



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, April 8, 2024, 6:00 PM

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of March 25, 2024
3. **24-133** The Director of HHC and SUDI appear before the City Council to provide information on Naloxboxes and provide an update on monies from the opioid settlement.
4. **24-135** Brian Dakin, Project Manager, LeftField will present an update on the Revere High School Building Project.
5. **24-136** Matthew Terrell, Chair of the Revere High School Student Senate will provide an update on the current state of the high school and students' needs.

Zoning Sub-Committee Report

6. **24-022** An Ordinance Further Amending the Revised Zoning Ordinances of the City of Revere Relative to Home-Based Childcare. (see attachment for language)
7. **24-114** Overlook Ridge, LLC c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, relative to A Zoning Ordinance Further Amending the Overlook Ridge Overlay District.
8. **24-115** An Ordinance Further Amending the Zoning Map of the City of Revere relative to the CD and RA1 Zoning Districts in North Revere.
9. **24-118** 8 Revere Street, LLC, 8 Revere Street, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-confirming structure and construct a nine (9) unit townhouse development at 8 Revere Street, Revere, MA 02151.

Communications

10. **24-137** Communication from the City CFO relative to an amendment to Appendix, Table III - Salaries. of the Revised Ordinances of the City of Revere (Parity Salary Ordinance).

Motions

11. **24-138** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to install speed calming measures on Pomona Street including but not limited to a speed hump.

12. **24-139** Motion presented by Councillor Jaramillo, Councillor Argenzio: That the City Council order to a public hearing to the following ordinance for the purpose of increasing safety by expanding recreational opportunities for young people: An Ordinance Further Amending Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere. (refer to attachment)

13. **24-140** Motion presented by Councillor Jaramillo: That the City Council refer the following proposed ordinance to the Climate, Sustainability, and Workforce Sub-Committee for further discussion, An Ordinance Creating Stronger Jobs for Revere Residents and Improving the Well-Being of Revere's Working Families. (language attached)



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, March 25, 2024

Regular Meeting of the City Council was called to order at 6:00 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 March 11, 2024

Council President Cogliandro requested suspension of the City Council Rules of Order for the purpose of taking up the Zoning Sub-Committee Report, Appointments Sub-Committee Report, and Communications prior to the public hearing.

Suspension of rules approved.

RESULT:	ACCEPTED
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Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, March 25, 2024 at 5:00PM. Committee members present were Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, and Chairman Zambuto.

There was one special permit pending before the sub-committee:

24-081 Arfaat S. Ali, 35 Francis Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to modify an existing non-conforming 4-family

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structure by increasing the number of bedrooms in each unit at 35 Francis Street, Revere, MA 02151.

Arfaat Ali, 35 Francis Street, Revere, MA addressed the sub-committee. Councillor Novoselsky held a neighborhood meeting earlier in the week. Neighbors expressed concerns over parking. The project is a complete and total renovation - down to the studs and rentals will be geared towards families. To satisfy the on-street parking concerns, Councillor Novoselsky offered a condition to limit each apartment unit to one (1) parking sticker and one (1) per unit. Mr. Ali also indicated that one of the units will be dedicated as affordable housing unit.

Chairman Zambuto requested a roll call to offer a favorable recommendation for granting the relief requested subject to the following conditions:

- 1. Each apartment unit shall be limited to one (1) parking sticker and one (1) visitor pass per unit.
- 2. The owner must complete a Chapter 34 review by a registered architect and each unit shall be brought up to code including fire safety, building and health codes to be approved by the Fire Department, Building Department and Health Department.

Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, and Chairman Zambuto voting in the affirmative. The special permit received a favorable recommendation from the committee.

3 24-081 Arfaat S. Ali, 35 Francis Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to modify an existing non-conforming 4-family structure by increasing the number of bedrooms in each unit at 35 Francis Street, Revere, MA 02151.

"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED SUBJECT TO THE CONDITIONS AS REPORTED BY THE ZONING SUB-COMMITTEE?"

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

Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday evening , March 25, 2024 at 5:15PM. Committee members present were Councillors Argenzio, Giannino, Kelley, Zambuto, and Chairwoman McKenna.

The following appointments were pending before the committee:

NEW APPOINTMENTS

24-037 Appointment of Derek Martinez to the Public Art Commission.
 Unanimous favorable recommendation.

24-043 Appointment of Annmarie Fiore to the Commission on Disabilities.

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Unanimous favorable recommendation.

24-101 Appointment of Viviana Catano to the Board of Health.

Unanimous favorable recommendation.

24-102 Appointment of Bernardo Sepulveda to the Conservation Commission.

Unanimous favorable recommendation.

24-103 Appointment of Dr. Craig Castanza to the Planning Board.

Unanimous favorable recommendation.

24-120 Appointment of Garret Sullivan to the Planning Board.

Unanimous favorable recommendation.

RE-APPOINTMENTS

24-121 Re-appointment of John Hurley as Harbormaster.

Unanimous favorable recommendation.

24-122 Re-appointment of Paul Barrasso as Assistant Harbormaster.

Mr. Barrasso was not in attendance. His re-appointment has been table until the next Appointments Sub-Committee meeting.

4 24-037 Communication from the Mayor relative to the appointment of Derek Martinez to the Public Art Commission.

RESULT: ORDERED - VOICE VOTE

5 24-043 Communication from the Mayor relative to the appointment of Annmarie Fiore to the Commission on Disabilities.

RESULT: ORDERED - VOICE VOTE

6 24-101 Communication from the Mayor relative to the appointment of Viviana Catano to the Board of Health.

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RESULT: ORDERED - VOICE VOTE

7 24-102 Communication from the Mayor relative to the appointment of Bernardo Sepulveda to the Conservation Commission.

RESULT: ORDERED - VOICE VOTE

8 24-103 Communication from the Mayor relative to the appointment of Dr. Craig Castanza to the Planning Board.

RESULT: ORDERED - VOICE VOTE

9 24-120 Communication from the Mayor relative to the appointment of Garret Sullivan to the Planning Board.

RESULT: ORDERED - VOICE VOTE

10 24-121 Communication from the Mayor relative to the reappointment of John Hurley as Harbormaster.

RESULT: ORDERED - VOICE VOTE

11 24-122 Communication from the Mayor relative to the reappointment of Paul Barrasso as Assistant Harbormaster.

RESULT: REFERRED TO APPOINTMENTS

Communications

12 24-123 Communication from Water and Sewer Assistant Superintendent Chris Ciaramella relative to an ordinance amending street and sidewalk opening permits during the winter months.

RESULT: ORDERED TO PUBLIC HEARING - CC **Next: 4/29/2024 6:00 PM**

13 24-124 Communication from the City Auditor requesting an appropriation from the Community Improvement Trust Fund for the Revere History Museum.

Tom Skwierawski, Chief of Planning and Community Development addressed the City Council on the appropriation request.

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE COMMUNITY IMPROVEMENT TRUST FUND TO THE WARD 1 CAPITAL IMPROVEMENTS ACCOUNT IN THE AMOUNT OF \$50,000 FOR THE PURPOSE OF PERFORMING UPGRADES AT THE REVERE HISTORY MUSEUM?”

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

Public Hearings

14 24-022 Hearing called as ordered by the City Council on a An Ordinance Further Amending the Revised Zoning Ordinances of the City of Revere Relative to Home-Based Childcare. (see attachment for language)

Proponents

Tom Skierawski, Chief of Planning & Economic Development
Juan P. Jaramillo, 70 Lowe Street, Revere, MA
Olga Tacure, 83 Glendale Street, Revere, MA
18 public participants by show of hands

Opponents

none

A ZONING ORDINANCE FURTHER AMENDING TITLE 17 RELATIVE TO FAMILY HOME-BASED CHILDCARE REGULATIONS

Be it ordained by the City of Revere as follows:

SECTION 1. Title 17, Chapter 17.08, Section 17.08.150 Cellar of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 2. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting a new definition as follows:
17.08.146 - Cellar
“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

SECTION 3. Title 17, Chapter 17.08, Section 17.08.195 Day Nursery of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 4. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

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17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

SECTION 5. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.151- Child care center, Large Group and School Age Child Care

"Large Group and School Age Child Care" means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 6. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of

the City of Revere is hereby amended by inserting the following new definition:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system

are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 7. Title 17, Chapter 17.08, Section 17.08.275 Family child care home of the Revised Ordinances of the City of Revere is hereby amended deleting the definition in its entirety and inserting the following new definition.

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

SECTION 8. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education

and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10, including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

SECTION 9. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:
17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.

SECTION 10. Title 17, Chapter 17.16, Section 17.16.040B Institutional Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, family day care home, and family day care home and inserting the following new uses within Section 17.16.040A Residential Generally Table of Uses:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	
A. RESIDENTIAL USES:																		
Child care center	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*
Family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	
Large family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	

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SECTION 11. Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.80 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.
- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.
- C. A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- D. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- E. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- F. Swimming pools are prohibited on the premises of a child care center.

SECTION 12. Title 17, Chapter 17.16, Section 17.16.085 Family day care home of the Revised Ordinances of the City of Revere is hereby amended deleting this section in its entirety and inserting in place thereof the following new use regulation:

17.16.85 - Family child care home.

