere. (attached)

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

- 35 24-058 Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to the Filling of Vacancies in the Office of Mayor of the City of Revere. (attached)

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

- 36 24-059 Motion presented by Councillor Silvestri: That the Mayor request Human Resources to direct all departments to amend and/or replace stigmatizing language and terminology with person centered language in all city documents with respect to substance use disorder, behavioral health, people in recovery, people who use drugs (PWUD), and people who have been involved in the justice system. This is to include internal City Hall, RPD, RFD, RPS, and RHA).

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, January 29, 2024 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a petition submitted by National Grid and Verizon to install a jointly owned pole on Winthrop Avenue near the intersection of Revere Beach Parkway, Revere, MA. (Plan # 30867366).

A copy of the aforementioned proposed plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00 A.M. to 5:00 P.M. and Friday from 8:00 A.M. to 12:00 P.M.

Attest:

Ashley E. Melnik
City Clerk

nationalgrid

November 15, 2023

City of Revere

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit please contact:

Please notify National Grid's Vincent LoGuidice of the hearing date / time at 978-725-1392 or Vincent.LoGuidice@NationalGrid.com.

If this petition meets with your approval, please return an executed copy to each of the above named Companies.

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Bob Coulter
Name: Distribution Design Supervisor
Supervisor, Distribution Design

Enclosures

Questions contact – Erick Pena 720-383-0169

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the City Council
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Winthrop Ave - National Grid to install 1 JO Pole on Winthrop Ave beginning at a point approximately 205 feet northwest of the centerline of the intersection of Revere Beach Parkway and Winthrop Ave and continuing approximately 74 feet in a northwest direction. Installing new Pole 469-50, ~74' northwest of existing P470 on Winthrop Ave. Installing new Anchor P469, ~35' northwest of new set P469-50 on Winthrop Ave.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Winthrop Ave - Revere – Massachusetts.

No.# 30867366 November 2, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Bob Coulter*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

Attachment: 2024.PH. NG&Verizon pole WinthropAve & Reverebeach pkwy (24-033 : National Grid & Verizon Pole.Winthrop Ave. Revere

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 2nd day of November, 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Winthrop Ave - Revere – Massachusetts.

November 2, 2023. Filed with this order. WR # 30867366.

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Winthrop Ave - National Grid to install 1 JO Pole on Winthrop Ave beginning at a point approximately 205 feet northwest of the centerline of the intersection of Revere Beach Parkway and Winthrop Ave and continuing approximately 74 feet in a northwest direction. Installing new Pole 469-50, ~74' northwest of existing P470 on Winthrop Ave. Installing new Anchor P469, ~35' northwest of new set P469-50 on Winthrop Ave.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

Massachusetts City/Town Clerk.
20 .

Received and entered in the records of location orders of the City/Town of _____

Attachment: 2024.PH. NG&Verizon pole WinthropAve & Reverebeach pkwy (24-033 : National Grid & Verizon Pole. Winthrop Ave. Revere

Book Page

Attest:
City/Town Clerk

I hereby certify that on _____ 20____, at _____ o'clock, M
at _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and
that we 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 erect
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of _____ 20____, and recorded with the
records of location orders of the said City, Book _____, Page _____. This certified copy
is made under the provisions of Chapter 166 of General Laws and any additions thereto or
amendments thereof.

Attest:
City/Town Clerk

Attachment: 2024.PH. NG&Verizon pole WinthropAve & Reverebeach pkwy (24-033 : National Grid & Verizon Pole.Winthrop Ave. Revere

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

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November 2, 2023. Filed with this order. WR # 30867366.

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Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

Massachusetts City/Town Clerk.
20

Received and entered in the records of location orders of the City/Town of

Attachment: 2024.PH. NG&Verizon pole WinthropAve & Reverebeach pkwy (24-033 : National Grid & Verizon Pole. Winthrop Ave. Revere

Book Page

Attest:
City/Town Clerk

I hereby certify that on _____ 20____, at _____ o'clock, M
at _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and that we 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 erect poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

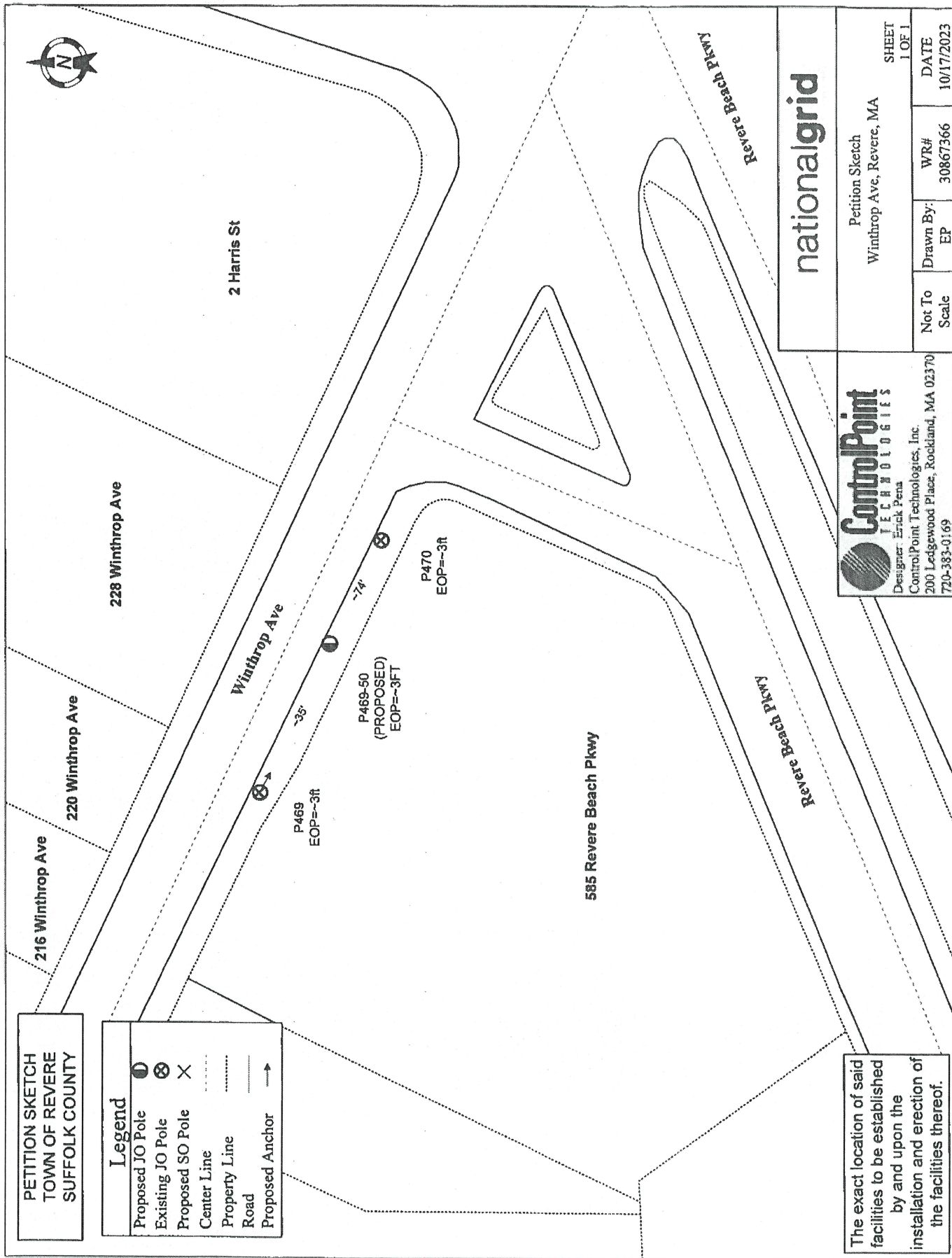
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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the _____ of the City of _____ Massachusetts, on the _____ day of _____ 20____, and recorded with the records of location orders of the said City, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



PETITION SKETCH
TOWN OF REVERE
SUFFOLK COUNTY

Legend	
Proposed JO Pole	●
Existing JO Pole	⊗
Proposed SO Pole	×
Center Line	---
Property Line
Road	—
Proposed Anchor	→

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

nationalgrid		Petition Sketch		SHEET
		Winthrop Ave, Revere, MA		1 OF 1
Not To Scale	Drawn By: EP	WR# 30867366	DATE	10/17/2023

ControlPoint
TECHNOLOGIES
Designer: Erick Pena
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA 02370
720-383-0169

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
19	585 REVERE BEACH PKWY UNIT 207, REVERE, MA 02151	NAME: COLBERT CHARLES E MAILING: 937 GLEN LAKE CIR, NAPLES, FL 34119	7-214B-34
20	585 REVERE BEACH PKWY UNIT 208, REVERE, MA 02151	NAME: EAS 2019 TRUST SERWECINSKI EDMUND A TRUSTEE MAILING: 585 REVERE BEACH PKWY UNIT 208, REVERE, MA 02151	7-214B-34
21	585 REVERE BEACH PKWY UNIT 209, REVERE, MA 02151	NAME: CARLSON CHRISTINE L MAILING: 585 REVERE BEACH PKWY UNIT 209, REVERE, MA 02151	7-214B-34
22	585 REVERE BEACH PKWY UNIT 210, REVERE, MA 02151	NAME: TALIC ENISA MAILING: 585 REVERE BEACH PKWY UNIT 210, REVERE, MA 02151	7-214B-34
23	585 REVERE BEACH PKWY UNIT 211, REVERE, MA 02151	NAME: ZENKIC MIRZET MAILING: 98 CLINTON ST, CHELSEA , MA 02150	7-214B-34
24	585 REVERE BEACH PKWY UNIT 212, REVERE, MA 02151	NAME: SCOLARO DEBRA A MAILING: 585 REVERE BEACH PKWY UNIT 212, REVERE, MA 02151	7-214B-34
25	585 REVERE BEACH PKWY UNIT 301, REVERE, MA 02151	NAME: JESSICA LOMBARDO REVOCABLE TRUST LOMBARDO MICHAEL V TRUSTEE MAILING: 9 NEW MEADOW LN, TOPSFIELD, MA 01983	7-214B-34
26	585 REVERE BEACH PKWY UNIT 302, REVERE, MA 02151	NAME: LUKE ABRAHAM AABSU MAILING: 585 REVERE BEACH PKWY UNIT 302, REVERE, MA 02151	7-214B-34
27	585 REVERE BEACH PKWY UNIT 303, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
28	585 REVERE BEACH PKWY UNIT 304, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
29	585 REVERE BEACH PKWY UNIT 305, REVERE, MA 02151	NAME: FLORES MARTHA MAILING: 6 BENJAMIN CIR, MEDFORD, MA 02155	7-214B-34
30	585 REVERE BEACH PKWY UNIT 306, REVERE, MA 02151	NAME: SANTOS JOSE MAILING: 12 LOWELL ST, REVERE, MA 02151	7-214B-34
31	585 REVERE BEACH PKWY UNIT 307, REVERE, MA 02151	NAME: NDIAYE ALDEMBA MAILING: 585 REVERE BEACH PKWY UNIT 307, REVERE, MA 02151	7-214B-34
32	585 REVERE BEACH PKWY UNIT 308, REVERE, MA 02151	NAME: ALMEIDA DIANE MAILING: 585 REVERE BEACH PKWY UNIT 308, REVERE, MA 02151	7-214B-34
33	585 REVERE BEACH PKWY UNIT 309, REVERE, MA 02151	NAME: SCHWARTZ TARA N MAILING: 585 REVERE BEACH PKWY UNIT 309, REVERE, MA 02151	7-214B-34
34	585 REVERE BEACH PKWY UNIT 310, REVERE, MA 02151	NAME: 585 REVERE BEACH PKWY #310 MAILING: POST OFFICE BOX 523, MARBLEHEAD, MA 01945	7-214B-34
35	585 REVERE BEACH PKWY UNIT 311, REVERE, MA 02151	NAME: PATEL HARDIK MAILING: 585 REVERE BEACH PKWY UNIT 311, REVERE, MA 02151	7-214B-34

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
1	585 REVERE BEACH PKWY UNIT 101, REVERE, MA 02151	NAME: DEPASCALÉ MARIO MAILING: 8 SHIRLEY ST, AUBURN, MA 01501	7-214B-34
2	585 REVERE BEACH PKWY UNIT 102, REVERE, MA 02151	NAME: ETHEL H ROTHMEL REVOCABLE LIVING TRUST ROTHMEL ETHEL H TRUSTEE MAILING: 585 REVERE BEACH PKWY UNIT 102, REVERE, MA 02151	7-214B-34
3	585 REVERE BEACH PKWY UNIT 103, REVERE, MA 02151	NAME: COSCO DONNA MAILING: 585 REVERE BEACH PKWY UNIT 103, REVERE, MA 02151	7-214B-34
4	585 REVERE BEACH PKWY UNIT 104, REVERE, MA 02151	NAME: DENNY DIAMONDS REALTY, LLC MAILING: 17 NORTH GATEWAY, WINCHESTER, MA 01890	7-214B-34
5	585 REVERE BEACH PKWY UNIT 105, REVERE, MA 02151	NAME: MANGINO DAVID MAILING: 585 REVERE BEACH PKWY UNIT 105, REVERE, MA 02151	7-214B-34
6	585 REVERE BEACH PKWY UNIT 106, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
7	585 REVERE BEACH PKWY UNIT 107, REVERE, MA 02151	NAME: FARO ANN MAILING: P O BOX 520-131, WINTHROP, MA 02152	7-214B-34
8	585 REVERE BEACH PKWY UNIT 108, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
9	585 REVERE BEACH PKWY UNIT 109, REVERE, MA 02151	NAME: AUDON OSCAR LISANDRO MAILING: 585 REVERE BEACH PKWY UNIT 109, REVERE, MA 02151	7-214B-34
10	585 REVERE BEACH PKWY UNIT 110, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
11	585 REVERE BEACH PKWY UNIT 111, REVERE, MA 02151	NAME: DZEDULONUS CAROL MAILING: 585 REVERE BEACH PKWY UNIT 111, REVERE, MA 02151	7-214B-34
12	585 REVERE BEACH PKWY UNIT 112, REVERE, MA 02151	NAME: QIN JIN MAILING: 8 HITCHING HILL RD,S AUGUS, MA 01906	7-214B-34
13	585 REVERE BEACH PKWY UNIT 201, REVERE, MA 02151	NAME: RIVERA MARCIA BUONAFINA MAILING: 585 REVERE BEACH PKWY UNIT 201, REVERE, MA 02151	7-214B-34
14	585 REVERE BEACH PKWY UNIT 202, REVERE, MA 02151	NAME: BOKANOVICH RICHARD R MAILING: 32501 SPEIDEL RD, HAVOVERTON, OH 44423	7-214B-34
15	585 REVERE BEACH PKWY UNIT 203, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
16	585 REVERE BEACH PKWY UNIT 204, REVERE, MA 02151	NAME: TUSCANO PATRICIA MAILING: 585 REVERE BEACH PKWY UNIT 204, REVERE, MA 02151	7-214B-34
17	585 REVERE BEACH PKWY UNIT 205, REVERE, MA 02151	NAME: LOVE DANA V MAILING: 585 REVERE BEACH PKWY UNIT 205, REVERE, MA 02151	7-214B-34
18	585 REVERE BEACH PKWY UNIT 206, REVERE, MA 02151	NAME: BANDINO ANGIE MAILING: 20 MIDLAND RD, LYNNFIELD , MA 01940	7-214B-34

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
36	585 REVERE BEACH PKWY UNIT 312, REVERE, MA 02151	NAME: NESPOLI ANDREA MAILING: 585 REVERE BEACH PKWY UNIT 312, REVERE, MA 02151	7-214B-34
37	585 REVERE BEACH PKWY UNIT 401, REVERE, MA 02151	NAME: CARLINO JOSEPH P JR MAILING: 585 REVERE BEACH PKWY UNIT 401, REVERE, MA 02151	7-214B-34
38	585 REVERE BEACH PKWY UNIT 402, REVERE, MA 02151	NAME: LONCAREVIC ALEKSANDAR MAILING: 585 REVERE BEACH PKWY UNIT 402, REVERE, MA 02151	7-214B-34
39	585 REVERE BEACH PKWY UNIT 403, REVERE, MA 02151	NAME: NETO FLAVIO NEIVA MAILING: 585 REVERE BEACH PKWY UNIT 403, REVERE, MA 02151	7-214B-34
40	585 REVERE BEACH PKWY UNIT 404, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
41	585 REVERE BEACH PKWY UNIT 405, REVERE, MA 02151	NAME: 585 REVERE BEACH PKW UNIT 405 REALTY TRUST YI SHUANG TRUSTEE MAILING: 15 N BEACON ST # UL 02, ALLSTON , MA 02134	7-214B-34
42	585 REVERE BEACH PKWY UNIT 406, REVERE, MA 02151	NAME: ZVONOK NICHOLAI MAILING: 585 REVERE BEACH PKWY UNIT 406, REVERE, MA 02151	7-214B-34
43	585 REVERE BEACH PKWY UNIT 407, REVERE, MA 02151	NAME: LAROSA ANTHONY MAILING: 5 SOMERVILLE AVE, WILMINGTON, MA 01887	7-214B-34
44	585 REVERE BEACH PKWY UNIT 408, REVERE, MA 02151	NAME: MARA MARJO MAILING: 585 REVERE BEACH PKWY UNIT 408, REVERE, MA 02151	7-214B-34
45	585 REVERE BEACH PKWY UNIT 409, REVERE, MA 02151	NAME: LOWE LYSE MAILING: 275 COURT RD, WINTHROP, MA 02152	7-214B-34
46	585 REVERE BEACH PKWY UNIT 410, REVERE, MA 02151	NAME: TOROSIAN MARGARET T MAILING: 585 REVERE BEACH PKWY UNIT 410, REVERE, MA 02151	7-214B-34
47	585 REVERE BEACH PKWY UNIT 411, REVERE, MA 02151	NAME: MARR JAMES HENRY MAILING: 585 REVERE BEACH PKWY UNIT 411, REVERE, MA 02151	7-214B-34
48	585 REVERE BEACH PKWY UNIT 412, REVERE, MA 02151	NAME: RUBIERE ALPHONSO MAILING: 585 REVERE BEACH PKWY UNIT 412, REVERE, MA 02151	7-214B-34
49	585 REVERE BEACH PKWY UNIT 501, REVERE, MA 02151	NAME: BEMIS BRET MAILING: 585 REVERE BEACH PKWY UNIT 501, REVERE, MA 02151	7-214B-34
50	585 REVERE BEACH PKWY UNIT 502, REVERE, MA 02151	NAME: AHMETAJ BAHEJAR MAILING: 585 REVERE BEACH PKWY UNIT 502, REVERE, MA 02151	7-214B-34
51	585 REVERE BEACH PKWY UNIT 503, REVERE, MA 02151	NAME: LAU FAMILY TRUST MAILING: 585 REVERE BEACH PKWY UNIT 503, REVERE, MA 02151	7-214B-34

S/NO.	ADDRESS	OWNER'S INFO	PROPERTY ID
52	585 REVERE BEACH PKWY UNIT 504, REVERE, MA 02151	NAME: SALVATORE P FARO REAL ESTATE L MAILING: 244 COURT RD , WINTHROP, MA 02152	7-214B-34
53	585 REVERE BEACH PKWY UNIT 505, REVERE, MA 02151	NAME: NUSHI ERNEST MAILING: 585 REVERE BEACH PKWY UNIT 505, REVERE, MA 02151	7-214B-34
54	585 REVERE BEACH PKWY UNIT 506, REVERE, MA 02151	NAME: FEUDO BRYAN K MAILING: 585 REVERE BEACH PKWY UNIT 506, REVERE, MA 02151	7-214B-34
55	585 REVERE BEACH PKWY UNIT 507, REVERE, MA 02151	NAME: DELISLE RICHARD MAILING: 585 REVERE BEACH PKWY UNIT 507, REVERE, MA 02151	7-214B-34
56	585 REVERE BEACH PKWY UNIT 508, REVERE, MA 02151	NAME: REARDON TERENCE K MAILING: 585 REVERE BEACH PKWY UNIT 508, REVERE, MA 02151	7-214B-34
57	585 REVERE BEACH PKWY UNIT 509, REVERE, MA 02151	NAME: WILLIAMS PAUL R MAILING: 585 REVERE BEACH PKWY UNIT 509, REVERE, MA 02151	7-214B-34
58	585 REVERE BEACH PKWY UNIT 510, REVERE, MA 02151	NAME: MYRTAJ ERISELD MAILING: 585 REVERE BEACH PKWY UNIT 510, REVERE, MA 02151	7-214B-34
59	585 REVERE BEACH PKWY UNIT 511, REVERE, MA 02151	NAME: MOHAMED KARIM MAILING: 585 REVERE BEACH PKWY UNIT 511, REVERE, MA 02151	7-214B-34
60	585 REVERE BEACH PKWY UNIT 512, REVERE, MA 02151	NAME: DOLINSCHI ROMAN MAILING: 585 REVERE BEACH PKWY UNIT 512, REVERE, MA 02151	7-214B-34
61	585 REVERE BEACH PKWY UNIT 512, REVERE, MA 02151	NAME: AMBASSADOR EAST CONDO ASSOC MAILING: 9 ATLANTIC AVE, MARBLEHEAD, MA 01945	7-214B-34
62	0 WINTHROP AVE, REVERE, MA 02151	NAME: CITY OF REVERE MAILING: 281 BROADWAY, REVERE, MA 02151	15-214b-24
63	0 WINTHROP AVE, REVERE, MA 02151	NAME: CITY OF REVERE MAILING: 281 BROADWAY, REVERE, MA 02151	15-214b-23
64	216 WINTHROP AVE, REVERE, MA 02151	NAME: CHACON JAIME E MAILING: 216 WINTHROP AVE, REVERE, MA 02151	15-227-12
65	220 WINTHROP AVE, REVERE, MA 02151	NAME: GIARLA MICHAEL MAILING: 220 WINTHROP AVE, REVERE, MA 02151	7-227-13
66	228 WINTHROP AVE, REVERE, MA 02151	NAME: REVERE HOUSING AUTHORITY MAILING: 70 COOLEDGE ST, REVERE, MA 02151	7-227-14
67	2 HARRIS ST, REVERE, MA 02151	NAME: REVERE HOUSING AUTHORITY MAILING: 70 COOLEDGE ST, REVERE, MA 02151	7-227-1

C-23-08

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020A of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 27, 2023 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 Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-08) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday/Wednesday from 8:00AM-7:00PM, and Tuesday/Thursday from 8:00AM-5:00PM.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #3434
11/08/2023
11/15/2023

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

FORM B

Application No. _____

Date: November 1, 2023

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 Modification of a Nonconforming Use (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020A.¹***

1. Applicant submitting this application is:

Name: Nicholas Giacobbe
 Address: 164 Harris Street, Revere, Massachusetts
 Tel. #: _____

OFFICE CITY CLERK
REVERE, MASSACHUSETTS

NOV 1 2023

FILED

¹ R.R.O. 17.40.020 entitled “ Modification of nonconforming uses” states in pertinent part : “ Upon the issuance of a special permit from the city council, nonconforming uses may be modified as follows:
A. Change or substantial extension of the use;
 B. Change from one nonconforming use to another, less detrimental, nonconforming use.
 The city council may award a special permit only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.(C.O.96-17 § 39 (part))

2. Applicant is Nicholas Giacobbe
 Licensee _____ Prospective Purchaser _____
 Owner X Other (Describe) _____

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

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

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

Name: Applicant
 Address: _____
 Tel. #: _____

5. The land described in this application is recorded in Suffolk County Registry of Deeds, **Book** 39264 Page 189, Certificate # (if registered) _____

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

See attached site plan submitted with this application, entitled "Site Plan 164 Harris Street. (Tax Map 16-246-3), Revere, Massachusetts, October 31, 2023, prepared by Williams & Sparges, 189 North Main Street, Suite Middleton, MA 01949; attached and marked Exhibit A.