A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. Swimming pools are prohibited on the premises of a family child care home.

SECTION 13. Title 17, Chapter 17.26, Section 17.26.040(T) Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection and inserting in place thereof the following new subsection.

T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

SECTION 14. Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, Institutional and utility uses and inserting within residential uses the following:

Use	Minimum Parking Spaces ^(A)	Minimum Loading Bay	Minimum Loading Space
Residential uses:			
child care center	1 per 200 GSF of child care center area	0	0

SECTION 15. Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere deleting footnote (A) in its entirety and inserting in place thereof the following new footnote (A):

(A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

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SECTION 16. Title 17, Chapter 17.44, Section 17.44.020 Permitted occupations of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting the following new section:

17.44.20 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;
- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;
- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.

RESULT:	REFERRED TO ZONING	Next: 4/8/2024 6:00 PM
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15 24-086 Hearing called as ordered by the City Council on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to the Term of the Superintendent of Public Works.

Proponents

Claire Inzerillo, Policy Writer & Analyst

Opponents

none

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE TERM OF THE SUPERINTENDENT OF PUBLIC WORKS

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

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SECTION 1. Section 2.63.020 Superintendent - Appointment - Term of the Revised Ordinances of the City of Revere is hereby amended by removing the word “five” and inserting in place thereof the word “three.”

RESULT: **REFERRED TO LEGISLATIVE AFFAIRS** **Next: 4/29/2024 6:00 PM**

16 24-091 Hearing called as ordered by the City Council on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Food Truck Regulations. (attached)

Proponents

Stephanie DeSisto, 7 Reservoir Ave., Revere, MA
Juan D. Jaramillo, Ricon Limeno. on behalf of Broadway food business owners
Anthony Cantino, 240 Suffolk Ave., Revere, MA
Jessica Torres, 250 Broadway, Revere, MA
Richard DeFranzo, 250 Broadway, Revere, MA
Elizabeth Ropper, 7 Cheever St., Revere, MA
Michael Ropper, 7 Cheever St., Revere, MA

Opponents

none

RESULT: **REFERRED TO LEGISLATIVE AFFAIRS** **Next: 4/29/2024 6:00 PM**

17 24-113 Hearing called as ordered on the application of SD R9 Owner, LLC, 1 Beacon Street, 31st Floor, Boston, MA 02108 requesting a Chapter 148 License from the Revere City Council for aboveground storage of 270 gallons of diesel fuel (generator), and 2,506 gallons of gasoline contained within 179 vehicles to be parked in a parking garage in a mixed-use development at 50 Salt Street, Revere, MA 02151 (MBP 4-80-14F).

Proponents

Abigail Middleton, HYM

Opponents

none

“SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE FOR ABOVEGROUND STORAGE OF FLAMMABLES (PARKING GARAGE AND GENERATOR) AT 50 SALT STREET IN ACCORDANCE WITH THE PLAN ON FILE?”

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

18 24-114 Hearing called as ordered on the application of Overlook Ridge, LLC c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, relative to A Zoning Ordinance Further Amending the Overlook Ridge Overlay District.

Proponents

Marshall Tycher, Jersey City, NJ
on behalf of Overlook Ridge
Tom Skierawski, Chief of Planning & Economic Development
Philip DeOliveira, 58 Breedens Ln., Revere, MA

Opponents

none

**A ZONING ORDINANCE FURTHER AMENDING THE OVERLOOK RIDGE
OVERLAY DISTRICT**

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 17.23.040 is hereby amended by deleting, in each of subsection C.2, C.3, and C.4 the words “,accessory to hotel (limited to the first floor and not to exceed five thousand square feet).”

Section 2. Section 17.23.080 is hereby amended by deleting, in its entirety, the final sentence of Section 17.23.080, which currently reads as follows: “The provisions of Title 17, Chapter 17.23 of the Revised Ordinances of the City of Revere, the Overlook Ridge Overlay District (OROD), the boundaries of which are set forth in Exhibit A attached and illustrated as OROD “A” and “B” shall not take effect for OROD “A” and “B” until a building permit is issued by the City of Revere Building Inspector for the hotel proposed to be constructed on OROD “C”.”

RESULT:	REFERRED TO ZONING	Next: 4/8/2024 6:00 PM
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19 24-115 Hearing called as ordered on a request of the City Planner to amend the Zoning Map of the City of Revere relative to the CD and RA1 Zoning Districts in North Revere.

Proponents

Tom Skierawski, Chief of Planning & Economic Development

Opponents

none

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Salute to the Flag)

A ZONING ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE RELATIVE TO THE CD AND RA1 DISTRICTS

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcels 33-475-9, 33-475-10, 33-476-6, 33-476-7, 33-476-8, and 33-476-13 from RA1 to CD.

Section 2. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcel 34-467B-29A from CD to RA1.

RESULT: REFERRED TO ZONING **Next: 4/8/2024 6:00 PM**

20 24-116 Hearing called as ordered on a petition submitted by National Grid and Verizon to relocate a jointly owned pole #679 approximately 10’ north to accommodate new construction at 53 Dedham Street, Revere, MA 02151.

Proponents

Joseluis Azurdia, National Grid

Opponents

none

RESULT: ORDERED - VOICE VOTE

21 24-117 Hearing called as ordered on a petition submitted by National Grid to construct a line of underground electric conduits from the Beachmont Winthrop Avenue Parking Lot to pole #2589 on Winthrop Avenue, Revere, MA 02151. (Plan #30693669)

Proponents

Joseluis Azurdia, National Grid

Opponents

none

RESULT: ORDERED - VOICE VOTE

22 24-118 Hearing called as ordered on the application of 8 Revere Street, LLC, 8 Revere Street, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-confirming structure and construct a nine (9) unit townhouse development at 8 Revere Street, Revere, MA 02151.

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Proponents

Rick Salvo, Engineering Alliance
on behalf of the applicant

Opponents

none

RESULT: REFERRED TO ZONING Next: 4/8/2024 6:00 PM

23 24-119 Hearing called as ordered on a petition submitted by The McClellan Highway Development Company, LLC, One Beacon Street, Boston, MA 02108 requesting permission from the Revere City Council to construct certain telecommunications conduits and associated manholes on Washburn Avenue, Revere, MA in accordance with the plan on file.

Proponents

Abigail Middleton, HYM

Opponents

none

RESULT: ORDERED - VOICE VOTE

Motions

24 24-125 Motion presented by Council President Cogliandro: That the Mayor request the Chief of Police to provide speeding enforcement through additional patrols on Cary Avenue.

RESULT: ORDERED - VOICE VOTE

25 24-126 Motion presented by Councillor Guarino-Sawaya, City Councillor Giannino: That the Mayor be requested to reinstitute the Christmas Parade throughout the City of Revere. Parade route will be determined at a later date and all businesses would be encouraged to participate.

RESULT: ORDERED AS AMENDED VOICE VOTE

26 24-127 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Chief of Police to increase patrols on Thorndike and Hastings Streets. Motorists use these streets as a short cut and speed through the neighborhood.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

27 24-128 Motion presented by Councillor McKenna: That the Mayor be requested to notify RCN, Astound, and Comcast to remove its wires completely when cutting lines instead of wrapping excess wires around the telephone poles. This practice of poor and inferior workmanship creates an eyesore throughout all neighborhoods in Revere.

RESULT: ORDERED - VOICE VOTE

28 24-129 Motion presented by Councillor McKenna: That the City Council award a Certificate of Commendation to Christine Salazar, Conrado Cabrera, and Vancessa Cabrera for locating an autistic girl and her dog who were missing from Beachmont for approximately four hours. Further, that Mayor Keefe and Chief Callahan be invited to take part in the presentation.

RESULT: ORDERED - VOICE VOTE

29 24-130 Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Traffic Commission to assess the activation of the 15 minute grace period button on parking meters in the Broadway Central Business District. The activation of this feature will provide customers with free parking for 15 minutes to run quick errands without being penalized.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

30 24-131 Motion presented by Councillor Zambuto: That the Mayor request the Policy Writer & Analyst and Fire Prevention to draft an ordinance or special legislation establishing regulations for the licensure of the indoor storage of electric vehicles. There have been numerous reports of electric car batteries igniting and causing fires which cannot be extinguished.

RESULT: ORDERED - VOICE VOTE

31 24-132 Motion presented by Councillor Silvestri: That the Mayor request HYM to maintain upkeep of the dog parks located on its property. There are no dog bags available for waste removal nor are the parks kempt.

Clean up and refill of dog waste bags has been completed.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Salute to the Flag)

RESULT: PLACED ON FILE

32 24-133 Motion presented by Councillor Silvestri: That the Mayor request the Director of HHC and SUDI appear before the City Council to provide information on Naloxboxes. Further, that the City Council be provided with an update on monies from the opioid settlement.

RESULT: ORDERED - VOICE VOTE

33 24-134 Motion presented by Councillor Silvestri: That the City Council hold a preliminary discussion on potential zoning amendments related to the implementation and expansion of medical and adult-use marijuana in the City of Revere.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

Ordered adjourned at 8:05 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Salute to the Flag)

RHS PROJECT STATUS SUMMARY

SCHEMATIC DESIGN / FEASIBILITY STUDY COMPLETION SEQUENCE

1	CONFIRM REIMBURSEMENT RATE W/ MBSA FOR 4C NOTIFICATION	2/12/2024	2/17/2024	Complete
2	SUBMIT PFA VOTE LANGUAGE TO MSBA	2/12/2024	2/17/2024	In review w/ MSBA
3	SUBMIT SCHEMATIC DESIGN SUBMISSION NOTIFICATION (4C)	2/15/2024	2/15/2024	Complete
4	SUBMIT SCHEMATIC DESIGN TO MSBA	2/29/2024	2/29/2024	Complete
5	MSBA ISSUES REVIEW COMMENTS	3/1/2024	3/22/2024	Complete
6	MSBA FACILITIES ASSESSMENT SUB-COMMITTEE MEETING ("FAS")	3/13/2024	3/27/2024	Complete
7	PROJECT SCOPE & BUDGET CONFERENCE CALL	3/28/2024	3/28/2024	Complete
8	MSBA BOARD MEETING	4/24/2024	4/24/2024	
9	MSBA ISSUES BOARD ACTION LETTER	4/25/2024	4/25/2024	Day after Board approval
10	MSBA ISSUES PROJECT SCOPE & BUDGET AGREEMENT ("PS&B")	4/25/2024	5/2/2024	Within a week of Board approval
11	CITY EXECUTES PS&B	5/6/2024	5/6/2024	Council Meeting
12	SUBMIT VOTE RESULTS TO MSBA	5/7/2024	5/7/2024	
13	MSBA ISSUES PROJECT FUNDING AGREEMENT ("PFA")	5/8/2024	5/13/2024	
14	CITY EXECUTES PROJECT FUNDING AGREEMENT	5/20/2024	5/20/2024	Council Meeting
15	SBC EXECUTES CONTRACT AMENDMENTS / NOTICE TO PROCEED	5/22/2024	5/29/2024	

RHS PROJECT PENDING VOTE LANGUAGE (PFA/DEBT AUTHORIZATION)

MOTION/VOTE/ORDER

That the City of Revere appropriate the amount of four hundred ninety three million, two hundred seventeen thousand, nine hundred and one (\$493,217,901) Dollars for the purpose of paying costs of construction of the new Revere High School at 190 Veterans of Foreign Wars Parkway, including the payment of all costs incidental or related thereto (the “Project”), [which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years], and for which the City of Revere may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Revere High School Building Committee. To meet this appropriation the City of Revere, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The City of Revere acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City of Revere incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City of Revere; provided further that any grant that City of Revere may receive from the MSBA for the Project shall not exceed the lesser of (1) 79.99 percent (%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; [provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the City to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½)]; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City of Revere and the MSBA.

Ashley Melnik

From: Student Senate <studentsenaterhs@gmail.com>
Sent: Wednesday, April 3, 2024 9:03 AM
To: Ashley Melnik
Subject: Student Senate Communications

Follow Up Flag: Follow up
Flag Status: Flagged

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 April 8th regular meeting.

Thank you, Matthew

--

Revere High School Student Senate
 ★ Here for the Youth of Revere ★
 Re-est. 2023

Attachment: RHSSStudentSenateUpdate04082024 (24-136 : RHS Student Senate)

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
 Department of Planning and Community Development
 281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
Mayor

March 27, 2024

Honorable City Council
 Revere City Hall
 Revere, MA 02151

RE: Zoning Amendments

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on March 26, 2024, subsequent to a public hearing held on March 26, 2024, voted the following recommendations with respect to the proposed zoning amendments to the City Council.

1. Proposed zoning ordinance amendments relative to family home based childcare regulations.

The Planning Board voted to **favorably** recommend to the City Council the adoption of an ordinance amendment relative to family home based childcare regulations with the following modification: That swimming pools be permitted on the premises of a family childcare home only if the pool is equipped with a certified pool safety cover that is maintained in place during the operation of the family home based childcare facility and the pool area is secured by fencing with a gate locking mechanism.

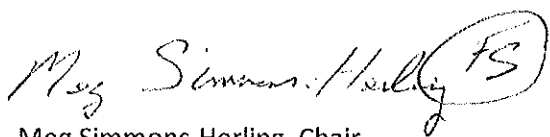
2. Proposed zoning ordinance amendment to the Overlook Ridge Overlay District.

The Planning Board voted to **favorably** recommend to the City Council the adoption of a proposed zoning ordinance amendment to the Overlook Ridge Overlay District. The Planning Board also recommends that the developer commit to provide 15% of the proposed residential units in Revere as affordable units and that a portion of which be reserved for affordable veterans housing.

3. **Proposed zoning map amendment to change 6 city owned parcels in North Revere from RA1 to CD and 1 parcel from CD to RA1.**

The Planning Board voted to **favorably** recommend to the City Council the adoption of a zoning map amendment to change parcels 33-475-9, 33-475-10, 33-476-6, 33-476-7, 33-476-8 and 33-476-13 from RA1 to CD and change parcel 34-467B-29A from CD to RA1.

Respectfully,



Meg Simmons-Herling, Chair
Revere Planning Board

Amendments offered by Councillors McKenna and Silvestri

1. See Section 4 – Section 17.08.150 is amended by Inserting “(EEC)” after the words “Massachusetts Department of Early Education and Care”.
2. See Section 5 – Section 17.08.151 is amended by deleting “more than ten children” and inserting in place thereof “the number of children allowed by EEC”.
3. See Section 6 – Section 17.08.152 is amended by deleting “ten” and inserting in place thereof “the maximum number of children allowed by EEC”.
4. See Section 7 – Section 17.08.275 is amended by deleting “the Massachusetts Department of Early Childhood Education and Care” and inserting in place thereof “EEC”.
5. See Section 7 – Section 17.08.275 is hereby amended by deleting “6” and inserting in place thereof “the number of children allowed by EEC”.
6. See Section 8 - Section 17.08.276 is amended by deleting “the Massachusetts Department of Early Childhood Education and Care” and inserting in place thereof “EEC”.
7. See Section 8 – Section 17.08.276 is amended by deleting “10” and inserting in place thereof “the total number of children allowed by EEC for a large family child care home”.
8. See Section 8 – Section 17.08.276 is amended by deleting the second to last sentence in its entirety and inserting in place thereof, “A large family child care home shall employ the minimum number of approved assistants required by EEC when the total number of children participating in child care meets the EEC requirement for employment of assistant(s).”
9. See Section 16 – Section 17.44.020(D) is amended by deleting “six (6) children at a time” and inserting “the total number of children allowed by EEC at a time”.
10. See Section 16 – Section 17.44.020(E) is amended by deleting “ten (10) children at a time” and inserting “the total number of children allowed for large family child care homes by EEC at a time”.

CZ-24-02

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE FURTHER AMENDING TITLE 17 RELATIVE TO FAMILY HOME-BASED CHILDCARE REGULATIONS

Be it ordained by the City of Revere as follows:

SECTION 1. Title 17, Chapter 17.08, Section 17.08.150 Cellar of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 2. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting a new definition as follows:

17.08.146 - Cellar

“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

SECTION 3. Title 17, Chapter 17.08, Section 17.08.195 Day Nursery of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

SECTION 4. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child

development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

SECTION 5. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.151- Child care center, Large Group and School Age Child Care

“Large Group and School Age Child Care” means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 6. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system

are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 7. Title 17, Chapter 17.08, Section 17.08.275 Family child care home of the Revised Ordinances of the City of Revere is hereby amended deleting the definition in its entirety and inserting the following new definition.

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

SECTION 8. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10, including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

SECTION 9. Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.

SECTION 10. Title 17, Chapter 17.16, Section 17.16.040B Institutional Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, family day care home, and family day care home and inserting the following new uses within Section 17.16.040A Residential Generally Table of Uses:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
A. RESIDENTIAL USES:																		
Child care center	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes
Family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no
Large family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no

SECTION 11. Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.080 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.
- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.

- C. A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- D. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- E. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- F. Swimming pools are prohibited on the premises of a child care center.

SECTION 12. Title 17, Chapter 17.16, Section 17.16.085 Family day care home of the Revised Ordinances of the City of Revere is hereby amended deleting this section in its entirety and inserting in place thereof the following new use regulation:

17.16.085 - Family child care home.

A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. Swimming pools are prohibited on the premises of a family child care home.

SECTION 13. Title 17, Chapter 17.26, Section 17.26.040(T) Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection and inserting in place thereof the following new subsection.

- T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

SECTION 14. Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, Institutional and utility uses and inserting within residential uses the following:

Use	Minimum Parking Spaces ^(A)	Minimum Loading Bay	Minimum Loading Space
Residential uses:			
child care center	1 per 200 GSF of child care center area	0	0

SECTION 15. Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere deleting footnote (A) in its entirety and inserting in place thereof the following new footnote (A):

- (A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

SECTION 16. Title 17, Chapter 17.44, Section 17.44.020 Permitted occupations of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting the following new section:

17.44.020 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;
- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;

- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.