Lot 4 Harris Street, Sq. Ft. 8478

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

The Property's address is 164 Harris Street. 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?

At this time, the applicant seeks a special permit to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit⁵ in the rear of the Property ("the Project"). See attached SPRC letter.

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

Date 11/1/23

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

⁴ R.R.O. 17.08.550 entitled "Nonconforming use" states in pertinent part: "Nonconforming use" means a use of a building or of land, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, that does not conform with the regulations of this title.(C.O.83-3 § 17-2(B)(46))

⁵R.R.O. 17.08.260 entitled "Dwelling unit" means one or more rooms providing living facilities for one family, including equipment for both cooking and sanitation or provisions for the same within the building in which the dwelling unit is located.(C.O.83-3 § 17-2(B)(20))

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant Nicholas Giacobbe as aforesaid, who has applied to this Honorable City Council for a special permit for property located at 164 Harris Street and asks that said Council make the following findings of fact:

1. That the proposed modification 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 remains within the existing buildings on the site.

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

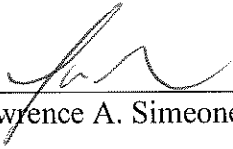
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The proposed facility exists a public ways which possess water and/or sewer services.

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

- (b) much of the adjacent property surrounding the Property are residential; the modification will have no affect on these adjoining properties and their uses; and
 - (c) the proposed modification does not deviate or substantially change the character of this already multifamily residential area of the city.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed Property in that
- (a) the only traffic generated by the proposed Property will be minimum and shall not substantially effect on the present traffic patterns.

6. That adequate and appropriate facilities will be provided for the proposed modification to the nonconforming use, for the following reasons:

The location is in a the RB district, the proposed nonconforming multifamily residential structure is the subject of the change or substantial extension of the use which shall be in harmony with the area, which include other multifamily dwellings in the surrounding area.

Date: 4/1/23 Respectfully submitted by: 
Lawrence A. Simeone, Jr., Esq.

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

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.

017664678

Social Security Number or
Federal Identification Number

NICHOLAS GIACOBBI

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

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.

017668678

Social Security Number or
Federal Identification Number

NICHOLAS GIACOBONE

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

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: Nicholas Giacobbe
 Address: 164 Harris Street, Revere, MA

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.)

9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

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

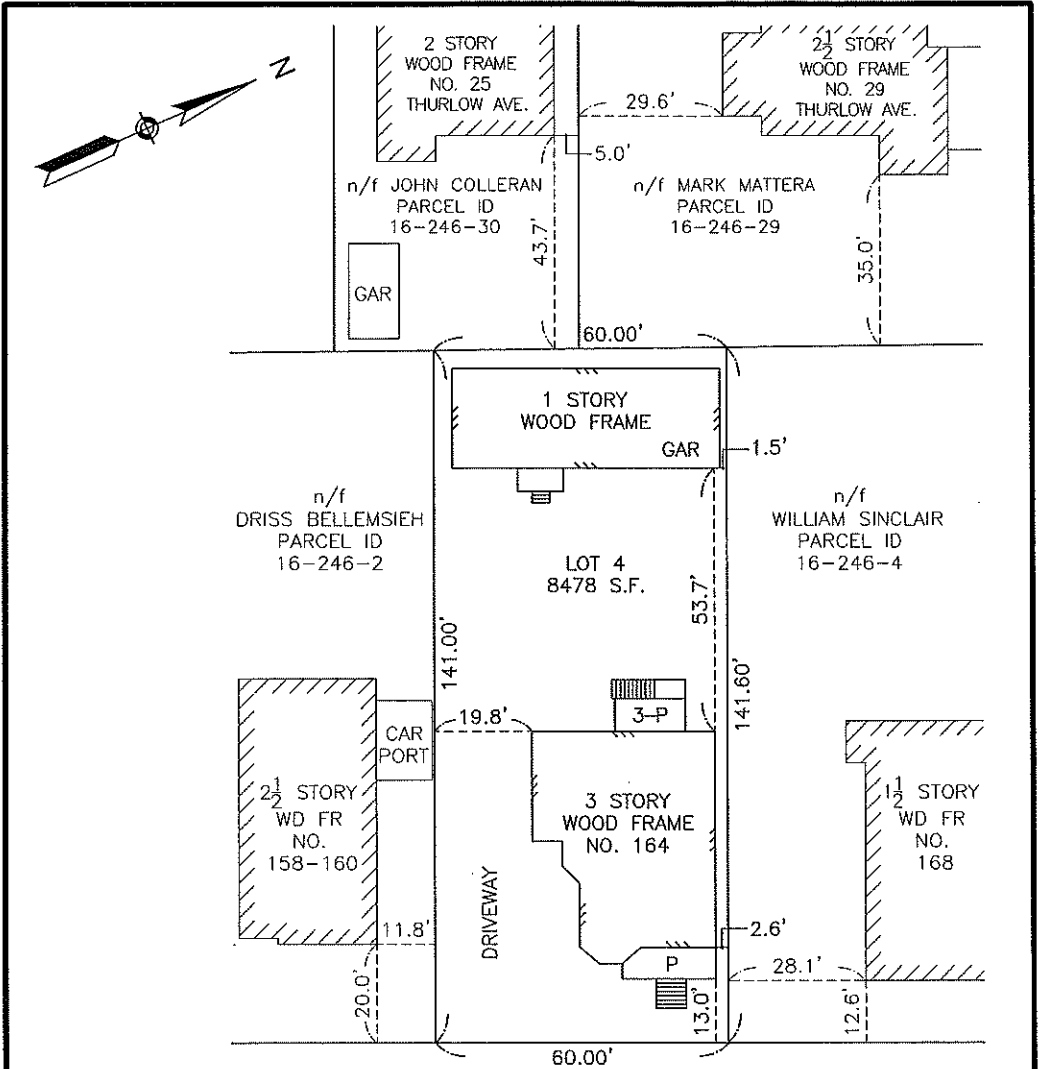
Name of Applicant: Nicholas Giacobbe
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 164 Harris Street, Revere, MA
(Business address of above person, corporation or business enterprise)

Location Address: 164 Harris Street, Revere, MA 02151
(Location of property for which license or permit is required.)

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

EXHIBIT A



HARRIS (PUBLIC 50.00' WIDE) STREET

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

ZONE RB
LOT AREA = 8478 S.F.
EXISTING HOUSE = 1521 S.F.
LOT COVERAGE = 33.6%
OPEN SPACE = 23.3%

**PLAN OF LAND
NO. 164 HARRIS ST.
REVERE, MA**

APPEALS BOARD

OWNED BY
NICHOLAS GIACOBBE



Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

EXHIBIT B

WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



CITY OF REVERE
FEBRUARY 2016 ZONING MAP
SCALE: 1"=500'

LOCUS MAP
164 HARRIS STREET
REVERE, MA 02151



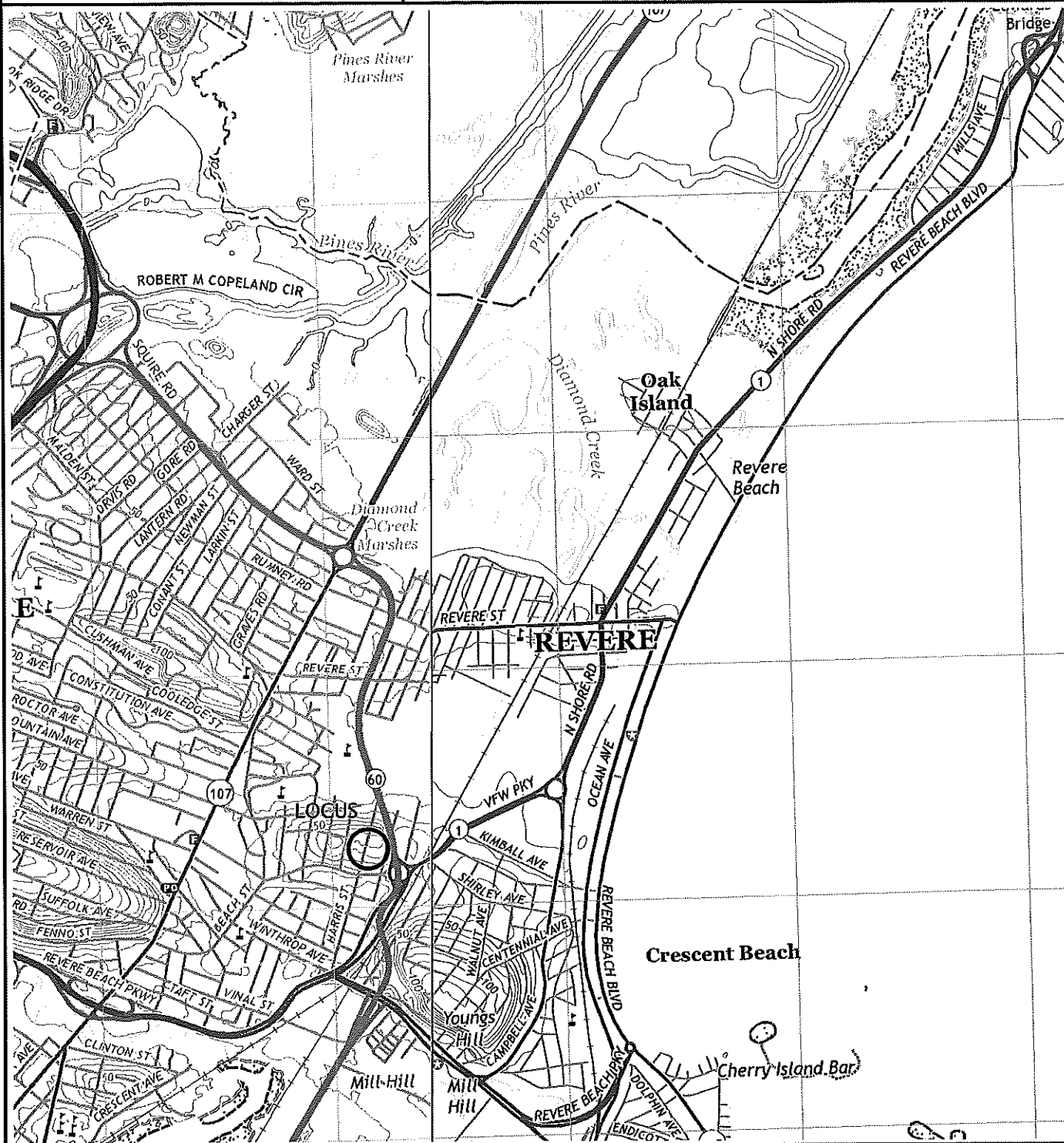
Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

EXHIBIT C

WILLIAMS & SPARAGES
CIVIL ENGINEERS &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP
BOSTON NORTH, MA 2018 QUADRANGLE
SCALE: 1:24,000 (metric contours)

LOCUS MAP
164 HARRIS STREET
REVERE, MA 02151



Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

EXHIBIT D

Unofficial Property Record Card - Revere, MA

General Property Data

Parcel ID 16-246-3
 Prior Parcel ID RB --
 Property Owner GIACOBBE NICHOLAS
 Mailing Address 164 HARRIS ST
 City REVERE
 Mailing State MA Zip 02151
 ParcelZoning RB

Account Number 16/246/3
 Property Location 164 HARRIS ST
 Property Use MULT HS
 Most Recent Sale Date 3/24/2006
 Legal Reference 39264-189
 Grantor SAVINO ANIELLO LUIGI,
 Sale Price 630,000
 Land Area 0.195 acres

Current Property Assessment

Card 1 Value	Building Value 644,200	Xtra Features Value 0	Land Value 234,600	Total Value 878,800
Total Parcel Value	Building Value 714,900	Xtra Features Value 0	Land Value 234,600	Total Value 949,500

Building Description

Building Style THREE FAMILY	Foundation Type BRK/STONE	Flooring Type HARDWOOD
# of Living Units 3	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1930	Roof Structure FLAT	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover METAL	Heating Fuel OIL
Building Condition Avg-Good	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 3996	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 15	# of Bedrooms 6	# of Full Baths 3
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

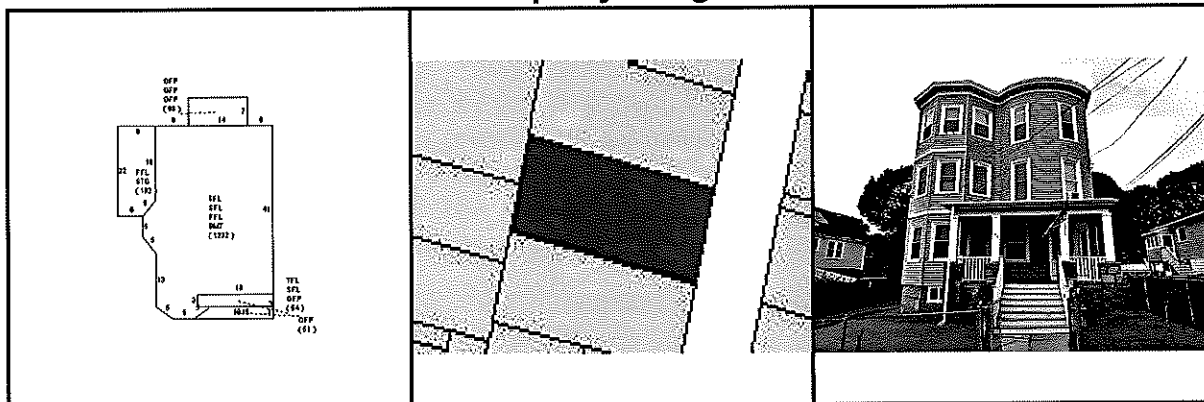
Legal Description

LOT 4

Narrative Description of Property

This property contains 0.195 acres of land mainly classified as MULT HS with a(n) THREE FAMILY style building, built about 1930 , having VINYL exterior and METAL roof cover, with 3 unit(s), 15 room(s), 6 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

Application Review Comments

fstringi@revere.org <fstringi@revere.org>

Tue 10/31/2023 4:06 PM

To: pblaisdell@wsengineers.com <pblaisdell@wsengineers.com>; amelnik@revere.org <amelnik@revere.org>; lsimeonejr@simeonelaw.net <lsimeonejr@simeonelaw.net>; lcavagnaro@revere.org <lcavagnaro@revere.org>

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
 Date: October 31, 2023
 Application #: SPR23-000138
 Address: 164 HARRIS ST
 Description: Existing 3-Family Dwelling with additional Unit in separate structure at rear of property; owner looking to make it legal 4-family
 Review Status: Denied

Thank you for your recent permit application for Existing 3-Family Dwelling with additional Unit in separate structure at rear of property; owner looking to make it legal 4-family. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Sections 17.40.020 and 17.40.030, the extension of a nonconforming use and nonconforming structure may only be allowed by the City Council

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

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

Map Block Lot Lot2 Lot3 CARD Reverse
 Parcel LUC: 109 MULT HS [MULT HS] Prime NB Desc: 5
 Total: 234,551 Sp Credit: Total: 234,600

Parcel ID: 16-246-3
 Parcel LUC: 109 MULT HS
 Total ACHA: 0.19463 Total SF/SM: 8478

Parcel ID: 16-246-3
 Entered Lot Size: 878,800
 Total Land: 8478
 Land Unit Type: SF

Parcel ID: 16-246-3
 User Acct: 16/246/3
 GIS Ref: 16/246/3
 Insp Date: 05/10/17

Parcel ID: 16-246-3
 User Acct: 16/246/3
 GIS Ref: 16/246/3
 Insp Date: 05/10/17

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 GIS Ref: 16/246/3
 Insp Date: 05/10/17

Parcel ID: 16-246-3
 User Acct: 16/246/3
 GIS Ref: 16/246/3
 Insp Date: 05/10/17



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: RB
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map: 16
Reval Dist:
Year:
LandReason:
BlDrReason:
CivIDistrict:
Ratior:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2023	109	FV	714,900	0	.195	234,600	949,500		Year end
2022	109	NC	714,900	0	.195	234,600	949,500		Year End Roll
2023	109	FV	637,800	0	.195	223,000	860,800		Year End Roll
2022	109	NC	637,800	0	.195	223,000	860,800		Year End Roll
2021	109	FV	577,900	0	.195	206,500	784,400		Year End Roll
2021	109	PTCH	556,200	0	.195	206,500	762,700		Year End Roll
2020	109	FV	556,200	0	.195	206,500	762,700		Year End Roll
2020	109	NC	556,200	0	.195	206,500	762,700		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V 1st	Verif
SAVINO	39264-189		3/24/2006	ESTATED/DIV	630,000	No	No
UNKNOWN	107471761		12/16/1983				

TAX DISTRICT

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/1/24/2015	14453	SOLAR	58,000	C				RE MOUNTED SOLAR
1/1/10/2015	14380	WINDOWS	3,964	C				11 REPLACEMENT
10/6/2015	14231	GENL RE	7,000	C				3 DOORS/2 BSMT DOO
12/1/2014	13128	ROOF	7,275	C				NEW RUBBER ROOF
2/22/2002	8450	Resident	17,500	C				Residential VINYL
10/4/2001	8090	Resident	44,000	C	7/11/2002			Residential 17 REP

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/10/2017	MEASURED							427 DEREK
7/20/2016	PERMIT							TO TOWN
5/21/2006	MEASURED							294 DENNIS M

PROPERTY FACTORS

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

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains .195 Acres of land mainly classified as MULT HS with a THREE FAMILY Building built about 1930, having primarily VINYL Exterior and 3996 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PftcdUnits	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	%	Spec Land Code	Fact Use Value	Notes
109	MULT HS		8478		SITE		1.0	0	7.1	3,905	1.00						234,551	0			234,600	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PftcdUnits	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	%	Spec Land Code	Fact Use Value	Notes
109	MULT HS		8478		SITE		1.0	0	7.1	3,905	1.00						234,551	0			234,600	

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEASURED	427	DEREK
7/20/2016	PERMIT	TO	TOWN
5/21/2006	MEASURED	294	DENNIS M