The full text of the aforementioned zoning ordinance amendment (**CZ-24-02**) is available online at www.revere.org/departments/city-clerk, and on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Send invoice to: amelnik@revere.org
2/28/24
3/6/24

Overlook Ridge Amendment Offered by Councillor Silvestri:

Section 17.23.080 is hereby amended by inserting new subsection as follows:

Section 17.23.080(F) General regulations for the OROD

- F. The owner(s) of the property shall provide the City of Revere with a development agreement that stipulates a flag pole must be maintained on Lot 1 at a location to be approved by the Site Plan Review Committee, and further that the development agreement stipulates that 15% of the proposed residential units to be constructed on Lot 15 located in the City of Revere be reserved for affordable housing with at least five (5) of those units reserved for affordable veterans housing.

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

A ZONING ORDINANCE FURTHER AMENDING THE OVERLOOK RIDGE OVERLAY DISTRICT

- Section 1.** Section 17.23.040 is hereby amended by deleting, in each of subsection C.2, C.3, and C.4 the words “,accessory to hotel (limited to the first floor and not to exceed five thousand square feet).”
- Section 2.** Section 17.23.080 is hereby amended by deleting, in its entirety, the final sentence of Section 17.23.080, which currently reads as follows: “The provisions of Title 17, Chapter 17.23 of the Revised Ordinances of the City of Revere, the Overlook Ridge Overlay District (OROD), the boundaries of which are set forth in Exhibit A attached and illustrated as OROD “A” and “B” shall not take effect for OROD “A” and “B” until a building permit is issued by the City of Revere Building Inspector for the hotel proposed to be constructed on OROD “C”.”

A copy of the aforementioned application (**CZ-24-01**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Check attached #57068
2/28/24
3/6/24

FORM A

APPLICATION NO. CR-24-01
DATE: 2/14/24

**City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map**

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

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

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

- A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030).
- B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).

1. Applicant submitting this application is:

Name: Overlook Ridge, LLC

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, Attn: Eric J. Roehnel

Tel. #: (973) 218-2300

2. Applicant is: City Council
 Individual Owning Land Affected by Change
 Request by Registered Voters
 Planning Board
 Regional Planning Agency

FILED
2024 FEB 14 PM 1:51
OFFICE OF THE CITY CLERK
CITY OF REVERE, MASSACHUSETTS

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

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

Name: Jennifer Schulz

Title: Attorney for Applicant

Address: Sullivan & Worcester LLP, One Post Office Square, Boston, MA 02109

Tel. #: 617.338.2800

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

Name: Overlook Ridge, LLC

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311, Attn: Eric J. Roehnel

Tel. #: (973) 218-2300

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

Book 26379, Page 59. Certificate # (if registered) _____,

Book _____, Page _____.

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

Not Applicable

Lot # _____ Sq. Ft. _____

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

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

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

yes

no

do not know

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

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

_____ do not know; no.

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

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

The property consists of all land currently within the Overlook Ridge Overlay District, as set forth in Section 17.23.010 of the Revised Ordinances of the City of Revere.

11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

The proposed amendment addresses certain use and related provisions in the Overlook Ridge Overlay District, as more specifically described in the proposed amendment attached to this application.

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

DocuSigned by:
Taryn Fielder
788520A7AF894A9...
Signature of Applicant

02-12-2024 | 3:10 PM EST
Date

DocuSigned by:
Taryn Fielder
788520A7AF894A9...
Signature of Owner

02-12-2024 | 3:10 PM EST
Date

DocuSigned by:
Jennifer Schultz
0D2E34EF4C0F4D3...
Signature of Designated Representative

02-12-2024 | 11:31 AM EST
Date

Received from above applicant, the sum of \$ 320.00 to apply against administrative and mailing costs.

Date Submitted to the Revere Planning Board:

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning

ATTACHMENT A

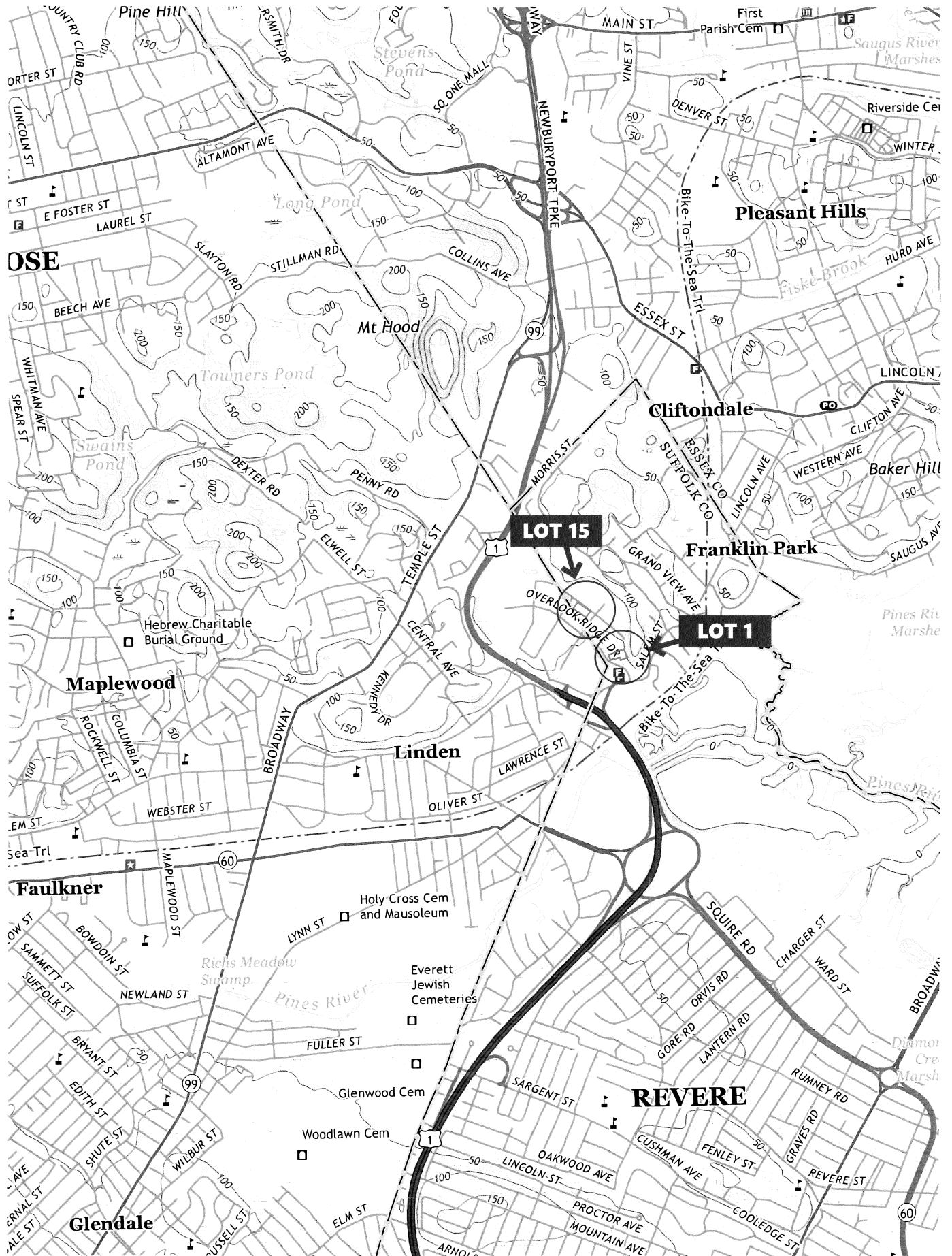
Text of Proposed Zoning Amendment

Title 17 of the Revised Ordinances of the City of Revere, Massachusetts is hereby amended as follows:

1. Section 17.23.040 is hereby amended by deleting, in each of subsection C.2, C.3, and C.4 the words “, accessory to hotel (limited to the first floor and not to exceed five thousand square feet).”

2. Section 17.23.080 is hereby amended by deleting, in its entirety, the final sentence of Section 17.23, which currently reads as follows: “The provisions of Title 17, Chapter 17.23 of the Revised Ordinances of the City of Revere, the Overlook Ridge Overlay District (OROD), the boundaries of which are set forth in Exhibit A attached and illustrated as OROD "A" and "B" shall not take effect for OROD "A" and "B" until a building permit is issued by the City of Revere Building Inspector for the hotel proposed to be constructed on OROD "C".”

Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning



Attachment: CZ2401.ZoningOrdinanceAmendmentOverlookRidgeOverlayDistrict (24-114 : CZ-24-01, Overlook Ridge Overlay District Zoning



CZ-24-03

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.12.010-17.12.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, March 25, 2024 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, March 26, 2024 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**A ZONING ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE
RELATIVE TO THE CD AND RA1 DISTRICTS**

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcels 33-475-9, 33-475-10, 33-476-6, 33-476-7, 33-476-8, and 33-476-13 from RA1 to CD.

Section 2. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district designation of Parcel 34-467B-29A from CD to RA1.

A copy of the aforementioned application (CZ-24-03) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Megan Simmons-Herling
Planning Board, Chair

Revere Journal
Invoice to: amelnik@revere.org
3/6/24
3/13/24

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

FILED
2024 FEB 27 PM 2:16
CITY CLERK

TO: Honorable City Council
FROM: Frank Stringi, City Planner *FS*
RE: Proposed Zoning Map Amendments
DATE: February 27, 2024

Attached please find proposed amendments to the Zoning Map of the City of Revere which adds six (6) City of Revere owned conservation parcels to the Conservation District (CD) and removes one parcel from the Conservation District (CD) and rezones this parcel to Single Family (RA1) in North Revere.