SIGNATURE

VERIFICATION OF VISIT NOT DATA

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2023	109	FV	714,900	0	.195	234,600	949,500		Year end
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10/4/2001	8090	Resident	44,000	C	7/11/2002			Residential 17 REP

BUILDING PERMITS

Date	Number	Descrp	Amount
------	--------	--------	--------

Type:	3 - 3 STORIES
Units:	3
Total:	4
Foundation:	3 - BRKSTONE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%

A Bath:	Rating:
3/4 Bath:	Rating:
A 3/0Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFtx:	Rating:

1st Res Grid	Desc: Line 1	# Units: 3
Level:	FY LR DR D K FR RR BR FB HB L O	
Other:		
A Kits:	Rating:	
Fpl:	Rating:	
WStFlie:	Rating:	

Roof Structure:	4 - FLAT
Roof Cover:	9 - METAL
Color:	TAN
View / Desir:	

Kits:	3	Rating:	AVERAGE
A Kits:		Rating:	
Fpl:		Rating:	
WStFlie:		Rating:	

Level:	Lower	Rms:	15	Brs:	6	Baths:	3	HIB
Totals:								

Grade:	C - AVERAGE
Year Bld:	1930
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

Location:	
Total Units:	
Floor:	
% Owr:	
Name:	

Level:	Upper	Rms:		Brs:		Baths:		HIB
Level:	LV 2							
Level:	LV 1							
Totals:								

Eff Yr Bld:	
Alt %:	
Fact:	

Phys Cond:	AVG - Avg-Good	25%
Functional:		
Economic:		
Special:		
Override:		
Total:		25.6%

Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	3	15	6	

Avg Ht/Ft:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext S:	
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED HW
# Heat Sys:	3
% Heated:	100
Solar HW:	NO
% Com Wal:	Central Vac: NO % Sprinkled

Basic \$ / SQ:	235.00
Size Adj:	10,800,300,30
Const Adj:	10,941,097,97
Adj \$ / SQ:	176,993
Other Features:	96500
Grade Factor:	1.00
NBHD Int:	1,000,000,00
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865916
Depreciation:	221674
Depreciated Total:	644241

Rate	Parcel ID	Typ	Date	Sale Price

WMA\$/SQ:	AVRate:	Ind Val
Jurs. Factor:		Before Depr: 176,99
Special Features:	0	Val/Su Net: 110,71
Final Total:	644200	Val/Su SZAd: 161,21

Serial #	Year	Color

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	1,424	176,990	252,038
SFL	SECOND FLOOR	1,286	176,990	227,613
TFL	THIRD FLOOR	1,286	176,990	227,613
BMT	BASEMENT	1,232	44,250	54,514
OPF	OPEN FRM PRC	399	15,760	6,286
STG	STORAGE	192	7,040	1,352
	Net Sketched Area:	5,819		769,416
	Gross Area	5819		3996

PARCEL ID	116-246-3
Jurs. Value	

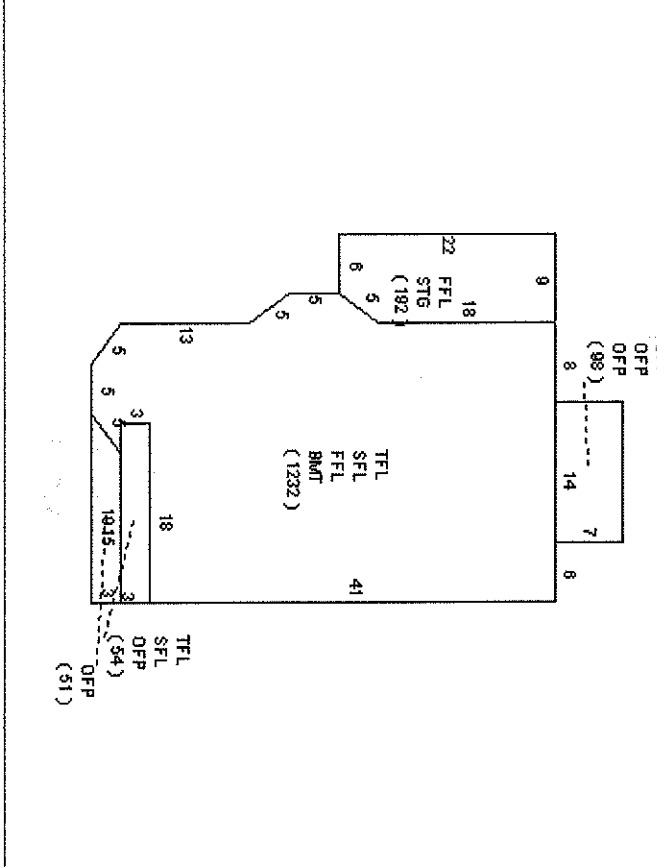
Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	Fac	Jurs. Value

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:	3	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	3	15	6	

Mobile Home	Make:	Model:

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	Fac	Jurs. Value

Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	1,424	176,990	252,038
SFL	SECOND FLOOR	1,286	176,990	227,613
TFL	THIRD FLOOR	1,286	176,990	227,613
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OPF	OPEN FRM PRC	399	15,760	6,286
STG	STORAGE	192	7,040	1,352
	Net Sketched Area:	5,819		769,416
	Gross Area	5819		3996

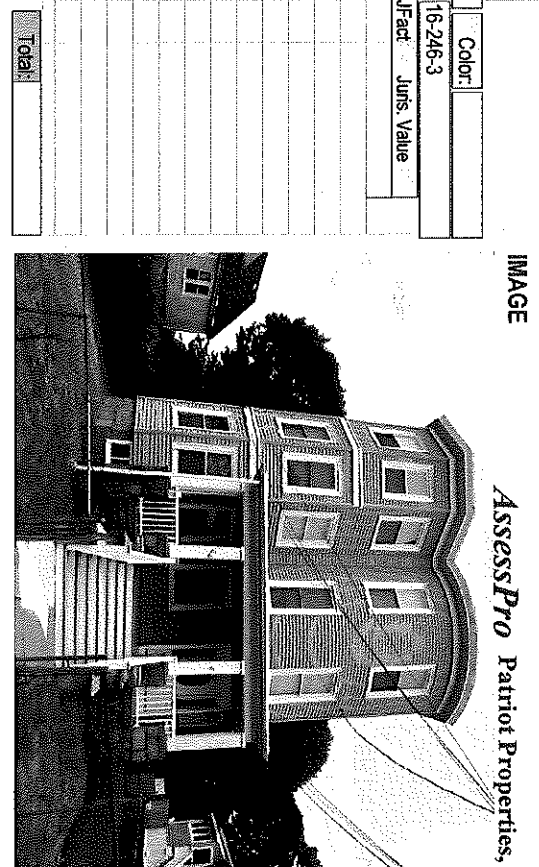


Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	FIRST FLOOR	1,424	176,990	252,038
SFL	SECOND FLOOR	1,286	176,990	227,613
TFL	THIRD FLOOR	1,286	176,990	227,613
BMT	BASEMENT	1,232	44,250	54,514
OPF	OPEN FRM PRC	399	15,760	6,286
STG	STORAGE	192	7,040	1,352
	Net Sketched Area:	5,819		769,416
	Gross Area	5819		3996

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	Fac	Jurs. Value

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	Fac	Jurs. Value

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	Fac	Jurs. Value



1 Map Block Lot 102 Lot3 CARD REVERSE USE VALUE: 70,700/ ASSESSED: 70,700/ Parcel 149,4 949,4 949,4 Packet Pg. 53

RTY LOCATION: All No Direction/Street/City: HARRIS ST, REVERSE
 OWNERSHIP: Owner 1: GIACOBBE NICHOLAS
 Owner 2: [Blank]
 Owner 3: [Blank]
 Street 1: 164 HARRIS ST
 Street 2: [Blank]
 Twp/City: REVERSE
 S/P/Prov: MA Cntry: Own Occ: [Blank]
 Postal: 02151 Type: [Blank]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	70,700			70,700
Total Card					
	0.000	70,700			70,700
Total Parcel					
	0.195	714,900		234,600	949,500
Source: Market Adj. Cost					
			Total Value per SQ Unit /Card: 98.19	Parcel: 201.34	Land Unit Type: SF

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	PAT ACCT	Notes

TAX DISTRICT

Parcel ID	Notes	Date
16-246-3		165731

PREVIOUS OWNER

Owner 1:	Owner 2:	Street 1:	Twp/City:	S/P/Prov:	Cntry:	Own Occ:	Type:

NARRATIVE DESCRIPTION
 This parcel contains .195 Acres of land mainly classified as MULT HS with a RANCH Building built about 1939, having primarily CLAPBOARD Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descp/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEASURED	427	DEREK
5/11/2006	MEASURED	294	DENNIS M

LAND SECTION (First 7 lines only)

Use Code	Descrp	LUC	No of Units	Depth / PicedUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	% Spec Land	Code	Fact Use Value	Notes
109	MULT HS		0		Sq Feet	SITE	1.0	0	0	0.0005	1.00						0				

VERIFICATION OF VISIT MOI DATA

Sign	Alt	%	Spec Land	Code	Fact Use Value	Notes

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 109 MULT HS Prime NB Desc: 5 Total: Sp Credit: Total:

Type:	1 - 1 STORY	A Bath:	Rating:
by Ht:	1	3/4 Bath:	Rating:
Units:	1	A 3QBth:	Rating:
Total:	4	1/2 Bath:	Rating:
ation:	9 - CRAWL SP	A HBth:	Rating:
Frame:	1 - WOOD	OtherFix:	Rating:
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	TAN		
View / Desir:			

PORTABLE HEAT OPEN SPACE	FUNC=NO
KITCH:	
RESIDENTIAL GRID	
1st Res Grid	Desc: Line 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
A Kits:	Rating:
Fpl:	Rating:
WSEFlue:	Rating:
LM 1	
LM 2	
Lower	
Totals	Rms: 1 Brs: 1 Baths: 1 HB

INTERIOR INFORMATION	
Avg Ht/Ft:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	
Partition:	1 - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext S:	
Heat Fuel:	6 - WOOD
Heat Type:	8 - NONE
% Heat Sys:	0
% Heated:	0
Solar HW:	NO
% Com Wall:	

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

DEPRECIATION	
Phys Cond:	FR - Fair
Functional:	
Economic:	
Special:	
Override:	
Total:	44.8%

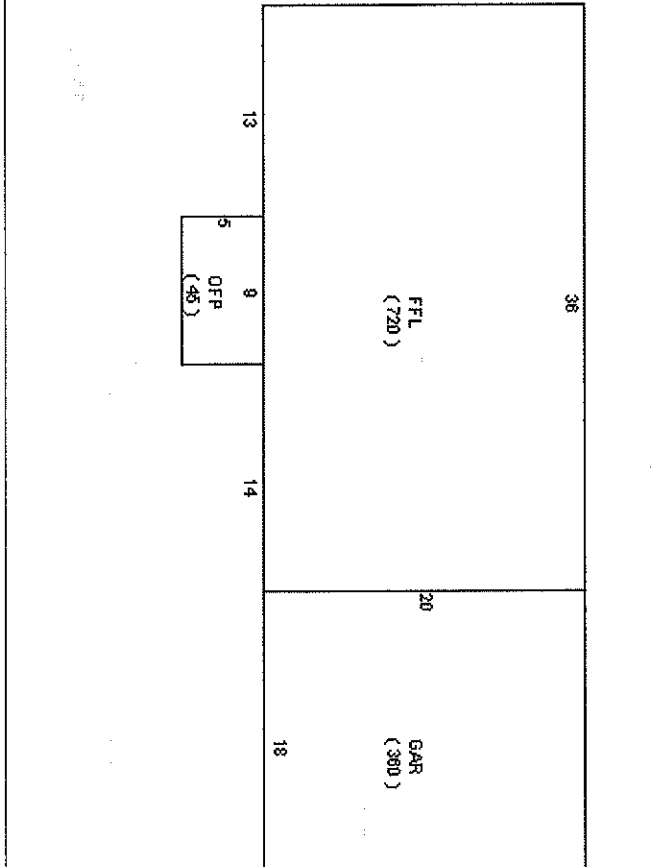
RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	1	1	1
Totals			

CALC SUMMARY	
Basic \$ / SQ:	165.00
Size Adj:	1.33000004
Const Adj:	10.92150003
Adj \$ / SQ:	202.223
Other Features:	157.80
Grade Factor:	0.75
NBHD Int:	1.00000000
NBHD Med:	
LUC Factor:	1.00
Adj Total:	128091
Depreciation:	57385
Depreciated Total:	70706

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME	Make:	Model:	Year:	Color:
Spec Features:				
Jurisdiction:	Factor:	Before Depr:	151.67	
Special Features:	0	Val/Su Net:	62.94	
Final Total:	70700	Val/Su SzAd:	98.19	

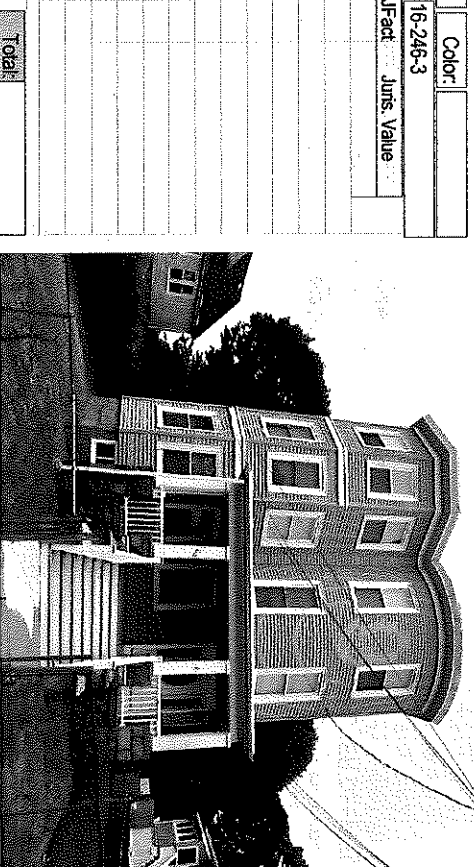
PARCEL ID	16-246-3
Net Sketched Area:	1,125
Gross Area:	720
Final Area:	1125
Final Value:	155,009



Code	Description	Area - SQ	Rate - AV	Under Value	Sub %	Descr	%	Qu #	Ten
FFL	FIRST FLOOR	720	202.220	145,601					
GAR	GARAGE	360	21.940	7,900					
OFF	OPEN FRM PRC	45	33.500	1,508					
	Net Sketched Area:	1,125							
	Gross Area	720							
	Final Area	1125							
	Final Value			155,009					

MOBILE HOME	Make:	Model:	Year:	Color:
Spec Features:				
Jurisdiction:	Factor:	Before Depr:	151.67	
Special Features:	0	Val/Su Net:	62.94	
Final Total:	70700	Val/Su SzAd:	98.19	

PARCEL ID	16-246-3
Net Sketched Area:	1,125
Gross Area:	720
Final Area:	1125
Final Value:	155,009



ASSESSPRO Patriot Properties, Inc

54 JOHN MOONEY RD 16-245-2
LUC: 105
PEZO HAMDIA
PEZO ALMA
85 FREMONT AVE
EVERETT, MA 02149

171 HARRIS ST 16-245-25
LUC: 104
DUBON JORGE
DUBON SANDRA
171 HARRIS ST
Revere, MA 02151

167 HARRIS ST 16-245-26
LUC: 104
SRENG HEANG S
MAI SITHAN
165-167 HARRIS ST
Revere, MA 02151

167 A HARRIS REAR ST 16-245-27
LUC: 101
SMITH LAWRENCE
167A HARRIS ST
REVERE, MA 02151

163 HARRIS ST 16-245-28
LUC: 104
VENEGAS REFUGIO B
163 HARRIS ST
REVERE, MA 02151

159 HARRIS ST 16-245-29
LUC: 104
COOPER DIANA M
159 HARRIS ST
REVERE, MA 02151

58 JOHN MOONEY RD 16-245-3
LUC: 104
MENDOZA ARIOSTO
MENDOZA ANA
58 JOHN MOONEY RD
REVERE, MA 02151

382 BEACH ST 16-245-31
LUC: 101
MIRANDA MARIA E
382 BEACH ST
REVERE, MA 02151

66 JOHN MOONEY RD 16-245-4
LUC: 101
MOORE DOUGLAS
MOORE CONCETTA A
66 JOHN MOONEY RD
REVERE, MA 02151

356 BEACH ST 16-246-1
LUC: 105
CHERKAQUI-ELOMARI AMAL
356 BEACH ST
REVERE, MA 02151

160 HARRIS ST 16-246-2
LUC: 104
BELLEMSIEH DRISS
TOUMLI NADIA
158 HARRIS ST
Revere, MA 02151

35 THURLOW AVE 16-246-28
LUC: 101
GILLIS JOHN J
GILLIS JULIANN ROSE
35 THURLOW AVE
REVERE, MA 02151

29 THURLOW AVE 16-246-29
LUC: 101
MATTERA MARK LIFE ESTATE
MATTERA MICHAEL REMAINDERMAN
33 THURLOW AVE
REVERE, MA 02151

164 HARRIS ST 16-246-3
LUC: 109
GIACOBBE NICHOLAS
164 HARRIS ST
REVERE, MA 02151

25 THURLOW AVE 16-246-30
LUC: 101
COLLERAN JOHN A
COLLERAN DEBORAH A
25 THURLOW AVE
REVERE, MA 02151

15 THURLOW AVE 16-246-31
LUC: 101
WHELTON REALTY TRUST
WELTON JOAN M TRUSTEE
15 THURLOW AVE
REVERE, MA 02151

350 BEACH ST 16-246-34
LUC: 101
HERRERA BEATRIZ E
350 BEACH ST
REVERE, MA 02151

168 HARRIS ST 16-246-4
LUC: 101
SINCLAIR WILLIAM
PINABELL-SINCLAIR LORRAINE M
168 HARRIS ST
REVERE, MA 02151

172 HARRIS ST 16-246-5
LUC: 101
MELIANI FARID
MELIANI NADJIA
172 HARRIS ST
REVERE, MA 02151

20 THURLOW AVE 16-247-3
LUC: 101
PEMBERTHY MARIA E LOPERA
CATANO CARLOS A GIL
20 THURLOW AVE
REVERE, MA 02151

28 THURLOW AVE 16-247-4
LUC: 101
KOKKINAKIS DEMETRIOS
28 THURLOW AVE
REVERE, MA 02151

32 THURLOW AVE 16-247-5
LUC: 101
DONAHUE ARTHUR J
DONAHUE CAROLYN R
32 THURLOW AVE
REVERE, MA 02151

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

DATE: 4/1/23

Attachment: PH.C2308.164HarrisStreet (23-263 : Special Permit C-23-08, 164 Harris Street)

AGREEMENT IN ACCORDANCE WITH M.G.L.A. c. 40 § 9

CASE NO, C-23-08

Now comes the Petitioner, Nicholas Giacobbe of 164 Harris Street, Revere, Massachusetts, in the above case, who seeks a special permit from the City Council of the City of Revere, the special permit granting authority (“SPGA”) in accordance with the City of Revere Zoning Ordinance here in agrees with the SPGA to extend the required time limits for decision in said case for period of no greater than ___ days. A copy of such agreement shall be filed in the office of the city or City clerk.

Revere City Council

Petitioner

Dated : February __, 2024

M.G.L.A. 40A § 9

§ 9. Special permits

Effective: July 1, 2021

Currentness

Zoning ordinances or by-laws shall provide for specific types of uses which shall only be permitted in specified districts upon the issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or by-law, and shall be subject to general or specific provisions set forth therein; and such permits may also impose conditions, safeguards and limitations on time or use.

Zoning ordinances or by-laws may also provide for special permits authorizing increases in the permissible density of population or intensity of a particular use in a proposed development; provided that the petitioner or applicant shall, as a condition for the grant of said permit, provide certain open space, housing for persons of low or moderate income, traffic or pedestrian improvements, installation of solar energy systems, protection for solar access, or other amenities. Such zoning ordinances or by-laws shall state the specific improvements or amenities or locations of proposed uses for which the special permits shall be granted, and the maximum increases in density of population or intensity of use which may be authorized by such special permits.

Zoning ordinances or by-laws may provide that special permits may be granted for multi-family residential use in nonresidentially zoned areas where the public good would be served and after a finding by the special permit granting authority, that such nonresidentially zoned area would not be adversely affected by such a residential use, and that permitted uses in such a zone are not noxious to a multi-family use.

Zoning ordinances or by-laws may provide for special permits authorizing the transfer of development rights of land within or between districts. These zoning ordinances or by-laws shall include incentives, such as increases in density of population, intensity of use, amount of floor space or percentage of lot coverage, that encourage the transfer of development rights in a manner that protects open space, preserves farmland, promotes housing for persons of low and moderate income or further other community interests; provided, however, that nothing herein shall prohibit a zoning ordinance or by-law from allowing transfer of development rights to be permitted as of right, without the need for a special permit or other discretionary zoning approval.

Zoning ordinances or by-laws may also provide that open space residential developments or planned unit developments shall be permitted upon the issuance of a special permit.