These zoning map amendments are necessary to create consistency with respect to land uses within this section of North Revere as well as increase the conservation area within this section of the city, which is predominantly zoned for single family use.

As always, I am available to answer any questions regarding these proposed zoning map amendments that are designed to benefit the City of Revere and to harmonize zoning with the immediate surrounding single family residential area.

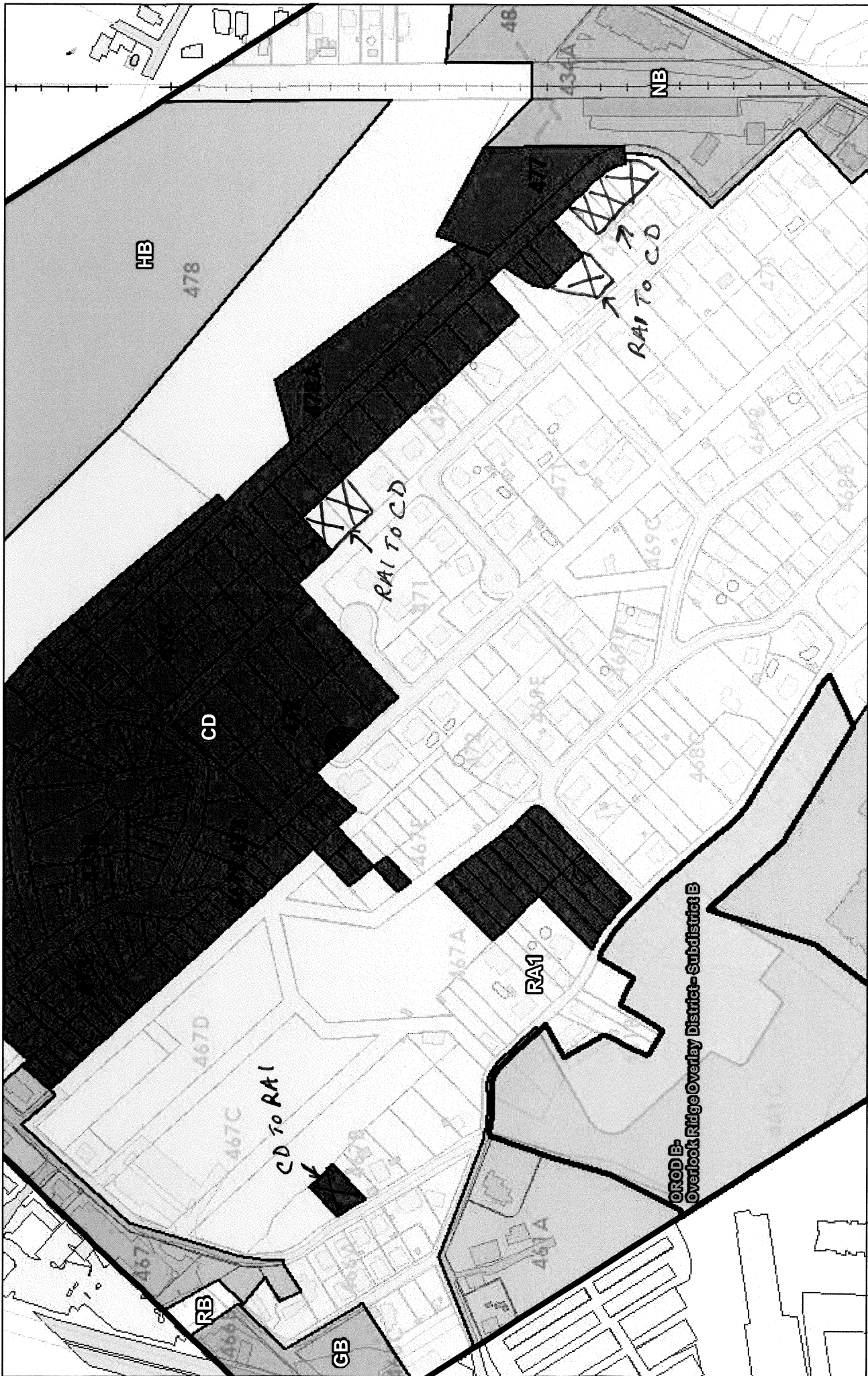
C: Mayor Patrick Keefe
Tom Skwierawski, DPCD Director
Ashley Melnik, City Clerk
Paul Capizzi, City Solicitor
Planning Board

Attachment: CZ2403.ZoningMapAmendmentsNorthRevereCDRA1 (24-115 : CZ-24-03 Zoning Map Amendment North Revere CD RA1)

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, are hereby amended to change the zoning district designation of the following parcels of land:

Parcels 33-476-6, 33-476-7, 33-476-8, 33-476-13, 33-475-9, and 33-475-10 from RA1 to CD.
Parcel 34-467B-29A from CD to RA1.



North Revere Zoning Map Amendments

Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties.

Attachment: CZ2403.ZoningMapAmendmentsNorthRevereCDRA1 (24-115 : CZ-24-03 Zoning Map Amendment North Revere CD RA1)

Ashley Melnik

From: fstringi@revere.org
Sent: Wednesday, March 27, 2024 5:49 PM
To: rsalvo@eaicivil.com; Ashley Melnik
Subject: Application Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: March 27, 2024
Application #: SPR23-000084
Address: 8 REVERE ST
Description: 9 Unit Townhouse Development
Review Status: Pending

The following findings and conditions have been with respect to the special permit request for the construction of 9 townhouse units at 8 Revere Street:

Reviewer: Frank Stringi, Community Development, Pending

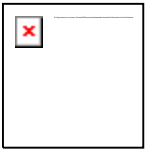
1. The developer shall plant 14 pine trees (minimum 8-ft tall) along the back property line every 10 feet on center, 6 trees (minimum caliper of 2 1/2") along the back of sidewalk along the Revere Street frontage of the site, and shall plant a tree (minimum caliper of 2 1/2") in front of each unit for a total of 9 trees along the interior driveway.
2. The demolition and remediation of the existing structure shall be completed prior to any site work on the property.
 - A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan and erosion control plan.
 - The plans must be reviewed and approved by the Fire Dept.
 - Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
 - Concrete sidewalks with granite curbing shall be installed along the full frontage of the property along Revere Street.
 - All existing water and sewer lines within the site shall be abandoned and shall be capped at the main and removed.

Attachment: C2405.8RevereStreetSPRConditions (24-118 : C-24-05, Special Permit, 8 Revere Street)

- The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. These plans shall be filed as part of the building permit application.
- The site lighting scheme shall be subject to the approval of the Site Plan Review Committee and all lights within the parking areas that may impact abutting residential properties shall provide screens/deflectors and or soft or directional lighting to minimize light being reflected on abutting residential properties.
- The final grading of the lot shall be such that no runoff is diverted to abutting properties.
- Irrigation systems shall be installed for all landscaped areas within the project site.

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

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



??

Attachment: C2405.8RevereStreetSPRConditions (24-118 : C-24-05, Special Permit, 8 Revere Street)

C-24-05

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, March 25, 2024 at 6:00 P.M. in the City Councillor Joseph A. DeGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 8 Revere Street, LLC, 8 Revere Street, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-confirming structure and construct a nine (9) unit townhouse development at 8 Revere Street, Revere, MA 02151.

A copy of the aforementioned application (C-24-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 19, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #9014
03/06/2024
03/13/2024

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

FILED

FORM B

2024 MAR -5 AM 9:10

APPLICATION NO. C-24-05

DATE: 3/5/24

OFFICE CITY CLERK
REVERE, MASS

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.40.020 & 17.40.030.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: 8 Revere Street, LLC

Address: 8 Revere Street, Revere, MA 02151

Tel. #: (781) 589-7196

Email: calightbody@aol.com

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

~~FILED
2024 FEB 29 AM 9:10
OFFICE CITY CLERK
REVERE, MASS~~

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

Name: Richard A. Salvo, P.E. Engineering Alliance, Inc.

Title: President

Address: 194 Central Street, Saugus, MA 01906

Tel. #: (781) 231-1349

Email: rsalvo@eaicivil.com

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

Name: 8 Revere Street, LLC

Address: 8 Revere Street Revere, MA 02151

Tel. #: (781) 589-7196

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

Book 49227, Page 277. Certificate # (if registered) _____,

Book _____, Page _____.

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

"Proposed Site Plan Dated July 11, 2023"

Lot # Map 24 Block 442-443 Lot 2B Sq. Ft. 17,750 +/- s.f.

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

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

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

yes

no

do not know

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

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

do not know; no.

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

The subject property is located at 8 Revere Street and is shown on the Revere Tax Maps as Map 24 Block 442-443 Lot 2B and is comprised of approximately 17,750 s.f. The property is located in the RB Zoning District. The property is occupied by an existing single story block building which is occupied by the Sons of Italy and accessory paved parking lot containing 39 parking spaces. The existing building is pre-existing, non-conforming due to non-conforming use and front, rear and side yard setbacks.