Notwithstanding any provision of this section to the contrary, zoning ordinances or by-laws may provide that open space residential developments shall be permitted upon review and approval by a planning board pursuant to the applicable provisions of [sections 81K to 81GG, inclusive, of chapter 41](#) and in accordance with its rules and regulations governing subdivision control; provided, however, that nothing herein shall prohibit a zoning ordinance or by-law from allowing open space residential developments to be permitted as of right, without the need for a special permit or other discretionary zoning approval.

Zoning ordinances or by-laws may also provide that special permits may be granted for reduced parking space to residential unit ratio requirements after a finding by the special permit granting authority that the public good would be served and that the area in which the development is located would not suffer a substantial adverse effect from such diminution in parking.

“Planned unit development” means a mixed use development on a plot of land containing a minimum of the lesser of sixty thousand square feet or five times the minimum lot size of the zoning district, but of such larger size as an ordinance or by-law may specify, in which a mixture of residential, open space, commercial, industrial or other uses and a variety of building types are determined to be sufficiently advantageous to render it appropriate to grant special permission to depart from the normal requirements of the district to the extent authorized by the ordinance or by-law. Such open space, if any, may be situated to promote and protect maximum solar access within the development.

Zoning ordinances or by-laws may also provide for the use of structures as shared elderly housing upon the issuance of a special permit. Such zoning ordinances or by-laws shall specify the maximum number of elderly occupants allowed, not to exceed a total number of six, any age requirements and any other conditions deemed necessary for the special permits to be granted.

Zoning ordinances or by-laws may provide that certain classes of special permits shall be issued by one special permit granting authority and others by another special permit granting authority as provided in the ordinance or by-law. Such special permit granting authority shall adopt and from time to time amend rules relative to the issuance of such permits, and shall file a copy of said rules in the office of the city or town clerk. Such rules shall prescribe a size, form, contents, style and number of copies of plans and specifications and the procedure for a submission and approval of such permits.

Zoning ordinances or by-laws may provide for associate members of a planning board when a planning board has been designated as a special permit granting authority. One associate member

may be authorized when the planning board consists of five members, and two associate members may be authorized when the planning board consists of more than five members. A city or town which establishes the position of associate member shall determine the procedure for filling such position. If provision for filling the position of associate member has been made, the chairman of the planning board may designate an associate member to sit on the board for the purposes of acting on a special permit application, in the case of absence, inability to act, or conflict of interest, on the part of any member of the planning board or in the event of a vacancy on the board.

Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority. The special permit granting authority shall hold a public hearing, for which notice has been given as provided in [section eleven](#), on any application for a special permit within sixty-five days from the date of filing of such application; provided, however, that a city council having more than five members designated to act upon such application may appoint a committee of such council to hold the public hearing. The decision of the special permit granting authority shall be made within ninety days following the date of such public hearing. The required time limits for a public hearing and said action, may be extended by written agreement between the petitioner and the special permit granting authority. A copy of such agreement shall be filed in the office of the city or town clerk. A special permit issued by a special permit granting authority shall require a two-thirds vote of boards with more than five members, a vote of at least four members of a five member board, and a unanimous vote of a three member board.

A special permit issued by a special permit granting authority shall require a simple majority vote for any of the following: (a) multifamily housing that is located within 1/2 mile of a commuter rail station, subway station, ferry terminal or bus station; provided, that not less than 10 per cent of the housing shall be affordable to and occupied by households whose annual income is less than 80 per cent of the area wide median income as determined by the United States Department of Housing and Urban Development and affordability is assured for a period of not less than 30 years through the use of an affordable housing restriction as defined in [section 31 of chapter 184](#); (b) mixed-use development in centers of commercial activity within a municipality, including town and city centers, other commercial districts in cities and towns and rural village districts; provided, that not less than 10 per cent of the housing shall be affordable to and occupied by households whose annual income is less than 80 per cent of the area wide median income as determined by the United States Department of Housing and Urban Development and affordability is assured for a period of not less than 30 years through the use of an affordable housing restriction as defined in [section 31 of chapter 184](#); or (c) a reduced parking space to residential unit ratio requirement, pursuant to this section; provided, that a reduction in the parking requirement will result in the production of additional housing units.

Failure by the special permit granting authority to take final action within said ninety days or extended time, if applicable, shall be deemed to be a grant of the special permit. The petitioner

who seeks such approval by reason of the failure of the special permit granting authority to act within such time prescribed, shall notify the city or town clerk, in writing within fourteen days from the expiration of said ninety days or extended time, if applicable, of such approval and that notice has been sent by the petitioner to parties in interest. The petitioner shall send such notice to parties in interest by mail and each such notice shall specify that appeals, if any, shall be made pursuant to [section seventeen](#) and shall be filed within twenty days after the date the city or town clerk received such written notice from the petitioner that the special permit granting authority failed to act within the time prescribed. After the expiration of twenty days without notice of appeal pursuant to [section seventeen](#), or, if appeal has been taken, after receipt of certified records of the court in which such appeal is adjudicated, indicating that such approval has become final, the city or town clerk shall issue a certificate stating the date of approval, the fact that the special permit granting authority failed to take final action and that the approval resulting from such failure has become final, and such certificate shall be forwarded to the petitioner. The special permit granting authority shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reason for its decision and of its official actions, copies of all of which shall be filed within fourteen days in the office of the city or town clerk and shall be deemed a public record, and notice of the decision shall be mailed forthwith to the petitioner, applicant or appellant, to the parties in interest designated in [section eleven](#), and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent. Each such notice shall specify that appeals, if any, shall be made pursuant to [section seventeen](#) and shall be filed within twenty days after the date of filing of such notice in the office of the city or town clerk.

Zoning ordinances or by-laws shall provide that a special permit granted under this section shall lapse within a specified period of time, not more than 3 years, which shall not include such time required to pursue or await the determination of an appeal referred to in [section seventeen](#), from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

Zoning ordinances or by-laws shall also provide that uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a special permit provided the granting authority finds that the proposed accessory use does not substantially derogate from the public good.

In any city or town that accepts this paragraph, zoning ordinances or by-laws may provide that research and development uses, whether or not the uses are currently permitted as a matter of right, may be permitted as a permitted use in any non-residential zoning district which is not a residential, agricultural or open space district upon the issuance of a special permit provided the

special permit granting authority finds that the uses do not substantially derogate from the public good.

“Research and development uses” shall include any 1 or more of investigation, development, laboratory and similar research uses and any related office and, subject to the following limitations, limited manufacturing uses and uses accessory to any of the foregoing.

“Limited manufacturing” shall, subject to the issuance of the special permit, be an allowed use, if the following requirements are satisfied: (1) the manufacturing activity is related to research uses; (2) no manufacturing activity customarily occurs within 50 feet of a residential district; and (3) substantially all manufacturing activity customarily occurs inside of buildings with any manufacturing activities customarily occurring outside of buildings subject to conditions imposed in the special permit.

A hazardous waste facility as defined in [section two of chapter twenty-one D](#) shall be permitted to be constructed as of right on any locus presently zoned for industrial use pursuant to the ordinances and by-laws of any city or town provided that all permits and licenses required by law have been issued to the developer and a siting agreement has been established pursuant to [sections twelve and thirteen of chapter twenty-one D](#), provided however, that following the submission of a notice of intent, pursuant to [section seven of chapter twenty-one D](#), a city or town may not adopt any zoning change which would exclude the facility from the locus specified in said notice of intent. This section shall not prevent any city or town from adopting a zoning change relative to the proposed locus for the facility following the final disapproval and exhaustion of appeals for permits and licenses required by law and by chapter twenty-one D.

A facility, as defined in [section one hundred and fifty A of chapter one hundred and eleven](#), which has received a site assignment pursuant to said section one hundred and fifty A, shall be permitted to be constructed or expanded on any locus zoned for industrial use unless specifically prohibited by the ordinances and by-laws of the city or town in which such facility is proposed to be constructed or expanded, in effect as of July first, nineteen hundred and eighty-seven; provided, however, that all permits and licenses required by law have been issued to the proposed operator. A city or town shall not adopt an ordinance or by-law prohibiting the siting of such a facility or the expansion of an existing facility on any locus zoned for industrial use, or require a license or permit granted by said city or town, except a special permit imposing reasonable conditions on the construction or operation of the facility, unless such prohibition, license or permit was in effect on or before July first, nineteen hundred and eighty-seven; provided, however, that a city or town may adopt and enforce a zoning or non-zoning ordinance or by-law of general application that has the effect of prohibiting the siting or expansion of a facility in the following areas: recharge areas of surface drinking water supplies as shall be reasonably defined by rules and regulations of the department of environmental protection, areas subject to [section forty of chapter one hundred and thirty-one](#), and the regulations promulgated thereunder; and areas within the zone of contribution of existing or potential public supply wells

as defined by said department. No special permit authorized by this section may be denied for any such facility by any city or town; provided, however, that a special permit granting authority may impose reasonable conditions on the construction or operation of the facility, which shall be enforceable pursuant to the provisions of [section seven](#).



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council,

I write to inform you of my reappointment of multiple members of the City of Revere's public boards and commissions. Each of these members has served admirably in their various roles, and I have full confidence in their commitments to our community and contributions to their boards and commissions. For further information on any of these members and their boards or commissions, please reach out to my office and the office of the City Clerk.

Find below the table of members being re-submitted for confirmation by the City Council.

Board and Commission Reappointments		
<i>Name</i>	<i>Board or Commission</i>	<i>Expiration of New Term</i>
Anayo Osueke	Affordable Housing Board of Trustees	9/13/25
Laila Pietri	Affordable Housing Board of Trustees	2/7/26
Dana Brangiforte	Board of Assessors	1/22/27
Matthew McGrath	Board of Assessors	1/22/27
Drew Bunker	Board of Health	2/1/25
Toby Cassidy	Conservation Commission	4/3/26
Sam Woodman	Conservation Commission	5/6/26
Nicholas Rudolph	Conservation Commission	7/12/26
Brian Averback	Conservation Commission	7/12/26
Joseph LaValle	Conservation Commission	9/24/26
Savanah Carlson	Cultural Council	1/1/27
Joseph Heafitz	Cultural Council	1/1/27
Farah Shikh	Cultural Council	12/7/26
Qin Li	Cultural Council	12/7/26
Ralph DeCicco	Disability Commission	11/14/25
Robert Brown	Disability Commission	11/1/26
Mario Grimanis	Disability Commission	12/7/26
Jason Barone-Cichocki	Disability Commission	12/7/26
Asmaa Abou-Fouda	Disability Commission	12/7/26
John Cammarata	Election Commission	4/1/24
Elizabeth Dixon	Election Commission	4/1/26
Paul Fahey	Election Commission	4/1/27

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781-286-8111 • www.revere.org

Fatou Drammeh	Housing Authority Board of Commissioners	3/13/27
Kourou Pich	Human Rights Commission	9/14/25
David Callahan	Human Rights Commission	9/14/26
Lourenco Garcia	Human Rights Commission	9/14/26
Chris Bright	Human Rights Commission	9/14/26
Robert Zierten	Public Art Commission	3/22/24
Joanne McKenna	Public Art Commission	3/22/25
Brian Harkins	Public Art Commission	3/22/25
Kristen Green	Public Art Commission	3/22/25
John Lopes	Zoning Board of Appeals	6/1/27
Aklog Limeneh	Zoning Board of Appeals	6/30/28

Regards,



Patrick M. Keefe, Jr.
Mayor

Attachment: Reappointment_batch_Jan2024 (24-008 : Reappointment Batch 2024)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Don Martelli to the Library Board of Trustees. In accordance with Chapter 2.81 of the Revised Ordinances of the City of Revere, I am appointing Don to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Don not only has a passion for serving the City, but is knowledgeable in marketing, business growth, and content creation. I believe his innovative outlook will bring vitality to the Public Library.

Regards,

Patrick M. Keefe, Jr.
Mayor

Don Martelli

Don@thebelfortgroup.com

6174136773

linkedin.com/in/donmartelli

Summary

As the President and Partner of Belfort Group, I lead the growth and strategy of an integrated digital marketing and PR firm in Boston, MA. With over 25 years of experience in communications across various industries, I bring innovative and effective solutions to complex business challenges for our clients and our firm.

My passion for content with purpose stems from my journalism background, as I was a reporter for the Boston Globe and part of the team that launched Boston.com in the early stages of online news. I also leverage my expertise in PR, marketing, and social media to create impactful campaigns and narratives that resonate with diverse audiences. In addition, I serve on the executive board of the Cole Strange Foundation and the board of directors of BearMoose Brewing Co., where I support their missions and visions through strategic communications and community engagement.

Experience



Board Member

Revere Chamber of Commerce

Jan 2024 - Present (1 month)



President & Partner

Belfort Group

Nov 2020 - Present (3 years 3 months)

As the President of the Belfort Group, I oversee growth strategies for our firm as well as our clients. With 25 years of experience in communications, PR and marketing across a variety of industries, I'm often asked to bring integrated solutions to complex business problems.

Executive Board Member

Cole Strange Foundation

May 2023 - Present (9 months)

Executive Board Member of the Patriot's 2021 First-Round Draft Pick and starting Offensive Lineman Cole Strange

Member Board of Directors

BearMoose Brewing Co.

Jan 2023 - Present (1 year 1 month)

BearMoose Brewing is craft beer company located in the hub of brew innovation in Everett, MA. My role includes supporting marketing and communications, sales distribution and brand awareness.

Member Board of Directors

Day Dreaming Organization

May 2022 - Present (1 year 9 months)

Day Dreaming's vision is to create strategic partnerships with corporations, service providers, civic community groups, school systems, political decision makers and other professionals to identify the ever-changing needs of those in the community and create actionable and tangible solutions.

Chief Operating Officer

Belfort Group

Jun 2019 - Nov 2020 (1 year 6 months)

COO focusing on Client Strategy, New Business Development and Agency Operations

Senior Vice President, New Business Development & Client Strategy

Belfort Group

Dec 2018 - Jun 2019 (7 months)

As Senior Vice President, I'm responsible for new business development, agency growth and client strategy. I work across each of our practice areas and am the lead architect, developing integrated campaigns that are measurable and move business forward.

Vice President

Belfort Group

Dec 2013 - Nov 2018 (5 years)

As Senior Vice President, I'm responsible for client strategy. I work across each of our practice areas and am the lead architect, developing integrated campaigns that are measurable and move business forward.

Director of Digital Integration

Belfort Group

Sep 2012 - Nov 2013 (1 year 3 months)

Responsible for integration digital strategies into all client campaigns across each practice areas.

Senior Manager of Integrated Communications and Social Business

D50 Media

Jan 2012 - Sep 2012 (9 months)

As the Senior Manager of Integrated Communications, I oversaw the strategic creative development of sales-driven marketing. I was responsible for developing multi-faceted communication strategies and deliverables, in partnership with other departments, which addressed key customer contacts with relevant messaging and moves them effectively through the customer journey.

Director, Social Media Strategy

May 2011 - Dec 2011 (8 months)

As one of the first next generation digital marketing agencies, One to One Interactive builds informed and creative customer strategies on the belief that digital media and its ability to provide targeted, permission based, one-to-one dialogues represent the cornerstone of marketing in the future. As the Director, Social Media Strategy, I work across the agency and our client base to develop social media strategies that build brand awareness and impact business objectives.

VP and Dir. of Digital Communications

MSL (Global)

Apr 2007 - May 2011 (4 years 2 months)

MSL Boston is a 20-person, full service public relations and marketing agency with one goal: To be our clients' most trusted advisor and the source of unbound creativity and value in the always-on conversation locally, nationally and globally.

Headquartered in the Digitas building at 33 Arch Street, MSL Boston offers a special expertise in the fields of life sciences and medical devices, cause marketing and corporate social responsibility, healthcare delivery, and public affairs and reputation management. Social media and digital applications are core to all of our client programs. Our passion, intelligence and creativity consistently earn the loyalty and support of leading businesses, brands and institutions in the consumer, corporate and healthcare fields in New England and across the United States.

Director for Marketing and Communications

Malden Catholic

May 2004 - Apr 2007 (3 years)

Responsible for devising and implementing strategic marketing initiatives to attract potential students and engage alumni. Also responsible for overall management of the Malden Catholic High School brand.

Account Executive

Morrissey & Company

Feb 1999 - Apr 2004 (5 years 3 months)

PR agency Account Executive

Account Executive

Mason

1998 - 1999 (1 year)

Developed and executed public relations programs for consumer, healthcare and technology clients.

Public Affairs Assistant

Suffolk University

1997 - 1998 (1 year)

Helped with media relations activities, web development, editorial writing and marketing initiatives.

General Assignment Reporter

Boston Globe Media

Sep 1993 - Dec 1997 (4 years 4 months)

Covered a variety of news stories, including city news, business and politics.

Education

 **Northeastern University**

Bachelor of Arts, Journalism
1991 - 1996
Journalism major.

Skills

Social Media • Digital Marketing • Media Relations • Public Relations • Integrated Marketing • Writing
• Business Strategy • Business Development • Strategic Communications • Community Outreach



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Somaya Laroussi to the Human Rights Commission. In accordance with Chapter 9.28 of the Revised Ordinances of the City of Revere, I am appointing Somaya to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Somaya took part in campaigning for the establishment of the Revere Human Rights Commission and has extensive experience in community organizing and advocacy work. Her vision and passion make her an uniquely qualified candidate for this commission.

Regards,




Patrick M. Keefe, Jr.
Mayor



SOMAYA LAROUCSI

ABOLITIONIST & HUMAN RIGHTS ACTIVIST

CONTACT

-  781-558-7363
-  somayaclaroussi@gmail.com
-  Address can be provided upon request
Revere resident

SKILLS

- Public speaking, emceeding events
- Media Justice Fellowship 2020
- Familiarity with local-level political campaigning
- Canvassing and organizing fundraisers
- Coding: HTML, CSS, Javascript, R
- Graphic Design: Adobe Photoshop, Adobe Illustrator, Sketchup, Canva
- Website design, social media branding
- Media: op-eds, press releases, etc.

EDUCATION

High School Diploma

Revere High School

2015-2019

Bachelors of Arts and Science

Boston University

2019-2023

- Double major in Environmental Science (ecosystems track) and International Relations (International Systems and the region of Latin America)
- Graduated with honors in Environmental Science

LANGUAGES

English 

Arabic 

Spanish 

LOCAL EXPERIENCE

Revere Youth in Action (RYiA)

Grassroots Organizer based on Shirley Ave 2019-2022

Revere Intersectional Support for Education (RISE)

Youth Organizer based at Revere High School 2015-2019

US Census Bureau

Local Census Enumerator for hard-to-count communities in Revere 2020

Revere Education Justice Alliance (REJA)

Revere Youth representative through RYiA 2019-2020

Massachusetts Education Justice Alliance

Revere Youth representative through RYiA 2019-2022

Boston Climate Cohort

Revere representative through RYiA 2022-2023

I Have A Future (IHAF) Coalition

Revere Youth Organizer for Boston-based youth justice coalition 2019-2022

Senator Joseph Boncore Internship

Summer Intern, 3rd Suffolk District Summer 2021

Media Justice Fellowship

Fellow at RYiA 2020-2021

OUTSIDE REVERE

- Youth20 Task Force at G20 (Japan 2019)
 - 1 of 20 youth representatives chosen from around the world
 - Sustainability/Environmental advisor for the Model G20 Task Force Position Paper
 - Position Paper was recognized by UN General Assembly, G20, and other international organizations)
- Chair of Revere Model United Nations Conference (REVMUN) 2019
- Honorary guest at "What's Wrong With Democracy?" Harvard Symposium (2019)
- Young Professionals In Foreign Policy member
- UNA-USA Youth member
 - attended Youth Leadership Summit 2022
- Women Of Color Advancing Peace and Security (WCAPS) member
- The World Is Watching
 - an international coalition of young professionals and organizers committed to globally advancing BLM
 - Media and Communications Director

Attachment: Appointment_S.Laroussi_HRC (24-010 : Appointment of S. Laroussi)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Hector Rivera to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Hector to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Hector is a Union member of over twenty years and has experience in carpentry and general contracting. This practical experience shall serve as an asset as the Board oversees development in the City of Revere.

Regards,

Patrick M. Keefe, Jr.
Mayor

HECTOR RIVERA

Business Representative

Revere MA 02151

(781)484-6701

Hrivera@nasrcc.org

Business Representative North Atlantic States Regional Council of Carpenters.

Union Member 20 years.

Experience

2019-2023- present Business Representative

- . Building relationships with Developers, General Contractors
- . Representing Union Contractors
- . Representing all Carpenters

2017-2023-present

- . E board member
- Currently Treasure Local Union 2168

2009-2019 Journeyman/Steward

- . working with Companies and union members on any issues and concerns at the job site.
- . providing information for members about union benefits when asked.
- . Getting members engaged in union programs.

Education

- . Apprentice Program
- . Journeyman Program
- . Steward Training
- . Delegate Training

Skills

- . Bilingual
- . International Standards & Training Alliance
- . Install Certified in different types of flooring.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2024

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

Chairwoman McKenna and members of the Honorable Appointments & Personnel Administration Committee:

I write to inform you of a correction to the proposed terms for all three nominations to the Planning Board. After further review, the terms should be as follows:

- Appointment of John Stamatopoulos to the Planning Board to a three-year term, beginning on February 1, 2024, and expiring on February 1, 2027.
- Appointment of Hal Abrams to the Planning Board to a three-year term, which began on January 1, 2022, and expires on January 1, 2025. (Unexpired term of J. Jaramillo)
- Appointment of Hector Rivera to the Planning Board to a three-year term, beginning on February 1, 2024, and expiring on February 1, 2027. (New term following vacancy of S. Rhoades)

Thank you for your consideration. Please do not hesitate to contact my office or the Clerk's Office with questions regarding the terms of the Planning Board.

Regards,

Patrick M. Keefe, Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Hal Abrams to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Hal to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Hal has extensive experience in construction management, structural engineering, and planning. He has served the City proudly in the past, and I look forward to his contributions to the Planning Board and the future development of Revere.

Regards,

Patrick M. Keefe, Jr.
Mayor

Hal F. Abrams

| Revere, MA 02151

P: 617-594-3040 | E: halfordabrams@gmail.com

EDUCATION

University of Massachusetts, Boston, MA, *Bachelor of Arts, History*, 1975, Brandeis University, Waltham, MA, *Teacher's Certificate*, 1976, Harvard University Extension School, Cambridge, MA, *Masters Courses*, 1977, Massachusetts Institute of Technology (Lowell Institute Draper Laboratory), *Architectural Design, CAD Design Courses*, 1983.

RELEVANT WORK EXPERIENCE

J.J.Welch Construction Managers and Builders, Salem, MA **Supervisor of Construction** 2022-Present

- Manage the planning and execution of construction projects, ensuring adherence to timelines, budgetary constraints, and quality standards.
- Conduct on-site supervision of construction activities, overseeing daily operations to ensure compliance with safety regulations, quality control, and project specifications.
- Interacting with clients to provide project updates, address any concerns and ensure project goals.
- Lead and motivate construction teams, fostering a collaborative and goal-oriented work environment.

Weston Associates, Boston, MA **Supervisor of Construction** 2020-2022

- Managed and supervised subcontractors daily, ensuring efficient progress in the renovation of (400) high-rise units.
- Coordinated closely with the owner's representative and subcontractors to address project schedule and budget concerns.
- Contributed as a key member of the design team, actively participating in collaborative efforts to drive project completion.

Design Group Incorporated, Peoria, IL **Supervisor of Construction** 2000– 2020

- Oversaw contract and schedule management of subcontractors, tailored to project requirements and client needs.
- Implemented the development of structural designs and floor plans in accordance with architectural plans.
- Ensured adherence to zoning regulations, local and state permitting, and site safety.

Trinity Tech Structural Engineering, Charlestown, MA **Supervisor of Construction** 2000– 2020

- Worked closely with project clients to incorporate custom design requests.
- Proactively identified and addressed challenges during construction phases.
- Supervised and directed construction tasks to ensure efficient and effective project execution.

BOARD EXPERIENCE

- **City of Revere School Committee Member**, Revere, MA, 1984-1986
- **City of Revere Retirement Board Member**, Revere, MA, 1980-1984

REFERENCES

Architect Timothy Sheehan, p: 617-241-9653
 Architect John Matz, p: 617-286-2730
 Project Manager Jody Ledoux, p: 207-229-5148



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2024

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

Chairwoman McKenna and members of the Honorable Appointments & Personnel Administration Committee:

I write to inform you of a correction to the proposed terms for all three nominations to the Planning Board. After further review, the terms should be as follows:

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- Appointment of Hal Abrams to the Planning Board to a three-year term, which began on January 1, 2022, and expires on January 1, 2025. (Unexpired term of J. Jaramillo)
- Appointment of Hector Rivera to the Planning Board to a three-year term, beginning on February 1, 2024, and expiring on February 1, 2027. (New term following vacancy of S. Rhoades)

Thank you for your consideration. Please do not hesitate to contact my office or the Clerk's Office with questions regarding the terms of the Planning Board.

Regards,

Patrick M. Keefe, Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Herby Jean-Baptise to the Human Rights Commission. In accordance with Chapter 9.28 of the Revised Ordinances of the City of Revere, I am appointing Herby to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

A union member, Herby has experience in worker advocacy and community organizing. I am confident that his background will add to the important work being done by the Human Rights Commission.

Regards,

Patrick M. Keefe, Jr.
Mayor

Herby Jean-Baptiste

Worcester, MA 02151

617-455-2450

Email : baptisteherb25@gmail.com

OBJECTIVE

To utilize my experiences as a labor and workforce senior leader to lead teams, negotiate contracts and agreements, and engage all stakeholders with clear and effective communication.

PROFESSIONAL EXPERIENCE**1199SEIU Vice President, Long Term Care****06/2012 – 11/2021**

- Supported the Massachusetts Division senior planning process and led a team of four (4) organizers to plan and execute the Division's plan of work.
- Led contract negotiations for Collective Bargaining Agreements for numerous nursing home facilities.
- Planned and executed on the priority and strategic cross-team campaigns by helping to develop, support, and monitor chapter plans, membership engagement, and contract campaigns.
- Assisted in building protocols to develop stronger internal staff and member structures to grow engagement; provided clear communication and feedback; promoted and fostered overall development and ownership of the Union in its staff and members.

1199SEIU Administrative Organizer**06/1999 - 06/2012**

- Lobbied Legislators at the State House on relevant labor issues in long-term care, conducted workshops.
- Bargained over fifty (50) contracts including first contracts and successorship contracts and planned numerous picket and strike actions as needed to facilitate the bargaining process.
- Prepared and represented members at 3rd step grievance hearings and conducted general investigations.
- Led and facilitated numerous chapter meetings and helped establish and build multiple Labor Management Committees.

- Led and facilitated numerous member and staff trainings in effective labor-management skills.
- Trained in the basics of negotiations.
- Member Organizer Special recognition for Outstanding Job in a Campaign from SEIU Local 285 in May of 1997.

1199SEIU Staff/Member Organizer Internship 06/1999-12/1999

- Learned the skills to lobby for the labor interest at the State House.
- Develop member and recruitment for various stakeholder meetings.

ACCOMPLISHMENTS

Labor and Workforce

- Thirty-one (31) years of organizing and leadership experience in the area of representing members, conducting investigation on workers' cases, providing legal advice to bargaining units in jeopardy of losing jobs, training and leading teams of members and influencing law makers to change their policies on Labor Unions for the State of Massachusetts.
- Trained and worked at East Village Nursing Home Steward for ten (10) years.
- Played a Leadership role in settling East Village Nurses Strike.

Industry Game-Changer

- Led the Union's legislative efforts at the State House for wage increases for all nursing home workers in the State of Massachusetts, won 45 million dollars in wage pass through money for pay increases for nursing home workers.

Haitian Caucus

- Created Haitian Caucus 1199SEIU which engages thousands of Haitian and Haitian-diaspora staff and workers.
- Identified and developed member leaders in the Union and the Haitian community overall.
- Created Haiti Task force after 2010 Haiti Earthquake:
 - Developed the Crisis Center which established large phone banking efforts enabling Haitians to reach out to families and loved ones.
 - Engaged different community groups and volunteers.
 - Provided technical and administrative assistance for Skype and other media.

- Engaged multiple legislative senators and representatives, including accompanying them on an international trip to Haiti.
- Represented the Haitian Caucus/1199SEIU in the Dominican Republic to create a multinational roadmap for the Haitian government.

Negotiation Experience as a Union Member

- Member of bargaining negotiations team 1989-1999.
- For more than eleven (11) years, managed groups of fellow workers/Union members, organized Union pickets, rallies, and strikes to settled contracts.

LANGUAGE SKILLS

- Fluent in Haitian Creole and French

EDUCATION

Cornell University, New York – Labor Relations Management Concepts Training Center, Washington DC	2006-2007
Bunker Hill Community College, MA	2000-2001
Inspector School General, Dept. Nippes, Haiti	1995-1998
Principal of a School, Petite Riviere, Nippes, Haiti	1984-1987
Primary School Teacher, Petite Riviere, Nippes, Haiti	1983-1984
	1981-1983

Attachment: Appointment_H.JeanBaptise_HRC (24-013 : Appointment of H. Jean-Baptise)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Wilson Correa to the Conservation Commission. In accordance with M.G.L. c. 40 § 8C, I am appointing Wilson to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Wilson has a background in network engineering and technology, and while his experience is not in environmental conservation specifically, I am fully confident in his abilities to provide a technical perspective on the Conservation Commission.

Regards,

Patrick M. Keefe, Jr.
Mayor

Wilson Correa

(617) 407-4312 | w.correa@live.com | <https://www.linkedin.com/in/wilson-correa>

Work Experience

MASS GENERAL BRIGHAM | MASTER NETWORK ENGINEER | APRIL 2011 - PRESENT

- Responsible for designing, implementing, monitoring, and managing local and wide area networks to ensure maximum uptime for users
- Configured and maintained Cisco hardware including routers, switches, wireless access points, WLCs, and UPSs (Vertiv, Tripp-lite)
- Troubleshoot tickets as they were escalated to the engineer queue and part of 24x7 on call rotation
- Work with different industry vendors i.e., ISPs, Cisco TAC, Panduit, Vertiv/Liebert, Infoblox, NetBrain
- Assist management with the hiring process of new engineers
- Trained junior engineers in different business role
- Carefully planned hardware refresh projects to lower operating cost, maintain maximum uptime while planning for growth needs

MASS GENERAL BRIGHAM | DESKTOP TECHNICIAN | JULY 2003 – APRIL 2011 (PROMOTED TO NETWORK ENGINEER)

- Support computers running different versions of Windows OS and troubleshoot network connectivity issues
- Work with different IS groups and vendors to troubleshoot and test applications and devices
- Install, troubleshoot a wide variety of HP printers, HP scanners and Fujitsu Scanners
- Maintains high productivity without sacrificing quality of service and meets deadlines
- Volunteer to participate in 24x7 on-call rotation to provide fast and efficient technical support in critical areas with different IS groups
- Work during off hours in different projects when required by business needs

MASS TABERNA DE HARO | SUPERVISOR/WAITER | April 2003 – Summer 2012 - Summer 2011

- Manage restaurant operations during owner absence
- Selected to train several new employees in job duties and restaurant procedures

Certifications, Skills, and Proficiencies

CERTIFICATIONS

- Cisco Certified Specialist - Enterprise Advanced Infrastructure Implementation | Active
- Certified Specialist - Enterprise Advanced Infrastructure Implementation | Active
- Ekahau ECSE Design Valid Until 04/28/2026



TECHNICAL PROFICIENCIES

Cisco Routing and Switching, Infoblox (DNS/DHCP) NetBrain, OSPF, BGP, STP, FHRPs (HSRP), Ekahau

References

Tim Sevigny | Network Architect | Mass General Brigham

Email: tsevigny@mgb.org Phone: 617-967-7794

Rob Roche | Master Network Engineer | Mass General Brigham

Email: rocheb2016@gmail.com Phone: 617-763-6733

Paul Tucceri | Senior Manager | MGH IS Management & Planning

Email: ptucceri@mgb.org Phone: 617-640-1960

Volunteering

- Volunteer as a coach in different sport run by the town
- Involved in different environment programs to clean up and protect the environment



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024


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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Matt Wolfer to the Affordable Housing Trust Fund Board of Trustees. In accordance with M.G.L. c. 44 § 55C, I am appointing Matt to a two-year term beginning on January 22, 2024, and expiring on January 22, 2026.

Matt has extensive experience in real estate and finance, and I am fully confident in his abilities to bring valuable insight and facilitate meaningful dialogue on the Affordable Housing Trust Fund Board of Trustees.

Regards,



Patrick M. Keefe, Jr.
Mayor

Matthew T. Wolfer

Revere, MA 02151

508.933.5601 | matthewwolfer20@gmail.com

Education

University of Massachusetts Amherst Isenberg School of Management <i>Bachelor of Business Administration in Finance – Alternative Investments Track, Economics minor</i> Cumulative GPA 3.95 – <i>Summa Cum Laude</i>	Amherst, MA Graduate, May 2017
Harvard University <i>Graduate Certificate - Commercial Real Estate Investment</i> Current Student, Expected Graduation May 2023	Cambridge, MA September 2023 - Present

Experience

Avenue One (Private Equity Real Estate Fund, SFR/MF Equity and Debt Placement) <i>Head of Syndication, Institutional Capital</i>	New York, NY March 2023 – Present
<ul style="list-style-type: none"> • Management of national Acquisition and Development Pipeline with focus on identifying equity placement opportunities to allocate and deploy capital for our institutional investors • Client coverage of all fiduciaries including presentation of all investment opportunities to internal and external investment committees; significant experience evaluating and presenting acquisition and development deals • Management of one direct report associate and cross-team coordination with Trading and Capital Markets 	
VineBrook Homes (Fully vertically integrated, privately traded workforce SFR REIT) <i>Director, Portfolio Acquisitions (Analyst 2019-2020, Associate 2020-2022)</i>	Boston, MA July 2019 – February 2023
<ul style="list-style-type: none"> • Responsibility for underwriting, investment committee presentation, contract negotiation, diligence and closing of all portfolios over \$1mm in purchase price ranging from smaller deeded transactions (dozens to hundreds of units) to entire fund takeouts (debt/entity assumption, employee merger, multi-thousand units) • Management of VineBrook's one-off acquisitions in several markets including hiring and launching of new expansion markets (<i>while Analyst/Associate</i>), coverage included: Milwaukee, Indianapolis, Atlanta, Jackson, Huntsville, Birmingham, Montgomery, and purview into additional markets • Management of up to 13 direct reports at one time (2 analysts, 2 junior analysts, 9 acquisition agents/brokers) • \$2.5bn+ in Gross Asset Value deployed / 20,000+ SFR homes purchased / 600+ headcount growth during tenure 	
Scudder Bay Capital (Family office trading notes, SFR, 2-4 family) <i>Analyst, Acquisitions/Asset Management</i>	Boston, MA August 2017 – June 2019
<ul style="list-style-type: none"> • Conducted comprehensive portfolio wide property level P/L analysis and identified under-performing properties which were divested and capital recycled into accretive new acquisitions • Developed asset management model that tracked broad property performance and gathered actionable data • Participated in large debt facility re-fi, application for Freddie Mac debt and contributed to drafting investor letters sent quarterly to accompany distribution payments 	
Minutemen Fixed Income Fund <i>President, Credit Research</i>	Amherst, MA January 2016 – May 2017
Babson Capital Management <i>Structured Credit Intern, CLO Portfolio Management</i>	Springfield, MA Summer 2016
Brookhurst Capital Management <i>Equity Research Summer Analyst</i>	Boston, MA Summer 2015
State Street Corporation <i>Operations Processing Analyst</i>	Hadley, MA February – June 2015
Activities	
First Congregational Church Food Pantry, Revere MA – Volunteer	August 2023 – Present
Black Diamond Real Estate Investor Group – Member	March 2017 – Present
UMass Investment Club – President	Jan 2014 – May 2016
UMass Finance Society – Member	Fall 2014 – May 2017

Technical skills: Bloomberg API, Advanced in Excel, Real Estate Financial Modeling (Acquisition & Development), AI Research
Interests: ultimate Frisbee, improv comedy, cooking, fantasy novels, home-brewing beer, indie music/concerts, politics, fitness



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. John Stamatopoulos to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing John to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

John is a solutions-oriented businessman with experience in strategic planning and budgeting. I am fully confident that his entrepreneurial mindset and dedication to the City will reflect in the efficiency of the Planning Board.

Regards,

Patrick M. Keefe, Jr.
Mayor

JOHN J. STAMATOPOULOS

Boston, MA • 617-694-1027

jjstama@gmail.com • johnstama.com • www.linkedin.com/in/stama

Chief Business Officer / Sales Strategy & Commercial Revenue Growth Executive

- Develop and grow the US market for international healthcare & technology companies
- Lead companies in bringing solutions from concept to commercialization (2 IPOs, 3 Exits)
- Player/coach who builds and leads teams to drive sales to achieve short and long-term goals
- Strategically structure agreements (\$50K - \$130M) of recurring and transaction-based revenue
- Combine P&L management \$50M+ and sales expertise with technical and clinical knowledge
- Building new lines of business and revenue for companies servicing payers, providers, and pharma

ADDITIONAL AREAS OF EXPERTISE & INTEREST

Strategic Vision & Planning

Legal & Regulatory

Communication & PR

Critical Thinking & Analysis

Budgeting & Forecasting

Population Health Management

Professional experience as a veteran of agile early-stage startups and fortune 500 companies

Chief Business Officer

ChatOwl – Zurich, Switzerland

2023 – Present

Leading the \$20M financing within the US and developing an artificial intelligence technology.

Chief Revenue Officer

BetterNight – San Diego, CA

2022 – 2023

Led the sales and marketing teams (25+), added new VBC LOB. with an end-to-end virtual care management solution. Launched alternative payment models with payers and risk-bearing entities.

- Closed financing round of \$35M to fuel growth 107% at ~50M annual revenue.

Senior Vice President of Growth Strategies

Twill/Happify Health – Tel Aviv-Yafo, Israel

2020 – 2022

Developed the health plan LOB. Craft revenue model for mental health, chronic condition, pregnancy and SDOH platform (DTx, AI, coaching, telemedicine, wearables). Built and led the sales and customer success team (5 FTE) and partners. Advance the reimbursement, HEOR, and RCT efforts.

- Managed international business development for a solution available across 190 countries.

Vice President Sales & Head of US Commercial Operations

VOLUNTIS (Publicly traded IPO 2018, acquired by Aptar) – Paris, France

2017 – 2020

Joined pre-IPO (\$45M) to establish product-market fit in the US for a European company with FDA cleared solution for diabetes/oncology remote monitoring and on medication optimization. Provided leadership to US sales team to drive revenue. Deployed RPM and go-to-market strategy.

- 100% growth in direct new logo clients and 500% pipeline increase: \$14M annual revenue increase.

President & Chief Operating Officer (CEO Equivalent)

EMPATHETICS (Founded within MGH, Acquired) – Boston, MA

2016 – 2018

Recruited by the BOD to lead the turnaround with full P&L responsibility (~\$10M) 400% YOY growth. Commercialized enterprise, raised financing, identified acquirers and guided change of control.

- Featured Harvard Business Case, INC Magazine, Boston Business Journal 40 under 40 nominee.

CAREER PROGRESSION

National Director of Business Development - Clinical Quality Outcomes

INOVALON (Publicly traded INOV - IPO 2015) – Bowie, MD 2015 – 2016
 Sold HEDIS and Risk Adjustment solutions to payors nationally with revenue responsibility of the CQO and predictive analytics platforms and Avalere Health's advisory line. \$300M IPO and managed \$30M P&L.

Senior Director of Patient Safety Initiatives

ADVANCED PRACTICE STRATEGIES (Acquired by Relias) – Boston, MA 2011 – 2014
 Helped the founders create a market for an obstetrical risk management assessment and education platform. Structured multi-year enterprise-wide agreements. Drove revenue through direct sales and partnership. Raised a \$7.5M investment, enabling rapid growth, and a \$100M exit.

Vice President of Sales & Marketing - North America

TOBII DYNAVOX (Publicly traded TOBII, Merged) – Stockholm, Sweden 2009 – 2011
 Joined the leadership to execute a turnaround after European VC (\$8M) investment. Increased footprint within school districts, pediatric hospitals, and rehabs across N. America serving people with autism, cerebral palsy, ALS, and traumatic brain injuries.

EDUCATION AND CONTINUOUS POST GRADUATE EXECUTIVE TRAINING

BSBA Marketing & MIS D'Amore-Mckim, **NORTHEASTERN UNIVERSITY**, Boston, MA
Entrepreneurship Accelerator Program Wharton School, U of **PENNSYLVANIA**, Philadelphia, PA
Medical Device Management **WORCESTER POLYTECHNIC INSTITUTE**, Worcester, MA
Mergers & Acquisition Quinlan Graduate Business School, **LOYOLA UNIVERSITY**, Chicago, IL
Managing Digital Therapeutics **COLUMBIA BUSINESS SCHOOL**, New York, NY

AFFILIATIONS

Entrepreneur-in-Residence (EIR) **NORTHEASTERN UNIVERSITY**
Digital Technologies Payment Workgroup **ADVAMED**
Reimbursement Committee **DIGITAL THERAPEUTICS ALLIANCE**
City Council Candidate, Financial Impact Subcommittee **CITY OF REVERE**
Board of Governors **PAUL REVERE INNOVATION SCHOOL**
Spokesperson, Advocate **PREVENT BLINDNESS/CHILDREN'S VISION NETWORK**
Advisor/Consultant **SMARTYPILL, SMILEYSCOPE, FEEL, ELEKTRA, ROCHE, CECA, GEM**



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 9, 2024

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

Chairwoman McKenna and members of the Honorable Appointments & Personnel Administration Committee:

I write to inform you of a correction to the proposed terms for all three nominations to the Planning Board. After further review, the terms should be as follows:

- Appointment of John Stamatopoulos to the Planning Board to a three-year term, beginning on February 1, 2024, and expiring on February 1, 2027.
- Appointment of Hal Abrams to the Planning Board to a three-year term, which began on January 1, 2022, and expires on January 1, 2025. (Unexpired term of J. Jaramillo)
- Appointment of Hector Rivera to the Planning Board to a three-year term, beginning on February 1, 2024, and expiring on February 1, 2027. (New term following vacancy of S. Rhoades)

Thank you for your consideration. Please do not hesitate to contact my office or the Clerk's Office with questions regarding the terms of the Planning Board.