The subject property is currently served by municipal water and sewer located in Revere Street. In the current condition, the site is completely paved and there are limited stormwater controls located on-site as a result storm water runoff generated by the subject property flows un-mitigated into the municipal drainage system.

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

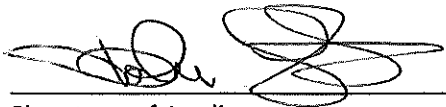
The proposed project includes the demolition of the existing structure and the construction of a nine (9) unit townhouse development with a single driveway and required off-site parking spaces. The construction will include a garage parking space and driveway parking space for each unit. In addition to the buildings, the project will include the installation of landscaping (greenspace), storm water management facility, utility connections and incidental site work. The proposed development will result in the following non-conformities:

- Front Yard Setback (12.6-ft where 20-ft is required)
- Density: 1,972 s.f./unit where 3,000 s.f./unit required

Date of denial by Building Inspector and/or Planning Board

July 25, 2023.

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




Signature of Applicant

2-29-24
Date

Signature of Owner

Date



Signature of Designated Representative

2-9-24
Date

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

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere 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: _____

Address: _____

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

Name: _____

Address: _____

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:

Name: _____

Address: _____

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

Trustee's Name: _____

Address: _____

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

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

Joint Venture Name: _____

Address: _____

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

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____

(50% or more)

Address: _____

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

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name of Limited Partnership: _____

Address: _____

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

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

Signature of each party and landowner:

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

Page 2
Finding of Fact Form

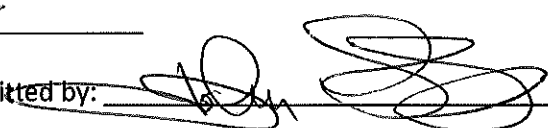
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere Street for the following reasons:
(streets)

- (a) All vehicular access to and from the site will access via a proposed 22-ft wide curb cut on Revere Street and the site has been designed in compliance with the off-street parking requirements of the Revere Zoning Ordinance.
- (b) The cement concrete sidewalk on Revere Street along the subject property's frontage will be re-constructed as part of this project.
- (c) The existing extra wide curb cut will be reduced to 22-ft so as to provide for a safer route for pedestrians crossing the driveway.

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

- (a) The site will include a storm water management system to renovate the quality and mitigate the quantity of storm water runoff generated by the site.
- (b) Each unit will contain trash and recycle totes that will be maintained by a private contractor.
- (c) The facility will use low impact design measures to mitigate water and power consumption.

Date: 2.9.24

Respectfully submitted by: 

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

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

Requested Return
Date: _____

Hearing
Date: _____

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

Name of Applicant: 
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 8 REVERE ST. REVERE, MA 02451
(business address of above person, corporation or business enterprise)

Location Address: 8 REVERE ST.
(location of property for which license or permit is required.)

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

Certification

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

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Certification

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

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

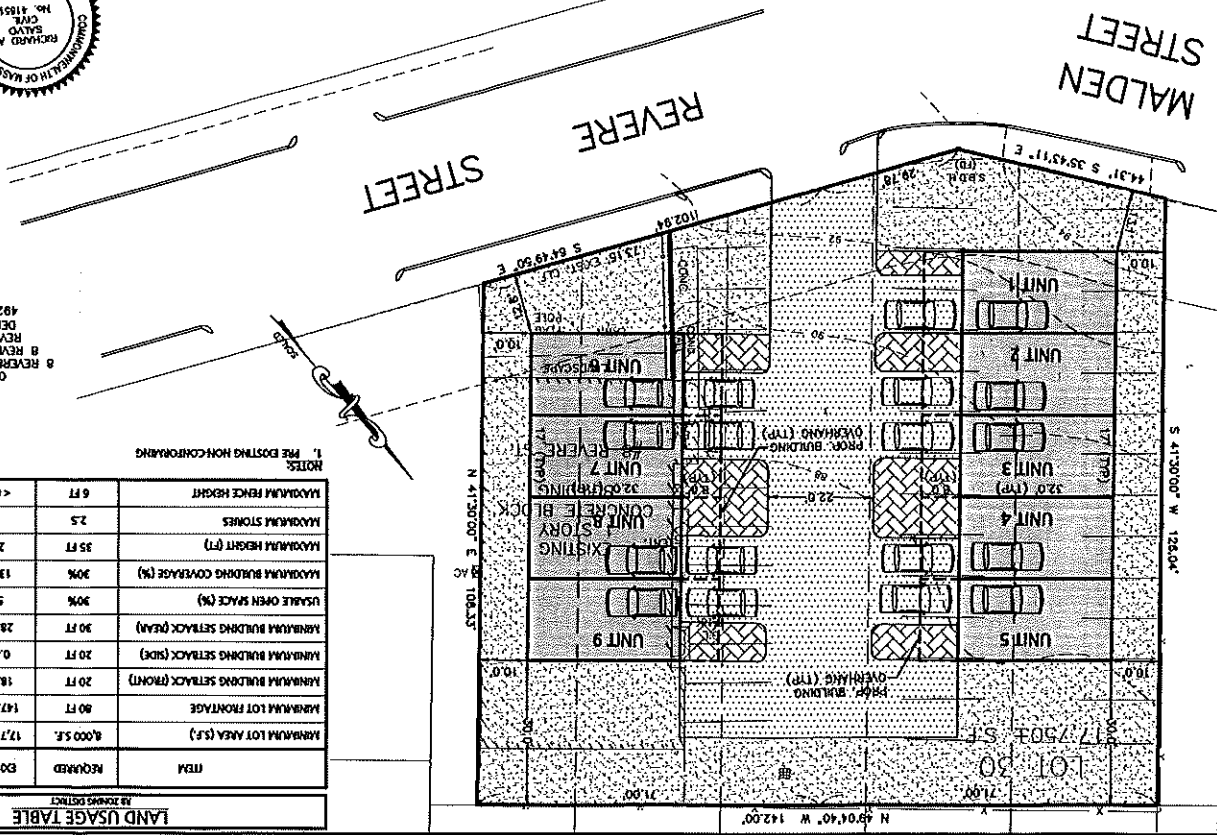
1 inch = 20 ft
(IN FEET)



GRAPHIC SCALE



OWNER:
8 REVERE STREET, LLC
DEED REF.
49227/277



NOTES:
1. THE EXISTING NON-CONFORMING

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	4,000 S.F.	17,750 S.F.	17,750 S.F.
MINIMUM LOT FRONTAGE	40 FT	147.25 FT	147.25 FT
MINIMUM BUILDING SETBACK (FRONT)	20 FT	18.7 FT (1)	12.6 FT
MINIMUM BUILDING SETBACK (SIDE)	20 FT	0.4 FT (1)	10.0 FT
MINIMUM BUILDING SETBACK (REAR)	30 FT	28.5 FT (1)	30.0 FT
USABLE OPEN SPACE (%)	30%	5% (1)	39.5%
MAXIMUM BUILDING COVERAGE (%)	30%	13.7%	27.5%
MAXIMUM HEIGHT (FT)	35 FT	20ft	34 FT
MAXIMUM STORIES	2.5	1	2.5
MAXIMUM FENCE HEIGHT	6 FT	< 6 FT	N/A

PROJECT TITLE:
**8 Revere Street, LLC
Proposed Site Plan**

PROPOSED BY:
**8 Revere Street, LLC
Revere, Massachusetts**

ENGINEERING ALLIANCE, INC.
300 WEST MAIN STREET, SUITE 200
REVERE, MA 01951
TEL: (978) 271-2100
WWW.EA-INC.COM

DATE: 07/13/2018
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT TITLE 8 Revere Street, LLC 8 Revere Street Revere, MA		DRAWING TITLE Rendering	
PROJECT NO. Proposed Site Plan 8 Revere Street Revere, Massachusetts		DATE APR 11, 2012	
DRAWING NO. 1 of 1		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	
PROJECT NO. 24-118		SHEET NO. 1 OF 1	



Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

From: fstringi@revere.org
 Sent: 07/25/2023 - 01:09 PM
 To: rsalvo@eaicivil.com,amelnik@revere.org,lcavagnaro@revere.org
 CC:
 Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
 Date: July 25, 2023
 Application #: SPR23-000084
 Address: 8 REVERE ST
 Description: 9 Unit Townhouse Development
 Review Status: Denied

Thank you for your recent permit application for 9 Unit Townhouse Development. 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.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030, the reconstruction and change of a nonconforming structure and use to a less detrimental use may only be allowed by special permit of the City Council.

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

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



Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

Board of Assessors

281 Broadway Revere, MA, 02151



Request for Abutters List

Date Time

03/04/24

Property Location

Street Address

8 REVERE ST

Address Line 2

City

REVERE

Zip Code

State

MA

Country

Map

24

Block

442-443

Parcel

2B

Property Owner

8 REVERE STREET LLC

Is request for special permit or variance?