Regards,

Patrick M. Keefe, Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

January 11, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Derek Martinez to the Public Arts Commission. In accordance with Chapter 2.89 of the Revised Ordinances of the City of Revere, I am appointing Derek to the one-year student term beginning on July 1, 2024, and expiring on June 30th, 2025.

Derek is currently a junior in high school and is enrolled in AP Art and Ceramics. He is excitedly working with the Paul Revere School on design and execution of a mural at the Lincoln School. I believe his passion for creativity coupled with his pride in his city makes Derek an excellent candidate for the student appointment to the Public Arts Commission.

Regards,

Patrick M. Keefe, Jr.

Attachment: Appointment D. Martinez (Art) (24-037 : Appointment of D. Martinez)



CITY OF REVERE
PATRICK M. KEEFE JR.
 Mayor

January 8, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Rev. Fr. Wellington de Oliveira to the Human Rights Commission. In accordance with Chapter 9.28 of the Revised Ordinances of the City of Revere, I am appointing Rev. Fr. Wellington to a three-year term, which began on Sept. 14, 2022 and expires on Sept. 14, 2025.

Rev. Fr. Wellington is a Pastor at Immaculate Conception Church and has valuable experience working with children and marginalized people in his community. An English, Spanish, Portuguese, and Italian speaker, I am confident that his knowledge of multiculturalism will bring a rich and diverse voice to the Human Rights Commission.

Regards,

Patrick M. Keefe, Jr.

Attachment: Appointment Fr. Wellington (HRC) (24-042 : Appointment of Fr. Wellington)

REVEREND WELLINGTON DE OLIVEIRA, J.C.L.



Pastor
Immaculate Conception Parish School
22 Lowe Street
Revere, MA 02151

Judge
Metropolitan Tribunal
Roman Catholic Archdiocese of Boston

Cell: 617 953 9981
E-mail: fr.wellington@oliveirw.com

PERSONAL INFO

Date of Birth: May 14, 1980

Place of Birth: Brasilia, Brasil

Degrees: Licentiate in Mathematics, Brazil

Bachelor of Arts in Philosophy – St. John's Seminary, Boston

Master in Divinity in Theology – St. John's Seminary, Boston

Sacra Theologiæ Baccalaureatus – St. Thomas Aquinas Pontifical University, Rome

Juris Canonici Licentiata - St. Paul University, Ottawa, Canada

Languages spoken: Portuguese, English, Spanish, Italian (basics), French (reading)

QUALIFICATIONS

Priest of the Roman Catholic Church ordained and incardinated by the Archdiocese of Boston

Coordinator of St. Joseph's Youth Center (after school program for 125 children. Funds management and fundraising, administration of resources, Human Resources, pedagogical development)

Facilitator of the Protecting God's Children Program (VIRTUS)

Computer Systems Analyst (Programming, Web Development, DBA Oracle, ERP systems, corporative domains and network)

Education (teaching Math and Physics in High School programs, principal of a Public High School, coordinator of pre-admission exams for College candidates)

Business Management, Human Resources and Logistics Management

Business and Technological Consulting, Audit and Project and Management Improvement (PMI)

WORK EXPERIENCE

Where: **IMMACULATE CONCEPTION CHURCH, MA**
Company: **ROMAN CATHOLIC ARCHDIOCESE OF BOSTON**
. Pastor

Where: **ST. PATRICK'S CHURCH, BROCKTON, MA**
Company: **ROMAN CATHOLIC ARCHDIOCESE OF BOSTON**
. Administrator

Where: **METROPOLITAN TRIBUNAL**
 Company: **ROMAN CATHOLIC ARCHDIOCESE OF BOSTON**
 . Court Advocate

Where: **ST. JOSEPH'S CHURCH, LYNN, MA**
 Company: **ROMAN CATHOLIC ARCHDIOCESE OF BOSTON**
 . Parochial Vicar and Youth Center Coordinator

Where: **BRASÍLIA, CUIABÁ, SÃO PAULO, PORTO VELHO, BRAZIL**
 Company: **RM Sistemas/TOTVS**
 . TI Manager – acquisition of softwares and computers, development of ERP customized softwares, Database administration (Oracle and MS SQL), financial and process auditing, recruitment advisor.

Where: **BRASÍLIA, BRAZIL**
 Company: **Rede Globo de Televisão**
 . Background actor – JK series.

Where: **BRASÍLIA, SÃO PAULO, BRAZIL**
 Company: **Universidade Presbiteriana Mackenzie**
 . Development of a webforum for students and teachers
 . Acquisition of computers and softwares, upgrading licenses and establishing Campus Agreement programs with Microsoft and Oracle.
 . Coordination of pedagogical activities to integrate technology as a learning tool.
 . Coordination of Science Fairs and alternative programs of learning

Where: **BRASÍLIA, BRAZIL**
 Company: **Universidade Catolica de Brasilia**
 . Creation and maintenance of the university's domain (ucb.br) and subdomain (slab.ucb.br).
 . Project of implementantion of fiberglass in a BackBone project to increase the network speed among the various buildings of the university's campus.
 . Acquisition of computers, softwares and upgrade of Campus Agreement programs with Microsoft, Corel and other providers.
 . Creation of satellite link to integrate other locations to the university domain

Where: **BRASÍLIA, BRAZIL**
 Company: **Governo do Distrito Federal**
 . High School teacher – Math and Physics
 . Principal of Centro de Ensino Médio – Public High School (4 years)
 . Coordinator of pre-admission exams for College candidates
 . PROERD program – teaching youth affected by addictions
 . Coordination of Science Fairs and alternative programs of learning
 . SINAIS program – teaching youth with physical disabilities or social issues

Where: **BRASÍLIA, BRAZIL**
 Company: **Equipe Vestibulares e Concursos**
 . Coordinator of pre-admission exams for College candidates
 . Professor of Math and Physics for Exams of Admission to College and Federal Office Positions

EDUCATIONAL ATTAINMENT

Where: **OTTAWA, CANADA**
 Degree: **JCL, Canon Law** - St. Paul University

Where: **BRIGHTON, MA**
 Degree: **M.Div. Theology** - St. John's Seminary

Where: **ROME, ITALY**

Degree: **Sacrae Theologiae Baccalaureus** - Pontifical University of Saint Thomas Aquinas, Rome

Where: **BRIGHTON, MA**

Degree: **Bachelor of Arts in Philosophy** - St. John's Seminary

Where: **CUIABA, BRAZIL**

Degree: **Bachelor in Brazilian Law** – ¾ of the course concluded - Unic - Universidade de Cuiaba

Where: **BRASILIA, BRAZIL**

Degree: **Bachelor in Science in Computer Information Systems** – ¾ of the course concluded – UNIP

Where: **BRASILIA, BRAZIL**

Degree: **Bachelor in Science in Computer Science** – course requirements concluded – Universidade Católica de Brasília

Where: **BRASILIA, BRAZIL**

Degree: **Major in Mathematics** – course requirements concluded for Teaching license

MISSIONARY EXPERIENCE

As part of my priestly formation, I spent 3 years in missionary field in the state of Colorado.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 8, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Kathy Savage to the Revere Board of Health. In accordance with M.G.L. c 111 § 26, I am appointing Kathy to a three-year term, which began on October 28, 2023 and expires on October 28, 2026.

Kathy is a Nurse Practitioner with over thirty years of nursing experience. As a dedicated healthcare worker, Kathy has served her community in a variety of ways, and I am confident that her passion for volunteering and background in medical care make her an excellent nomination to the Board of Health.

Regards,

Patrick M. Keefe, Jr.

KATHLEEN G. SAVAGE

* Revere, MA* 02151*Home - [REDACTED] * Cell – 617-504-3181 *savagekg@comcast.net

QUALIFICATIONS

- Dedicated Adult/Geriatric Nurse Practitioner with over 30 years of nursing experience
- Background in Internal Medicine, Geriatrics, Home Care, Wound Care, and Critical Care, Case Management , Staff Development, Patient Education.
- Competent with electronic medical records
- Flexible, team oriented, good assessment skills, very detail oriented, self motivated professional
- Enjoys a challenge and is adaptable to new situations.
- Possesses an in-depth knowledge of principles, methods and procedures for diagnosis and treatment. Comfortable working independently.

EDUCATION

Massachusetts General Hospital Institute of Health Professions, Boston, MA – 1996

Masters Degree in Nursing with focus on Adult and Geriatric Nurse Practitioner

Bunker Hill Community College, Boston, MA – 1984

Associate of Science, major in Nursing

Northeastern University, Boston, MA – 1981

Bachelor of Science, major in Health Science – 1981

Associates in Science, major in Radiologic Technology – 1977

Certificate in Radiologic Technology - 1976

LICENSING & CREDENTIALS

- 📄 Registered Nurse in Massachusetts - Reg. # 167574
- 📄 ANCC Certification in Medical Surgical Nursing Reg # -193481-04 (past)
- 📄 Authorized to Practice as an Advanced Practice Nurse - Auth. # - 3392
- 📄 ANCC Certification as an Adult Nurse Practitioner - Reg # 262711-21(past now combined certification)
- 📄 ANCC Certification as a Geriatric Nurse Practitioner - Reg # - 275370-23 (past now combined certification)
- 📄 ANCC Certification Adult Geriatric Nurse Practitioner – Reg # -2015024397
- 📄 American Heart Association - Advanced Cardiac Life Support
- 📄 American Heart Association - Basic Life Support, Instructor
- 📄 American Heart Association – Heartsaver First Aid – Instructor
- 📄 American Red Cross – Instructor in Basic Life Support; First Aid; Emergency Response; Wilderness First Aid & Sports First Aid

KATHLEEN G. SAVAGE

- 📁 Emergency Care & Safety Institute Center - Instructor Trainer and Instructor for Basic Life Support; Standard First Aid; Sports First Aid; Wilderness First Aid; Emergency First Responder; and Pediatric First Aid
- 📁 Certificate for Crowd Manager Training –
- 📁 End of Life Nursing Education Consortium (ELNEC) Curriculum Instructor
- 📁 ServSafe Instructor/Examination Proctor - past
- 📁 Community Emergency Response Team Trainer
- 📁 American CPR Instructor - 193090
- 📁 Life Safe Instructor - BLS, Community CPR, 1st Aid
- 📁 American Registry of Radiologic Technologist - Reg. # 127115R
- 📁 Radiologic Technologist License in Massachusetts – 00643R

PROFESSIONAL EXPERIENCE

Element Care / PACE, Lynn, MA.....1998 – present

- Member of the Safety Committee. Actively involved in Emergency Preparations
- Adult & Geriatric Nurse Practitioner – working in partnership with Commonwealth Care Alliance to offer Senior Care Options HMO/SNP. Responsibility included doing Annual Geriatric Assessments on the members. Responsibility includes doing home assessments, virtual visits, patient education, problem solving, case management; virtual assessments ; preceptor for MGH Institute of health Professions for Nursing Students
- Adult and Geriatric Nurse Practitioner - Responsibilities include primary health care for the frail elder nursing home eligible population who reside in the community with multiple complex health issues. Care includes, initial, annual, quarterly and episodic exams involved in their primary care needs. Included responsibilities are home visits and nursing home visits to the frail elderly. Preceptor for MGH Institute of Health Professions for Nurse Practitioner Students. Wound Care consults.
- Enrollment Nurse Practitioner – Responsibilities includes pre enrollment assessments, physicals, home safety evaluations and Minimum Data set – Home Care (MDS) evaluations. Working closely with the enrollment team to evaluate potential PACE enrollments. Preceptor for MGH Institute of Health Professions Students. ,
- Staff Development – For in-services, CPR Certifications, First Aid Certifications, Emergency preparedness, and trainings also consults for staff.

Pathways Healthcare Services, Westwood, MA.....1997 to 1998

KATHLEEN G. SAVAGE

- Adult & Geriatric Nurse Practitioner – Responsibilities included medical management of sub-acute rehab patients in the home care program. Responsibilities include home care admission assessment and evaluations within 48 hours of admission, follow up visits at least weekly, working with the multi disciplinary staff with input on the best way to care for the patients in their homes.

REW Home Health Care, Winthrop,

MA.....1997

- Adult and Geriatric Nurse Practitioner – Focus on Program Development for staff and community. Consultant for staff involved in direct client care through home visits.

425 Medical Associates, Revere, MA

.....1996

- Adult and Geriatric Nurse Practitioner – Responsible for episodic and follow up office visits. Geriatric visits in the home and nursing home coverage.

American Home Care, Peabody, MA.....1995 to 1996

- Per Diem Home Care Nurse - Responsibilities included admissions and skilled home care for patients in the North Shore Area.

Somerville Hospital, Somerville, MA..... 1977 to 1998

- Nursing Education – Responsible for assisting the staff with educational needs as well as developing Continuing Education programs and competencies for nursing staff. Actively involved in transitioning staff with merger with Cambridge Hospital Alliance. (1997-1998)
- Night Nursing Coordinator – Responsible for supervising staff, coordinating time, educating staff about new equipment and procedures, problem solving guidance where needed and adjunct to the Staff Development Department. Extra nurse for emergency Department, certifying off shift staff in CPR. (1989 – 1997)
- Staff Nurse – One year Medical Surgical experience with charge responsibilities. Four years Intensive Care unit, including three years full time nights with unit charge responsibilities. Cross trained in Emergency Room, Recovery Room that included on call. (1984-1989)

Attachment: Appointment K. Savage _ Health (24-041 : Appointment of K. Savage)

KATHLEEN G. SAVAGE

- Staff Radiologic Technologist – Responsible for diagnostic procedures, special procedures and back up technologist for Nuclear Medicine Department.

PRESENTATIONS

- End of Life Care – several local presentations and at the National PACE Conference. Also consults to patients and families on end of life care and options.
- Caring Conversations Facilitator through Hospice of the North Shore
- Nurse Practitioner Speaker for Namenda through Forest Pharmaceuticals
- Emergency Preparation for Elderly - presented at National PACE Conference and for Senior Groups
- Wound Care Updates
- Emergency Preparation and Sheltering Presentations
- Stop the Bleed Presenter
- AED review for non medical staff

VOLUNTEER EXPERIENCE

Special Olympics of Massachusetts for Medical Services as a Medical Volunteer and as Medical Director for State Events - since 1995

Special Olympics Medical Volunteer for World Games for Massachusetts for Summer Games in North Carolina - 1999

Special Olympics Medical Volunteer for World Games for Team New England for Winter Games in Alaska – 2001

Special Olympics North America Member of Team USA Medical Team for World Winter Games in South Korea – 2013

Special Olympics National Games Medical Volunteer for Iowa – 2006

Special Olympics National Games Medical Volunteer for Nebraska - 2010

Special Olympics USA Games Medical Volunteer for New Jersey – 2014

Special Olympics USA Games Medical Volunteer for Seattle - 2018

Special Olympics USA Games Medical Volunteer for Disney - 2022

Multiple Sclerosis Challenge Walk – Medical Services Coordinator

Multiple Sclerosis Society, Volunteer Medical Manager for cycling and walking events

Multiple Sclerosis Challenge Cycling Rides

Best Buddies Hyannisport Challenge – Medical Services Coordinator

Best Buddies Miami – Medical Service Coordinator

Best Buddies DC Ride - Medical Services Coordinator

Avon Breast Cancer 3 Day - Medical Volunteer

American Lung Association Cycling Events & Stair climbs

KATHLEEN G. SAVAGE

Boston Marathon & half Marathons
 Jimmy Fund Walk
 Head of the Charles Regatta
 Volunteer with the Friends of the Boston Harbor Islands, Inc.
 Boy Scouts Mass Jam 2013 – Medical Services
 Ham Radio Operator, supplies communications for public service/emergency communications as needed
 Medical Reserve Corp Member
 Member of Revere/Winthrop Medical Reserve Corp
 Flu Clinics
 Covid Vaccination Clinics & homebound vaccinations
 Board of Health - Winthrop & Revere for Vaccinations
 Election Poll worker city of Revere
 Multiple foodbanks volunteer, including Winthrop, Revere & Veterans
 First Aid and Ham Radio support for many events on the Auto road of Mt Washington
 Ham Radio Communication for many car rallies

HONORS & AWARDS

Special Olympics Hall of Fame – 2000
 Hero Among Us Award from the Boston Celtics 2007
 Exceptional Preceptor Award – MA Coalition of Nurse Practitioners – 2007
 Nursing Spectrum Excellence Award – Community Service Category finalist 2009
 Honorable Mention Cabot Community Celebrity Award 2009
 Nomination Salute to Nursing Boston Globe for over 10 years
 Volunteer Service Award for Outstanding Volunteer Service – MRC 2011 Appreciation
 Nomination for the Louise Ansak Award, from National PACE Association
 Outstanding volunteer of the Year Award, Multiple Sclerosis Challenge Walk - 2016

COMMITTEE INVOLVEMENT

Emergency Management Committee for City of Lynn
 PACE Ethics Committee
 Caregiver Homes Advisory Board
 Safety Committee – Element Care
 End of Life Coalition Hospice of the North Shore
 Medical Reserve Corp for Winthrop and Revere
 NPA (National PACE Association) Workgroup for Atrial Fibrillation Practice Guidelines
 Massachusetts Board of Registration in Nursing (Board) Nursing Practice Advisory Panel 2016-

KATHLEEN G. SAVAGE

American Heart Association - AED Task force to Review AED protocols for Massachusetts & United States

Attachment: Appointment K. Savage _ Health _ Health (24-041 : Appointment of K. Savage)



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

January 22, 2024

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 0215

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Liliana Monroy to the License Commission. In accordance with M.G.L. c. 138 §§ 4-5, I am appointing Liliana to a six-year term that began on June 7, 2022, and expires on June 7, 2028.

Liliana is a seasoned legal professional with over two decades of experience in real estate, legal research, and high-volume case management. Her background in regulation and standard adherence makes her an excellent addition to the License Commission, and her bilingualism brings representation to a Commission in a city where over half of our inhabitants speak another language at home. I am confident that she will provide fresh enthusiasm to the License Commission.

Regards,

Patrick M. Keefe, Jr.

LILIANA MONROY

Revere, MA, 02151 | 617 820 6649 | lilimonroy@msn.com | www.linkedin.com/in/liliana-monroy-6385961b

Target Role: Board Member, Licensing Department

Seasoned and results-oriented legal professional with 21+ years of experience in real estate, legal research, document management, project reporting, and high-volume case management. Excel in fast-paced, demanding environments by utilizing exceptional people, communication, networking, and organizational skills. Streamlining workflows by optimizing processes, integrating technology, tailoring solutions, amplifying productivity, adhering to regulations and standards, and cultivating positive workplace culture. Ready to leverage relevant skills and experience to advocate for public safety and protection as Board Member in Licensing Department.

CORE COMPETENCIES

Project Management | Client Advocacy | Liaising | Real Estate Law | Consensus Building | Database Management | Immigration Law | Networking | Regulatory Compliance | Recordkeeping | Meeting Facilitation | Litigation/Bankruptcy Management | Application Processing | Legal Research | Stakeholder Collaboration | Policy Development | Marketing and Outreach | Process Optimization | Client Relationship Management | Property Valuation | Translation/Interpretation (Spanish & English) | Administrative Skills | Written and Verbal Communication Skills | Analytical Problem Solving | Team Leadership | Teamwork | Organizational Skills | Decision-making

PROFESSIONAL EXPERIENCE

Real Estate Agent | Century 21 Mario, East Boston, MA

June 2017-Present

- Received Masters Emerald in 2018 and 2019 and Centurion in 2021 while ranking as 9th top salesperson in sales for Century 21 in MA by delivering exceptional results and implementing effective sales strategies.
- Appraise property values using property valuation expertise and market trends insights, facilitating successful transactions.
- Foster trust by building robust relationships with current and past customers while following up on prospective buyers and sellers.
- Support clients' informed decision-making and foster clear understanding of complex processes by educating them on market conditions, prices, mortgages, legal requirements, first-time homebuying, and investments.
- Amplify sales and property visibility through advertising, open houses, and content creation for sales presentations.
- Optimize real estate transaction process for buyers and sellers by effectively setting appointments for house showings.

Real Estate Paralegal | HagstromWhite, PC, Chelsea, MA

December 2015-May 2017

- Generated client leads, expanded business networks, and strengthened communication channel by calling real estate agents, loan officers, insurance agents, and inspectors to obtain new real estate business.
- Streamlined workflow and boosted client satisfaction by spearheading client management, tailoring customized solutions to meet their needs while extending proactive services and supportive aid to lawyers.
- Initiated risk mitigation by reviewing title exams, municipal lien certificates, plot plans, and probate issues to ensure document accuracy and completeness, instilling client and stakeholder confidence and trust.
- Upheld financial integrity while complying with regulatory standards by writing IOLTA checks to disburse client funds appropriately.
- Improved operational efficiency by leading office management, fostering collaborative environment, and streamlining processes.

Paralegal | Jaile & Trifilo, LLC, Boston, MA

May 2012-November 2015

- Utilized project management strategies and prioritized tasks based on priorities for large caseload of residential conveyancing transactions, encompassing purchases and refinanced mortgages for multiple high-profile lenders.
- Executed transactions and solidified relationships by coordinating with borrowers, sellers, lenders, brokers, and attorneys.
- Led end-to-end closing process by preparing closing documents, handling post-closing matters, and securing strict quality assurance.
- Guaranteed exceptional client experience through real estate transactional support, reducing delays and enhancing efficiency.
- Implemented systematic coordination and communication by delivering written reports, high-volume electronic documentation, and presentations via conference calls and status meetings to clients, directors, and government agencies.
- Met lender and seller requirements through meticulous research and gathering relevant information and documentation.
- Obtained ownership history data and identified potential property issues by conducting extensive property title research and analysis.
- Ensured clear titles by evaluating titles and preparing title insurance policies while ordering and obtaining survey/tax certificates, condominium certificates, payoffs, and insurance binders.
- Secured accuracy and completeness of documents by traveling to registries, town halls, and Department of Revenue.
- Supported case strategies by assisting attorneys with legal research at Massachusetts Trial Court Law Library and within LexisNexis.
- Complied with legal and regulatory standards and fostered robust relationships with financial institutions and government agencies by swiftly responding to requests for production of documents.

Attachment: Appointment L.Monroy - License (24-040 : Appointment of L. Monroy)

EARLIER EXPERIENCE

Paralegal | Costello & Figueroa Attorneys at Law, Boston, MA

- Completed real estate transactions by preparing documentation, including purchases, title commitments, deeds, closing packages and protection letters, HUD-1 statements, and sale closings.
- Strengthened compliance with legal procedures and professional relationships by collaboratively working with team of attorneys.
- Implemented strategic approach to acquiring hazard binders from insurance agencies, enabling smooth real estate transactions.
- Led acquisition and review of titles, plot plans, and Municipal Lien Certificates while resolving title issues to mitigate delays.
- Minimized legal risks by thoroughly reviewing amendments, leases, subleases, and purchase assignments, identifying discrepancies, and cross-referencing documents with regulatory standards.
- Cultivated inclusive environment and bridged language gap as translator/interpreter and staff liaison for Spanish-speaking clients.
- Managed short sale transactions by leading negotiations, managing documentation, and collaborating with negotiators.
- Supported financial accuracy, expense monitoring, and audit requirements by effectively managing disbursement files.
- Conducted follow-up with lenders, borrowers, and realtors while balancing operating and IOLTA accounts.

Office Manager | Acero Realty, Boston, MA

- Guaranteed timely loan approvals and customer satisfaction by supporting loan officers and managing lenders' paperwork.
- Facilitated seamless experience for clients and stakeholders by scheduling and coordinating closings, preventing delays.
- Streamlined loan approval process and strengthened relationships by collaborating with borrowers to obtain lender documentation.
- Directed all office functions, leading workflow optimization, administrative tasks, and coordination to boost efficiency.

Paralegal / Office Manager | Castineyra & Associates, PC, Salem, MA

- Delivered prompt support to attorneys to ensure smooth execution of legal tasks while ordering titles, plot plans, and MLCs.
- Mitigated potential delays by obtaining documentation to resolve title-related issues, preparing accurate title commitments, and reviewing, confirming, and closing protection letters and HUD-1 statements.
- Reinforced legality and company reputation by obtaining mortgage payoffs and discharges in adherence with MA State Law.
- Successfully executed closings and post-closings with borrowers, sellers, realtors, and attorneys through efficient scheduling.
- Improved communications and understanding as interpreter and liaison between attorneys and Spanish-speaking clients, performing Spanish-to-English and English-to-Spanish translations.

PROFESSIONAL MEMBERSHIP AND AFFILIATION

Member | Massachusetts Association of Realtors | July 2017-Present

EDUCATION

Markham School, Guatemala City | 1999

COMPUTER SKILLS

Microsoft Office (Word, Excel, PowerPoint) | LexisNexis | First American Title Insurance Software | Client Reporting Software | QuickBooks | Quicken | ABC Conveyancing Software | Fluent in Spanish and English



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

January 22, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Lori Manzo to the Affordable Housing Trust Fund Board of Trustees. In accordance with M.G.L. c. 44 § 55C, I am appointing Lori to a two-year term that began on November 9, 2023, and expires on November 9, 2025.

As the President of the Revere city-wide Tenant Council, Lori's lived experience in public housing will provide a voice for residents looking for positive change from the Affordable Housing Trust Fund Board of Trustees. I am confident that her community-oriented experience with the Tenant Council will make her a valuable addition to the Board.

Regards,

Patrick M. Keefe, Jr.

LORI MANZO

TENANT COUNCIL PRESIDENT

CONTACT

-  1(857)615-1523
-  lorimanzo4@gmail.com
-  [REDACTED]
Revere, Ma. 02151

SKILLS

SKILLS

- Public speaking
- Goal setting
- Collaboration
- Program evaluation
- Time management
- Community engagement
- Strategic planning
- Fundraising
- Problem solving
- Policy development
- Project management
- Decision making
- Resource allocation
- Organizational skills
- Event planning
- Meeting facilitation
- Team building
- Effective communication
- Conflict resolution
- Policy Review
- Committee Leadership

EDUCATION

Revere High School

1996-2000

Bunker Hill Community College

2000-2001

LANGUAGES

English

PROFILE

PROFESSIONAL SUMMARY

Organized and dependable candidate successful at managing multiple priorities with a positive attitude. Willingness to take on added responsibilities to meet team goals. Detail-oriented team player with strong organizational skills. Ability to handle multiple projects simultaneously with a high degree of accuracy. To seek and maintain full-time position that offers professional challenges utilizing interpersonal skills, excellent time management and problem-solving skills.

WORK EXPERIENCE

WORK HISTORY

Tenant Council President , 12/2022 - Current

Revere City-Wide Tenant Council

- Evaluated staff performance within council operations regularly, providing feedback for continuous improvement efforts.
- Championed transparency initiatives by proactively sharing information on council activities, decisions, and policies with constituents through various channels.
- Managed the annual budget process, prioritizing essential services while maintaining fiscal responsibility.
- Promoted collaboration among various departments for streamlined service delivery and resource allocation.
- Fostered an inclusive environment within the council chambers by promoting diversity in appointments to boards and commissions.
- Implemented innovative solutions for affordable housing challenges faced by the community's residents.
- Established partnerships with regional organizations to advance shared goals related to transportation, housing, education, and workforce development.
- Strengthened community relations through regular public meetings, open forums, and transparent communication.
- Advocated for policies aimed at improving public safety, supporting law enforcement agencies, and reducing crime rates.
- Developed strategic plans for the council, leading to increased efficiency and better resource allocation.
- Lobbied state legislature representatives to advocate for policy changes or funding requests that would benefit our community's interests.
- Organized community events that promoted civic engagement and encouraged citizen participation in local decision-making processes.
- Presented regular reports at council meetings detailing progress on various initiatives, projects, and activities under my jurisdiction as a Council Member.
- Served as a positive role model to staff, constituents, and fellow council members by demonstrating integrity, professionalism, and commitment to public service.
- Stayed informed about emerging trends affecting local governance by attending relevant conferences and workshops.
- Fostered climate of collaboration between general public, city manager and members of city council.
- Kept up with news on daily basis to stay informed about local, regional, national and international events.

Attachment: Appointment L. Manzo - AHTF (24-039) : Appointment of L. Manzo



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

January 22, 2024

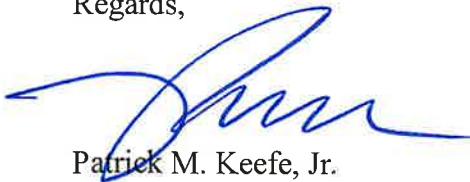
Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Kathryn Schulte-Grahame to the Library Board of Trustees. In accordance with Chapter 2.81 of the Revised Ordinances of the City of Revere, I am appointing Kathryn to a three-year term beginning on March 1, 2024 and expiring on March 1, 2027.

Kathryn is an accomplished educator, dedicated to research, learning, and public service. As a parent, she is passionately involved in the Revere Public School system and has spent years advocating for students of all ages. I am confident that her background in education combined with her enthusiasm for service will serve the mission and goals of the Library Board of Trustees.

Regards,



Patrick M. Keefe, Jr.

DR. KATHRYN E. SCHULTE GRAHAME

[REDACTED] Revere, MA 02151
617-365-3398 | k.schulte@northeastern.edu

Education

Ph.D., Columbia University, Civil Engineering, 2008

- Advisor: Dr. Patricia J. Culligan
- Title of Ph.D. Thesis: "Processes for Liquid Infiltration in Dry Soil"

M.S., Columbia University, Civil Engineering, 2005

M.Ed., Northeastern University, Higher Education Management, 2011

B.S., Northeastern University, Civil Engineering, 2004

Teaching Experience

Northeastern University, Boston, MA

- Cornerstone of Engineering – Instructor, 2015 - Present
- Energy Systems: Science, Technology & Sustainability – Instructor, 2018 - Present
- Engineering Innovation & Design: Northeastern Pre-College Programs, Instructor 2018 - Present
- Statics and Strengths of Materials - Instructor, 2012 - 2017
- Soil Mechanics – Instructor, 2012 - 2015
- Engineering Problem Solving with Computation – Instructor, 2012 - 2014
- Introduction to Engineering Design – Instructor, 2011 - 2014
- Chi Epsilon FE Review – Instructor (Materials & Soils) , 2011 - 2014
- Fluid Mechanics – Instructor, Fall 2009
- Physics – Chi Epsilon Tutor, 2003 - 2004
- Fluid Mechanics – Chi Epsilon Tutor, 2003 - 2004

Boston Public Schools (Partnership with Northeastern University), Boston, MA

- Learn and Earn – Massachusetts Clean Energy Center Grant – Faculty Instructor, 2017- 2018
- From Science to Engineering: Pre-Engineering Design Experience – Faculty Instructor, 2013-2015

İstanbul Açı Schools, Istanbul, Turkey

- Engineering Design in G6-12: A Professional Development Workshop – Lead Instructor and Course Developer
- August 31 – September 4, 2015.

Columbia University, New York, NY

- Gateway Community Service Laboratory - Education and Community Engagement Teaching Fellow, 2007 - 2008
- Fluid Mechanics – Teaching Assistant, 2004 - 2005
- Soil Mechanics – Teaching Assistant, 2004 - 2005
- Laboratory Fluid Mechanics – Instructor, Fall 2004

New York City Public Schools, New York, NY

- Science: Grades 6-8, Roberto Clemente School, IS195 - GK-12 Teaching Fellow, 2007 – 2008,
- Columbia Kids Care Camp – Science Educator/Counselor, Summer 2007
- Math and Biological Science: Grades 6-8, Washington Heights Expeditionary Learning School (WHEELS) – GK-12 Teaching Fellow, 2006 – 2007

Professional Experience

Northeastern University, Boston, MA, Associate Director of First Year Engineering, July 2019 – Present

- Worked closely with the Director of First Year Engineering to develop the direction of first-year program and manage administrative operations for the department.
- Coordinated the scheduling of 30+ courses for First Year Engineering.
- Work with vendors and the school bookstore to stock Sparkfun robotics kits.

Northeastern University, Boston, MA, Director of NUStart Learner Engagement, July 2020 – January 2021

- Directly reported to the Vice Chancellor of NU Start and Provost's Office Team for NU Start
- Interviewed and hired a 23-person Integration Coordinator team for the NU Start program in 1 month
- Coordinate the hiring of and created a payment system for 92 student Peer Mentors
- Created an online training program in Canvas for the Peer Mentors/Integration Coordinator facilitation teams that included online engagement best practices & community building techniques
- Organized and co-produced virtual student orientation events and program rollout
- Provided weekly management to the facilitation team and coordinated the online reflection series

Northeastern University, Boston, MA, Teaching Professor, September 2011 – Present

- Developed a reimagined pair of first year engineering courses as one 8-credit intensive course to be delivered in one semester called the Sustainability Cornerstone.
- Cultivated relationships with two community partners (Beachmont Elementary School and Chinatown ACCESS) to create university sanctioned service-learning opportunities.
- Developed a service-learning project with Boston Area K-12 schools to create an innovative and client driven experience for a semester long project-based design assignment.
- Developed a year-long program to deliver a college level design course to the City of Boston's John D. O'Bryant High School students with a grant from the Massachusetts Clean Energy Center (MassCEC). Coordinated the instrumentation of the high school (with Energy Engineering and Design, Inc.) with latest energy monitoring technologies and had students analyze data and present energy saving solutions for a final presentation to the mayor's office and school board.

Northeastern University, Boston, MA, Program Manager, March 2009 – August 2011

- Manage day-to-day operations of the Northeastern ADVANCE program; organize and plan activities and events for a variety of audiences; coordinate a team of professors and administrators; manage an office staff that includes postdoctoral research associates and graduate students.
- Develop and implement surveys with the ADVANCE team; collect and manage datasets including documentation of survey results with the Office of Institutional Research and the Office of Affirmative Action and Diversity
- Maintain effective budget oversight according to multimillion dollar NSF grant proposal.
- Edit and produce annual report to be distributed to NSF for government data collection.
- Develop and implement marketing for the ADVANCE program that includes a web presence, pamphlets, and monthly newsletter that is consistent with Northeastern University branding.

Viridian Energy and Environmental, LLP, New York, NY, Engineer, July 2008 – January 2009

- Advised clients on the methods and requirements for green building design; coordinated the submission for LEED certification for various building projects including Hunter College School of Social Work, Carnegie Hall, Stamford Magnet School, and Columbia Nursing School. Reported directly to principal-in-charge.
- Reviewed architectural drawings and construction specification documentation; coordinated contractor material submissions; wrote informational documentation reports for prospective and future building tenants concerning 'green building' features and/or energy saving measures.

Columbia University, Heffner Hydrology Lab, New York, NY, Research Assistant, 2004 - 2008

- Managed the Heffner Hydrology Laboratory projects and undergraduate research assistants; responsible for data analysis, quality control, and research direction and design.
- Collaborated on a green roof – climate impact research project with NASA’s Goddard Institute for Space Sciences and the Lamont Doherty Earth Observatory; managed communications amongst research teams and implemented of group decisions.

Remington & Vernick Engineers, Haddonfield, NJ, Assistant Engineer, Summers 2000, 2001, 2004

- Assisted in environmental permitting, calculations, and field supervision. Projects included a Super Fund Site and involved gasoline/hazardous material spills and soil delineation.

Environmental Partners Group, Hingham, MA, Assistant Engineer, Winter 2003, Summer-Fall 2003

- Assisted in both the calculations for new sewer systems in the city of Provincetown, MA and the existing pipe inventory for the city of Braintree, MA.

Hayes Engineering, Wakefield, MA, Assistant Engineer, Spring 2002

- Generated certified plans based on raw field data and gained survey field experience

Montgomery Watson, Boston, MA, Assistant Engineer, Winter 2001

- Prepared reports, presentations and models for two major environmental projects for the City of Cambridge.

Publications

- [1] Schulte Grahame, K., Pfluger, C., (2022) “A Comparison and Assessment of Capstone and Cornerstone Students’ Perceptions of the Application of ABET Design Criteria”, ASEE 2022 National Conference Proceedings, June 2022
- [2] Schulte Grahame, K., Zahapoulos, C., Jesudason, R, (2020) “Preparing High School Students to Succeed in STEM Fields via an Early College Experience”, ASEE 2020 National Virtual Conference Proceedings, June 2020
- [3] Keyvani-Someh, L., O’Connell, B., Schulte Grahame, K., Levi, J., Hansberry, W.; Swami, V., (2020) “Friendly Mentor or Former Consultant: Peer Mentors in First-Year Engineering Courses”, ASEE 2020 National Virtual Conference Proceedings, June 2020
- [4] Davis, D., Burns, M., Sangster, J., Mukasa, C., O’Connell, B., Quinn, E., Smith, A., Schulte Grahame, K., (2020) “Evaluating Student Success in a Pre-college General Engineering Program”, ASEE 2020 National Virtual Conference Proceedings, June 2020
- [5] Schulte Grahame, K., Cranford, S., Shillaber, C., and Eckelman, M. (2019) Essentials of Civil Engineering Materials 1st edition, Cognella Academic Publishing, 2019.
- [6] Freeman, S., Whalen, R., Schulte Grahame, K., Davis, D., Hertz, J., Keyvani Someh, L., Love, J., Maheswaren, B., Mukasa, C., O’Connell, B., and Sangster, J. (2019) Graphics for Engineering. Toronto, ON: Top Hat Monocle., September 2019
- [7] Freeman, S., Whalen, R., Schulte Grahame, K., Davis, D., Hertz, J., Keyvani Someh, L., Love, J., Maheswaren, B., Mukasa, C., O’Connell, B., and Sangster, J. Cornerstone of Engineering 2nd Ed. Toronto, ON: Top Hat Monocle., September 2019
- [8] Schulte Grahame, K., Freeman, S., Levi, J.A, (2019) “Community Engagement and Service-Learning: Putting Faces to a Community to Create Better Engineers” FYEE 2019 National Conference Proceedings, June 2019

- [9] Keyvani, L., Schulte Grahame, K., (2019) "Preparing First Year Engineering Students for a Career Where Communication Skills Matter" ASEE 2019 National Conference Proceedings, June 2019
- [10] Schulte Grahame, K., Keyvani, L., (2018) "GIFTS: Preparing First Year Engineering Students for a Career Where Communication Skills Matter!" FYEE 2018 National Conference Proceedings, August 2018
- [11] Whalen, R., Freeman, S., Schulte Grahame, K., Hertz, J., Love, J. (2018) "Evolution of Cornerstone: Achieving a Multi-faceted Approach." ASEE 2018 National Conference Proceedings, June 2018
- [12] Freeman, S., Pfluger, C., Whalen, R. Schulte Grahame, K., Hertz, J., Variawa, C., Love, J., Sivak, M., Maheswaran, B. (2016) "Cranking Up Cornerstone: Lessons Learned from Implementing a Pilot with First-Year Engineering Students." ASEE 2016 National Conference Proceedings, June 2016
- [13] Bielefeldt, A., Jones, S., Mueller Price, J., Schulte Grahame, K. Gillen, A. (2016) "Impacts of Sustainability Education on the Attitudes of Engineering Students." ASEE 2016 National Conference Proceedings, June 2016
- [14] Variawa, C., Freeman, S., Schulte Grahame, K., Jaeger-Helton, B., Pfluger, C., Whalen, R. (2015) "First-year Student Assumptions on Diversity in Engineering Education" ASEE 2015 National Conference Proceedings, June 2015
- [15] Schulte Grahame, K., Zahopoulos, C., Schilder, D. (2015) "Can Real-Life Projects in Freshmen Engineering Classes Result in Improved Interest and Performance in the Clean Energy Careers?" ASEE 2015 Northeast Section Conference Proceedings, April 2015
- [16] Pfluger, C., Schulte Grahame, K. (2014). "Introducing Sustainability into Engineering Design: a First Year Course" ASEE 2014 National Conference Proceedings, June 2014
- [17] Schulte, K.E., Heng, S.L., Culligan, P.J., (2009). "Testing of Intrinsic Sorptivity for Liquid Infiltration into Initially Dry, Miller-Similar Silica Sands." Vadose Zone Journal. Vol. 8, No. 2, May 2009
- [18] Schulte, K.E., Heng, S., Culligan, P.J., Germaine, J.T., (2008). "Intrinsic Sorptivity for Soils with Different Average Grain Size Diameters." GeoCongress 2008, ASCE Geoinstitute, Proceedings
- [19] Schulte, K.E., Culligan, P.J., Germaine, J.T. (2007). "Intrinsic Sorptivity and Water Infiltration into Dry Soil at Different Degrees of Saturation." GeoDenver 2007 New Peaks in Geotechnics, Editor Olsen, H.W., ASCE Geoinstitute, Proceedings
- [20] O'Keeffe, G.W., Schulte, K.E., Culligan, P.J., Montalto, F., McGillis, W.R., (2008). "Design of an Instrumented Model Green Roof Experiment." GeoCongress 2008, ASCE Geoinstitute, Proceedings