Yes No

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

Requested Distance in feet

300

Fee

\$80.00

Please make checks payable to City of Revere

Requester information

Name

RICK SALVO

Address

Street Address

194 CENTRAL ST

Address Line 2

City

State

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

PROPERTY LOCATION		
Map	Divn	Lot
8	REVERE ST, REVERE	
Direction/Street/City		
Parcel No	8	

IN PROCESS APPRAISAL SUMMARY					
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
353	0.407	144,100		516,200	660,300
Total Parcel	0.407	144,100		516,200	660,300
Source/Market Adj Cost			Total Value per Sq Unit/Card	1224.13	Parcel: 1224.13
Parcel ID 24-442-4A3-2B			Legal Description: LOT 30		
Entered Lot Size			Total Land: 17750		
Land Unit Type: SF			GIS Ref		
Insp Date			10/19/15		
1111051			User Acct		
PRINT			24/442-4A3/2B		
Date			11/20/2023		
Date			18/49-49		
Date			10/21/2022		
Date			12/30/2021		
Date			11/9/2021		
Date			12/15/2020		
Date			8/19/2020		
Date			09/26/22		
Date			16:07:18		
Date			mmgraph		
Date			11105		

OWNERSHIP		
Owner 1	1:8 REVERE STREET LLC	Unit #
Owner 2		
Owner 3		
Street 1: 8 REVERE ST		
Street 2:		
Town/City: REVERE		
SuffProv: MA		
Postal: 02151		

PREVIOUS ASSESSMENT									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	353	FV	144,100	0	407	516,200	660,300	660,300	Year End Roll
2024	353	NC	144,100	0	407	516,200	660,300	660,300	Year End Roll
2023	353	FV	135,900	0	407	447,400	583,300	583,300	Year end
2023	353	NC	135,900	0	407	447,400	583,300	583,300	Year End Roll
2022	353	FV	124,200	0	407	401,500	525,700	525,700	Year End Roll
2022	353	NC	124,200	0	407	401,500	525,700	525,700	Year End Roll
2021	353	FV	124,200	0	407	367,100	491,300	491,300	Year End Roll
2021	353	P/CH	121,800	0	407	367,100	488,900	488,900	patch

PREVIOUS OWNER		
Owner 1	GIUSEPPE MAZZINI LODGE BUILDING	
Owner 2	JOSEPH LAKE	
Street 1: 8 REVERE ST		
Town/City: REVERE		
SuffProv: MA		
Postal: 02151		

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIUSEPPE MAZZINI	49227-277		3/12/2012	INTRA-CORP	320,000	No	No	No	
8 REVERE STREET	49227-270		3/5/2012	CONVENIENCE		1	No	No	
GIUSEPPE MAZZINI	31430-102		5/7/2003				No	No	
UNKNOWN			3/6/1997				No	No	

NARRATIVE DESCRIPTION		
This parcel contains .407 Acres of land mainly classified as FRATRNL with a CLUB/LODGE Building built about 1940, having primarily CONC BLOCK Exterior and 2946 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.		
OTHER ASSESSMENTS		
Code	DescrptNo	Amount

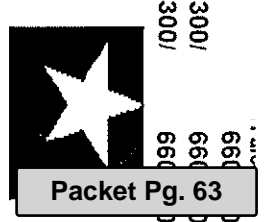
BUILDING PERMITS								
Date	Number	Descrpt	Amount	CO	Last Vist	Fed Code	F. Descrpt	Comment
4/18/2013	10804	ADDITION	5,800	C				38'X14' ADDITION STRIP & PERROOF 20
5/7/2007	5158	ROOF	8,500	C				INSTALL NEW WINDOW
4/24/2004	1758	INTER RE	5,000	C				

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z		water				
o		Sewer				
n		Electri				
Census:						
Exmpl						
Flood Haz:						
D		Topo				
s		Street				
1		Gas				

LAND SECTION (First 7 lines only)																				
Code	Description	LUC	No of Units	Depth	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infln	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
353	FRATRNL		17750		SITE		1.0	0	22.5	1.29	CA	TOPO	-10			516,235	0		516,200	

Total A/C/H/A: 0.40748	Total S/F/S/M: 17750	Parcel LUC: 353	FRATRNL	Prime NB Desc	COMM AVG	Total: 516,235	Spl Credit	Total: 516,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - REVERE apro 2025



USER DEFINED
Prior Id #1: GB
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: 24

RIOF

Type: 00 - 0000000000	1 Unit	Rating:	40.9%
Sy Ht: 1 - 1 STORY	3/4 Bath: 1	Rating:	
Units: 1	Total: 1	Rating:	
Foundation: 6 - SLAB	A 3/4Bth: 1	Rating:	
Frame: 2 - STEEL	1/2 Bath: 2	Rating:	
Prime Wall: 21 - CONC BLOCK	A HBth: 1	Rating:	
Sec Wall:	OtherFk: 7	Rating:	
Roof Struct: 4 - FLAT	OTHER FEATURES		
Roof Cover: 4 - TAR+GRAVEL	Kits: 1	Rating:	AVERAGE
Color: WHITE	A Kits:	Rating:	
View / Desir:	Fpri:	Rating:	
GENERAL INFORMATION			
Grade: D - FAIR	CONDO INFORMATION		
Year Bilt: 1940	Eff Yr Bilt:	Location:	
Alt LUC:	Alt %:	Total Units:	
Jurisdct:	Fact:	Floor:	
Const Mod:	% Owr:	Name:	
Lump Sum Adj:			

DEPRECIATION

Phys Cond: FR - Fair	40.0%
Functional:	
Economic:	
Special:	
Overide:	
Total:	40.9%

CALC SUMMARY

Basic \$ / SQ: 80.00	Size Adj: 1.17430413
Const Adj: 1.06120789	Adj \$ / SQ: 99.694
Other Features: 29000	Grade Factor: 0.75
NBHD Inf: 1.00000000	NBHD Mod:
LUC Factor: 1.00	Adj Total: 243753
Depreciation: 99695	Final Total: 144100
Depreciated Total: 144058	Model:

RESIDENTIAL GRID

Level	FR	LR	DR	D/K	FR	RR	BR	FB	HB	L	O	# Units
1st Res Grd												
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMS:	BRS:	BRS:	BRS:	HB2							

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

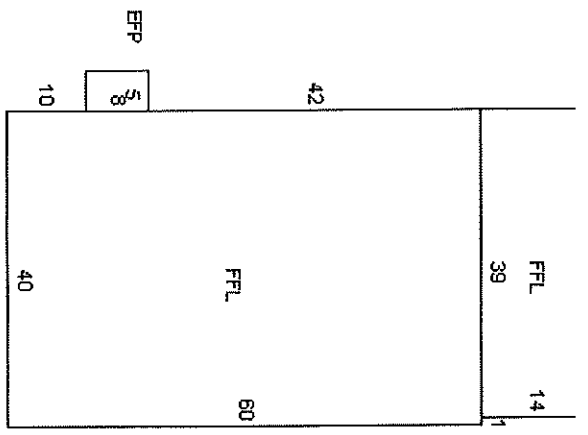
Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

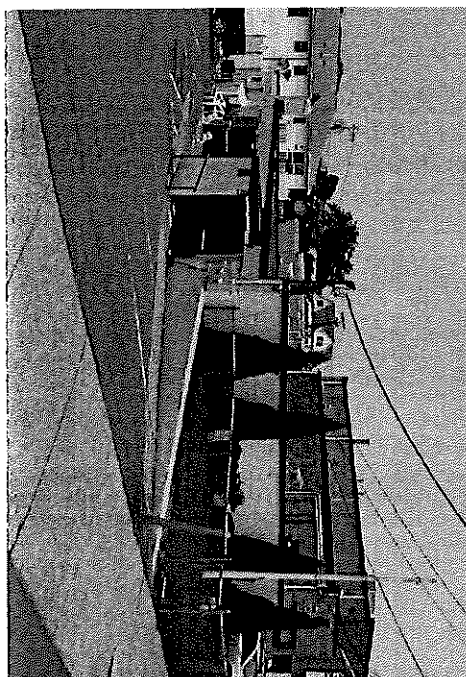
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,946	99.690	293,700
FFP	ENCL PRCH	40	57.600	2,304
	Total:	2,986		296,004

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Du	# Ten



IMAGE



AssessPro Patriot Properties, Inc

MOBILE HOME

Code	Description	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCoef	Fact	Jurs	Value