Poster & Workshop Presentations

- [1] "Fully Engaged: Integrating mindfulness and meditation in engineering classes" FYEE 2022 Conference, East Lansing, MI., August 1, 2022
- [2] "Fully Engaged: Integrating mindfulness and meditation in engineering classes" ASEE 2022 National Conference, Minneapolis, MN., June 26, 2022
- [3] "Shall I Try This? An Interactive Workshop on Assessing Hands-On Teaching" ASEE 2015 Northeast Section Conference Workshop, Lead Workshop Designer. April 30, 2015.
- [4] "Advancing Women in Interdisciplinary and International Networks", NSF ADVANCE Annual PI Meeting 2009, Washington D.C., October 29, 2009
- [5] "Developing Proficiency in Data Collection and Analysis in the Physical Sciences", GK-12 National Conference 2007, Washington D.C., March 10, 2007
- [6] "Digestors: Making Energy from Food Waste", Urban Ecology Studio Presentation, Graduate School of Architecture, Planning and Preservation, Columbia University, December 6, 2005
- [7] "Plate Flexure" Plate Tectonics Poster Presentation, Geology Department, Columbia University, May 12, 2004

Honors and Awards

- Excellence in Mentoring Award, Northeastern College of Engineering, 2022
- Northeastern University Service-Learning Fellow, 2019 – 2020
- Revere CARES Mini Grant Recipient, 2019
- Northeastern University Provost's Grant, 2017 - 2018
- Outstanding Teacher of First-Year Engineering Students Award, 2017
- Northeastern University Faculty Scholar Fellow, 2014 – 2015
- Northeastern University's New Advisor of the Year, 2013
- Columbia University Education and Community Engagement Fellow, 2007 - 2008
- NSF GK-12 Fellowship, 2006 – 2008
- Guggenheim Summer Graduate Fellowship, 2005
- Leo F. Peters Civil/Environmental Engineering Scholarship, 2003
- Chi Epsilon, the Civil Engineering Honors Fraternity, 2002
- Northeastern University Presidential Scholarship, 1999 – 2004

Institutional Service

Committee Work

- Community Service-Learning Advisory Board, Member 2019 - Present
- Civil Engineering Undergraduate Studies Committee, Member, 2015 – Present
- College of Engineering Student Awards Committee, Member, 2017 – Present (Current Chair)
- College of Engineering Promotion Review Committee, Member, 2020
- Learning Management Environment Steering Committee, Member, 2018 - 2019
- First-Year Faculty Search Committee, Member, 2014, 2016, 2017 (Chair), 2018 (Chair), 2021 (Chair), 2022 (Chair)
- Teaching Faculty Merit Review Committee, Member, 2014, 2017, 2020, 2021
- Engineering Learning Center Design Committee, Member 2013

Student Organizations

- Science Club for Girls, Northeastern University Chapter, Faculty Advisor, 2022 - Present
- Sustainable Technologies Club, Faculty Advisor, 2020 - Present
- Embark: Northeastern Undergraduate Engineering Review, Faculty Advisor, 2015 – 2019
- Northeastern Engineering Mentors Organization (NEMO), Faculty Advisor, 2017 – 2019
- Graduate Women in Science and Engineering (GWISE), Faculty Advisor, 2011 – 2019
- Northeastern University Concrete Canoe Team, Faculty Advisor, 2009 – 2018

Community Involvement

Service-Learning Partnerships

- Beachmont Elementary School, Revere MA, 2016 - Present
- Beacon Properties, Boston MA 2022 - Present
- Chinatown ACCESS, Boston MA, 2021
- Clubhouse Network, Boston MA, 2015 - 2020

Revere High School, Revere MA

- Science Fair Judge, 2018 - 2020

GE Girls Camps, Boston MA

- Presenter and Engineering Component Designer, 2017

Beachmont Memorial Elementary School, Revere, MA

- PTO Treasurer, 2021 - Present
- Service-Learning Partnership, 2016 – Present
- Career Day, Participant & Speaker, 2016 – Present
- Summer Engineering Experience, Lead Instructor, 2017

Research Interests

- Sustainable urban design, alternative energy sources, gray water recycling, green roof technology, soil-liquid infiltration physics, in-situ remediation strategies, bioremediation technology.
- Engineering education, innovation in the classroom, value sensitive design, project-based learning, problem-based learning.

Certificates and Professional Qualifications

- Massachusetts Mandated Reporter, 2017 - Present
- Leadership in Energy and Environmental Design Accredited Professional (LEED® AP), Certified February 11, 2009
- Fundamentals of Engineering (FE), Passed October 23, 2003
- 40-Hour Hazardous Waste Operations & Emergency Response Standard (HAZWOPER), Certified February 7, 2003

Professional Society Memberships

Society	Positions Held
American Society of Engineering Education (ASEE)	Member 2011 – Present FYEE Steering Committee Member 2020 – Present FYEE GIFT Awards Chair – 2021 - Present
Society of Women Engineers (SWE)	Member, 1999 – Present President, Northeastern University Chapter 2003, 2004 Secretary, Northeastern University Chapter 2002 Historian, Northeastern University Chapter 2001 Treasurer, Northeastern University Chapter 2000
Chi Epsilon	Vice President, Northeastern University Chapter 2003-2004
Women in Computing, Science and Engineering (WICSE)	President, Columbia University Chapter 2005-2006
American Society of Civil Engineers (ASCE)	Member, 1999 – Present

Computer Skills

- Microsoft Office Suite
- Graphics; AutoCAD, Solidworks, On-Shape
- Programming: C++, Matlab, Arduino, Python.



CITY OF REVERE

PATRICK M. KEEFE JR.

Mayor

January 22, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Annmarie Fiore to the Revere Commission on Disabilities. In accordance with M.G.L. c. 40 § 8J, I am appointing Annmarie to a three-year term that began December 8, 2023, and expires on December 8, 2026.

Annmarie serves her community through the Immaculate Conception Parish here in Revere and has extensive personal experience with a disabled family member. I believe her understanding of the challenges and needs that persons with disabilities face on a daily basis make her an eager and passionate appointee to the Commission on Disabilities.

Regards,

Patrick M. Keefe, Jr.

Attachment: Appointment AM. Fiore - Disability (24-043 : Appointment of A. Fiore)

Application Form

Profile

Annmarie _____ Fiore _____
 First Name Middle Initial Last Name

annmariedamico7@gmail.com _____
 Email Address

██████████ _____ Suite or Apt

Revere _____ MA _____ 02151 _____
 City State Postal Code

What ward do you live in?

Ward 5

Mobile: _____
 Primary Phone Alternate Phone

Maloney Properties Inc. _____ Broker _____
 Employer Job Title

Which Boards would you like to apply for?

Disability Commission: Not Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Explain your qualifications to the Board/Commission to which you have applied.

Currently serving on the parish finance council at the Immaculate Conception parish in Revere. Personal experience with a disabled family member, for whom I served as legal guardian for roughly 15 years. This has provided me with an extensive personal knowledge of the challenges and needs that persons with disabilities face on a daily basis.

Why are you applying? What is your interest in the Board(s) or Commission for which you are applying?

My personal family history of living with and caring for a disabled person

Upload a Resume

Demographics



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

February 5, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Peggy Pratt to the Zoning Board of Appeals as an alternate member. In accordance with M.G.L. c. 40A § 12, I am appointing Peggy to fill the alternate term vacated by James O'Brien, which began on June 1, 2020, and expires on June 1, 2025.

As an experienced professional in the real estate industry, I am confident that her knowledge of home improvement and strategic planning will make her an asset to the Zoning Board of Appeals. Her eagerness to navigate challenges and work as a team player is needed in the alternate role.

Regards,

Patrick M. Keefe, Jr.

City Hall • 281 Broadway, Revere, Massachusetts 02151-5051 Tel.
781-286-8111 • www.revere.org

Attachment: Appointment P.Pratt (ZBA) (24-062 : Appointment of Peggy Pratt to Zoning)



PEGGY PRATT

BROKER®

1 C21 Agent in Massachusetts 2021
10 Nationwide 2021



CONTACT

-  +1-617-438-5355
-  peggyprattc21@gmail.com
-  www.PrattPropertiesTeam.com
-  16 Pleasant St.
Revere, MA. 02151

SKILLS

- Business Intelligence
- Communication
- Confidence
- Investment strategies
- Home improvement
- Fluent in Spanish and Portuguese
- 1031 Exchange Planner
- Strategic Planning


ASSOCIATIONS

CENTURY 21
North East



nahrep The National Association of
Hispanic Real Estate Professionals



 Massachusetts
Housing Coalition

EXPERIENCE

Broker - Team Leader - Loss Mitigation Specialist
Pratt Properties Team | 2017- Actual
Century 21 North East

Broker - Loss Mitigation Specialist
Century 21 Mario | 2008- 2017
East Boston

Real Estate Specialist - Sales Associate
Remax | 2005- 2018
East Boston

Sales Associate - Mentor
Addison Wellesley | 2003- 2005
South Boston

Sales Associate
Remax Inter / Group | 1998 - 2002
East Boston

MAJOR ACCOMPLISHMENTS

- #3 Century 21 Team in MA 2023
- #1 Team in the city of Revere 2023
- NAHREP National Board of Directors 2024
- # 1 Century 21 Agent in Massachusetts 2021 & #10 Nation wide
- Massachusetts Housing Coalition Board of Directors V.P.
- # 63 NAHREP TOP 100 LATINO REAL ESTATE AGENTS
- # 37 State Rank in 2022 Real Trends America's Best Real Estate Professionals
- Centurion Award Recipient 2008, 2009, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023
- Over 300 Real Estate Short Sale Transactions Closed since 2007.
- 2021 Greater Boston Association of Realtors Board of Director
- NAHREP "National Association of Hispanic Real Estate Professionals" National coach & Boston Chapter president 2018.
- Who's Who in Real Estate 2018 & 2020
- 2020-2021 Lynnfield Rotary Club - President



Pratt
PR ²¹ PERTIES
North East

The Pratt Properties Team is a Real Estate Team affiliated with Century 21 North East led by Peggy Pratt-Broker with over 27 years of experience navigating the Greater Boston market.

Our team is made composed of bilingual agents who are more than qualified to guide you in the purchase or sale of your home! Whether you are a first-time buyer, buying an investment property, or selling a commercial building, the Pratt Properties Team is capable of getting the job done and exceeding your expectations!

www.PrattPropertiesTeam.com

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

To the City Clerk of the City of Revere
A la secretaria de la Ciudad De Revere

GREETINGS:
SALUDOS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the CITY OF REVERE who are qualified to vote in Primaries to vote at:

En nombre del Estado de Massachusetts, se requiere que usted notifique y avise a los habitantes de la CIUDAD DE REVERE que estén calificados para votar en primarias que lo hagan en:

WARD 1, PRECINCTS 1, 2	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
WARD 1, PRECINCT 3	American Legion Post 61 249 Broadway
WARD 2, PRECINCT 1	Garfield Magnet School 176 Garfield Avenue, Gymnasium
WARD 2, PRECINCTS 2, 3 AND 3A	Carl Hyman Towers 50 Walnut Avenue
WARD 3, PRECINCTS 1, 2 AND 3	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
WARD 4, PRECINCTS 1, 2 AND 3	Staff Sargent James J. Hill Elementary School 51 Park Avenue, Stadium Entrance
WARD 5, PRECINCT 1	Point of Pines Yacht Club 28 Rice Avenue
WARD 5, PRECINCT 1A	Jack Satter House 420 Revere Beach Boulevard
WARD 5, PRECINCT 2 AND 3	Paul Revere School 395 Revere Street, Gymnasium
WARD 6, PRECINCT 1, 2, 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance

On **TUESDAY, THE FIFTH DAY OF MARCH 2024** from 7:00 A.M. to 8:00 P.M. for the following purpose:

el **martes, 5 de marzo de 2024**, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the Presidential Primary for the candidates of political parties for the following offices:
Para emitir sus votos en la primaria presidencial de los candidatos de los partidos políticos de las siguientes oficinas:

PRESIDENTIAL PREFERENCE.....FOR THIS COMMONWEALTH
PREFERENCIA PRESIDENCIAL.....POR ESTA COMMONWEALTH

STATE COMMITTEEMAN.....THIRD SUFFOLK
COMISIONADO ESTATAL.....DISTRITO TERCERA DE SUFFOLK

STATE COMMITTEEWOMAN.....THIRD SUFFOLK
COMISIONADA ESTATAL.....DISTRITO TERCERA DE SUFFOLK

WARD COMMITTEES.....CITY OF REVERE
COMITÉ DISTRITAL.....CIUDAD DE REVERE

You are hereby directed to deliver an attested copy to the precinct wardens.
Por la presente, se le indica que entregue una copia certificada a los guardias del recinto.

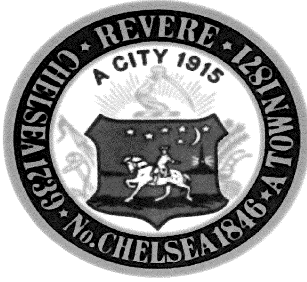
Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.
No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar dichos para votar.

Given under our hands this 12th day of February 2024.
Dado por nuestras manos este 12th día de febrero de 2024.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK
CITY CLERK
SECRETARIA DE LA CUIDAD

Attachment: Warrant - March 5, 2024 Presidential Primary - Revised Ward 4 Entrance [Revision 1] (24-063 : Warrant for March 5, 2024



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

February 7, 2024

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

Re: *Oak Island / MBTA Railroad Crossing Construction Project*
CWSRF No. 18903

Dear Council Members:

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

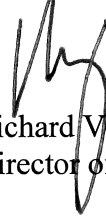
CWSRF Construction Project No. 18903 - \$3,000,000 for the Oak Island / MBTA Railroad Crossing Construction Project

In order to take advantage of this emergency funding, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of each project. I have attached copies of the required Resolutions and Loan Orders. The work proposed with this fund, as well as similar work necessary in future years, will be required commitments of the City's Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act, as well as continuous improvements to the City's drinking water system.

Specifically, the project proposed is located in the existing roadway on Bridge Street/Oak Island Road across the MBTA tracks. The work will include the removal and replacement of the existing 6-inch cast iron water main and the 8-inch clay sewer line located directly below this MBTA crossing. The new co-located water and sewer mains (carrier pipes) will be 8-inch ductile iron pipe installed within new steel casing pipes. This arrangement of utility service carrier pipes within steel casing pipes will provide for the continued delivery of reliable water and sewer utility service to the Oak Island neighborhood via Bridge Street/Oak Island Road crossing beneath the MBTA railroad tracks.

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

Very truly yours,



Richard Viscay
Director of Finance, Auditor, Budget Director

C: Patrick M. Keefe Jr., Mayor
Paul Capizzi, City Solicitor
Frank Stringi, Department of Planning and Development
Don Ciarabella, Chief of Infrastructure
Nicholas Rystrom, City Engineer
Robert Button, CDM Smith

Oak Island / MBTA Railroad Crossing Construction Project - CW 18903

ORDERED: That \$3,000,000 is appropriated to pay costs of the Oak Island / MBTA Railroad Crossing Construction Project (CW 18903), including the removal and replacement of the existing water main and sewer line located directly below this MBTA crossing, including the payment of all costs incidental and related thereto and any other related costs or expenses thereof as defined in G.L. c.29C, Section 1; that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to G.L. c.44, Section 7(1) or Section 8(14) and/or G.L. c.29C, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the Trust") established under G.L. c. 29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("DEP") with respect to such loan and for any federal or state aid that may be available for the project or for the financing thereof; and that the Mayor is authorized to enter into any agreements with the DEP, to expend all funds available for the project, and to take any other actions necessary to carry out the project.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under G.L. c. 44A of 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.

AUTHORITY TO FILE

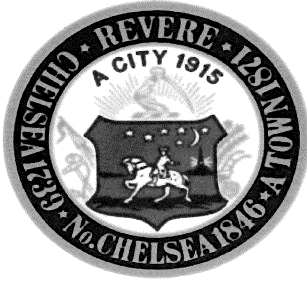
Whereas, the City of Revere, Massachusetts (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: construction of Oak Island / MBTA Railroad Crossing water and sewer replacement (Project No. CWSRF 18903) is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

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

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

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

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



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor

February 7, 2024

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

Re: *Lead Service Line Inventory and Replacement Program*
MassDEP SRF

Dear Council Members:

I am writing to request a that the City Council approve a Resolution for accepting grant funds under the Massachusetts Department of Environmental Protection's (MassDEP's) and Massachusetts Clean Water Trust Grant Program. The planning grant program is to assist public water suppliers with complying with Lead and Copper Rule regulations. The City is seeking to accept grant funding for the following project:

- \$365,000 for developing a service line inventory for the City's approximately 12,000 service lines by gathering, reviewing, and compiling the City's existing electronic service line material information; The grant will cover 100% of project costs.

In order to take advantage of this grant opportunity, the City must approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the grant. I have attached a copy of the required Resolution. The work proposed with this fund will support the City's commitment to complying with Lead and Copper Rule requirements.

I ask that the City Council approve the Resolution to accept the grant funding at its earliest opportunity.

Very truly yours,


 Richard Viscay
 Director of Finance, Auditor, Budget Director

C: Patrick M. Keefe Jr., Mayor
 Paul Capizzi, City Solicitor
 Don Ciaramella, Chief of Infrastructure
 Nicholas Rystrom, City Engineer
 Robert Button, CDM Smith

Attachment: Resolution.LeadServiceLineInventory&ReplacementProgram (24-065 : Resolution - Lead Service Line Inventory & Replacement

A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MASSACHUSETTS CLEAN WATER TRUST FOR THE CITY'S LEAD SERVICE LINE INVENTORY AND REPLACEMENT PROGRAM

WHEREAS, the City of Revere (the "City") is developing its Lead Service Line Replacement Program (the Project");

WHEREAS, the Project entails developing a service line inventory for the City's approximately 12,000 service lines by gathering, reviewing, and compiling the City's existing electronic service line material information;

WHEREAS, The Massachusetts Department of Environmental Protection ("MassDEP") and the Massachusetts Clean Water Trust (the "Trust"), pursuant to M.G.L. c. 21 and c. 29C are authorized to make loans and grants to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects and Drinking Water Projects; and

WHEREAS, the City believes it would be in the public interest to file a loan or grant application (each, an "Application");

NOW, THEREFORE, BE IT RESOLVED:

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

Revere City Council

c/o Ashley E. Melnik, City Clerk

281 Broadway

Revere, MA 02151

Dear Honorable Revere City Councillors:

This is Matthew Terrell, Chair of the Revere High School Student Senate. I am writing to you to request that a "Communication from the Revere High School Student Senate with updates on the current state and needs of the students at Revere High School" be added onto the City Council's agenda for their February 12th regular meeting.

Thank you, Matthew

--

Revere High School Student Senate

★ Here for the Youth of Revere ★

Re-est. 2023

An Ordinance Requiring the Publication of Certain Records of the Police Department

Be it ordained by the City of Revere as follows:

Section 1. Chapter 2.60 Police Department is hereby amended by inserting the following new section:

Section 2.60.120 Police Blotter and Arrest Log Publication

- A. The police department shall make the police blotter and arrest log accessible to the public by publishing it, on a weekly basis, on the official website of the City of Revere. The police blotter and arrest log shall include, but not limited to, a chronological list containing information on arrests, citations, accidents, incidents, and any other relevant law enforcement activities within the police department.
- B. The police blotter and arrest log shall be easily accessible to the public through a dedicated section or page on the official website. The police blotter shall be in a format that is easily searchable, sortable, and downloadable for public viewing and analysis.
- C. The police department shall ensure that the published information complies with relevant laws and regulations concerning public records, and shall redact or remove any part of the police blotter and arrest log that is exempt from disclosure pursuant to Mass. Gen. Laws c. 4 § 7(26) or other legally applicable privileges from non-exempt material.

Whereas, Patty Wallach-Knickle (Levy) of Danvers, passed away unexpectedly after caring for residents at the Jack Satter House on January 19, 2024 at the age of 59.

Whereas, Patty was dedicated to the work of caring for older adults in our city as a caregiver and an advocate for them. She was graceful in navigating complex challenges, particularly in her advocacy for her clients.

Whereas, Patty will be sorely missed by her family, friends, and of course, the people she care for at the Jack Satter House.

Whereas, the clients Patty cared for are served by the 411 MBTA bus line which has two stops near the Jack Satter, and the MBTA had threatened to end service of this line and recognizing that this decision has been extended until next year;

Whereas, this important bus line is vital for the social, emotional, and physical well-being of the residents of the Jack Satter and all older adults in Revere;

Whereas, this bus line is the most affordable transportation option for residents of the Jack Satter House and surrounding communities; used for grocery shopping, doctor's appointments, and go to events for older adults that allows them independent living and connection to our community at-large;

Moved, in honor of Patty's advocacy for older adults and her memory, that a Plaque with her name is fixed at the 411 bus stop located on the south side of Oak Island Street, reading the words " In loving memory of Patty Wallach-Knickle for her unwavering dedication to residents' mental health and overall well-being at the Jack Satter House", and further directs the Mayor to study the cost of a fare-free program for the 411 bus line's stops in Revere and work with the state to establish such a program with city, state, and or private funds."