SPEC FEATURES/YARD ITEMS

Parcel ID: 24-442-443-2B

733 BROADWAY 17-276-10-0000

LUC: N/A

733 BROADWAY CONDO ASSOC
733 BROADWAY
REVERE, MA 02151

733 BROADWAY 1 17-276-10-1

LUC: 327

WINMP LLC
733 BROADWAY
UNIT 1
REVERE, MA 02151

733 BROADWAY 2 17-276-10-2

LUC: 327

GRAINGER KATHLEEN M
63 HIGH ST
REVERE, MA 02151

733 BROADWAY 3 17-276-10-3

LUC: 102

OSORIO BRANT
733 BROADWAY
UNIT 3
REVERE, MA 02151

733 BROADWAY 4 17-276-10-4

LUC: 102

HERNANDEZ KELVIN
733 BROADWAY
UNIT 4
REVERE, MA 02151

733 BROADWAY 5 17-276-10-5

LUC: 102

ERAZO JANETH
733 BROADWAY
REVERE, MA 02151

733 BROADWAY 6 17-276-10-6

LUC: 102

PIO FAMILY TRUST
PIO ANTHONY CO-TRUSTEE
733 BROADWAY
UNIT 6
REVERE, MA 02151
745 BROADWAY

17-276-11

LUC: 332

RALPH J PERRIELLO FAMILY TRUST
PERRIELLO KATHY E TRUSTEE
7 LONGBOW CIR
LYNNFIELD, MA 01940

765 BROADWAY 17-277-1

LUC: 325

JC & Y REALTY GROUP, LLC
P O BOX 16
REVERE, MA 02151

773 BROADWAY 17-277-2

LUC: 355

JC&Y REALTY GROUP
P O BOX 16
REVERE, MA 02151

791 BROADWAY 17-277-3B

LUC: 337

OLYMPIA DEVELOPMENT CORPORATIO
DICESARE C/O VINCENT
1605 NORTH SHORE RD
REVERE, MA 02151

61 TUCKERMAN ST 24-410-10

LUC: 104

DEMAINO LEONARD N
DEMAINO PATRICIA A
61 TUCKERMAN ST
REVERE, MA 02151

24 MALDEN ST 24-410-11

LUC: 104

PENNACCHIO JOHN
PENNACCHIO TINA LMV
24 MALDEN ST
REVERE, MA 02151

16 MALDEN ST 24-410-12

LUC: 326

DM REALTY NOMINEE TRUST
DEMAINO LEONARD
61 TUCKERMAN ST
REVERE, MA 02151

12 MALDEN ST 24-410-13

LUC: 104

RODRIGUEZ INGRID REYES
REYES CELIN A
12 MALDEN ST
REVERE, MA 02151

51 TUCKERMAN ST 24-410-9

LUC: 104

51 TUCKERMAN NOMINEE TRUST ESTHER
FLORES ESTHER TRUSTEE
51 TUCKERMAN ST
REVERE, MA 02151

MALDEN ST 24-411-10

LUC: 930

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

62 MALDEN ST 24-411-11

LUC: 101

LOPEZ SANDRA N PINEDA
LOPEZ GERMAN F
62 MALDEN ST
REVERE, MA 02151

54 TUCKERMAN ST 24-411-8

LUC: 101

GIL-YEPES CARLOS M
BARRERA MARIA CLAUDIA GIL
54 TUCKERMAN ST
Revere, MA 02151

68 TUCKERMAN ST 24-411-9

LUC: 931

CITY OF REVERE / LINCOLN
C/O SUPERINTENDENT OF SCHOOLS
101 SCHOOL ST
REVERE, MA 02151

732 BROADWAY 24-441-1

LUC: 013

BROADWAY 732, LLC
P.O. Box 365
REVERE, MA 02151

MALDEN ST 24-441-2

LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

744 BROADWAY 24-441-3

LUC: 013

RUBINO FAMILY REALTY TRUST
RUBINO LOUIS TRUSTEE
35 ROSSETTI ST
REVERE, MA 02151

738 BROADWAY 24-441-4

LUC: 104

GUZMAN ESTHER J
738 BROADWAY
REVERE, MA 02151

756 BROADWAY 24-442-443-1

LUC: 031

A&M FOREIGN MOTORS, LLC
P O BOX 45605
SOMERVILLE, MA 02145

69 MALDEN ST 24-442-443-10

LUC: 111

PEREZ MIRZA
36 RUMNEY RD
REVERE, MA 02151

MALDEN ST 24-442-443-11

LUC: 337

PEREZ MIRZA
69 MALDEN ST
REVERE, MA 02151

REVERE ST 24-442-443-17

LUC: 337

A&M FOREIGN MOTORS, LLC
P O BOX 45605
SOMERVILLE, MA 02145

8 REVERE ST 24-442-443-21

LUC: 353

8 REVERE STREET LLC
8 REVERE ST
REVERE, MA 02151

ROSSETTI ST 24-442-443-51

LUC: 132

ROMANO CATHERINE A
15 JOHNSON RD
WINCHESTER, MA 01890-2257

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)

28 ROSSETTI ST 24-442-443-64
LUC: 101
HASANUZZAMAN MD
AKTAR MEHEDI
28 ROSETTI ST
REVERE, MA 02151

19 ROSSETTI ST 27-442-443-44
LUC: 101
CAPOSSELA PATRICIA R LIFE ESTATE
CAPOSSELA ALEXANDER F REMAINDERMAN
19 ROSSETTI ST
REVERE, MA 02151

8 ROSSETTI ST 24-442-443-55B
LUC: 104
NICOSIA NUNZIO LIFE ESTATE
NICOSIA SANTA LIFE ESTATE
8 ROSSETTI ST
REVERE, MA 02151

25 ROSSETTI ST 27-442-443-45
LUC: 104
CAPOSSELA LAUREN M
CAPOSSELA ALEXANDER F JR
25 ROSSETTI ST
REVERE, MA 02151

18 ROSSETTI ST 24-442-443-55C
LUC: 104
SALAZAR ALBEIRO
SALAZAR LUZ I
18 ROSSETTI ST
REVERE, MA 02151

35 ROSSETTI ST 27-442-443-46
LUC: 111
RUBINO LOUIS LIFE ESTATE
RUBINO ANTONINA LIFE ESTATE
35 ROSSETTI ST
REVERE, MA 02151

BROADWAY 24-442-443-60
LUC: 332
766 BROADWAY, LLC
120 WYLLIS AVE
UNIT 106
EVERETT, MA 02149

766 BROADWAY 24-442-443-61
LUC: 325
766 BROADWAY, LLC
120 WYLLIS AVE
UNIT 106
EVERETT, MA 02149

37 MALDEN ST 24-442-443-7
LUC: 105
INGLES JUAN
VAQUERANO BLANCA
37 MALDEN ST
REVERE, MA 02151

45 MALDEN ST 24-442-443-8
LUC: 104
ROMANO CATHERINE A
15 JOHNSON RD
WINCHESTER, MA 01890-2257

65 MALDEN ST 24-442-443-9
LUC: 104
MALDEN ROSSETTI REALTY TRUST
PIAZZA JOSEPH
15 JOHNSON RD
WINCHESTER, MA 01890

PRINCE ST 27-442-443-42
LUC: 337
784-789R BROADWAY LLC
24 ANNA DR
DANVERS, MA 01923

784 BROADWAY 27-442-443-43
LUC: 031
784-798R BROADWAY LLC
24 ANNA DR
DANVERS, MA 01923

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE
SUSAN Shaffer
DATE: 3-4-24

Attachment: C2405.8RevereStreet (24-118 : C-24-05, Special Permit, 8 Revere Street)



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

April 3, 2024

Anthony Cogliandro, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Revere Unit A and Unit B Memorandum of Agreement

Dear Councilor Cogliandro,

As you know, there are a number of municipal employees not covered by collective bargaining agreements. Generally, as a matter of equity, these employees are offered percentage salary adjustments equivalent to those negotiated between the city and the Laborer's Union (Local 22), which represents the managers and hourly employees of the city.

To accomplish this goal for FY2024 and beyond, a new salary ordinance is required to be voted on by the City Council. As such, please find a revised salary ordinance that cleans up the old ordinance and reflects the negotiated and approved percentage adjustments recently approved by the City Council for both Unit A and Unit B unions as represented by Local 22.

I respectfully request that the City Council schedule a public hearing on this ordinance amendment.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Patrick Keefe, Mayor
Paul Capizzi, City Solicitor
Claire Inzerillo, Policy Writer and Analyst
Lina Tramelli, Human Resources Director
Assunta Newton, Assistant Budget Director

attachments

Attachment: CFO Communication re Salary Ordinance (24-137 : Table III Amendment)

An Ordinance Further Amending Appendix, Table III of the Revised Ordinances of the City of Revere

Be it ordained by the City of Revere as follows:

Section 1. Appendix, Table III – Salaries of the Revised Ordinances of the City of Revere is hereby amended by deleting Table III in its entirety and inserting in place thereof the following new table:

Table III – Full-Time Employees Not Represented by Collective Bargaining

Sections:

- A. Scope
- B. Definitions
- C. Rates of Compensation
- D. Longevity Compensation
- E. Salary Schedule – Non-Elected Employees Not Represented by a Collective Bargaining Agreement.
- F. Salary Schedule – Mayor, City Council, and Legislative Branch Employees
- G. Salary Schedule – Boards and Commissions

A. Scope

The provisions of this division shall cover all full-time employees of the city not represented by a collective bargaining agreement.

B. Definitions

1. “Full-time employee(s)” shall mean an employee of the City of Revere who is hired to work twenty (20) hours or more in a single workweek.
 2. “Years of service” shall mean years of service as a full-time employee of the City of Revere.
-

C. Rates of compensation – Unlisted Positions

An employee whose title is not listed in Sections E through G of this division shall receive such compensation as the mayor and city council provide.

D. Longevity Compensation

1. Beginning with the first full pay period following the completion of the years of service as set out in subsection 2 of this section, each permanent, full-time employee of the City of Revere, under this division shall receive as an annual rate, in addition to the maximum salary provided for in the schedules set forth in Sections E through G, additional compensation as set out in this section.

2.

Years of Employment Completed	Additional Compensation
9 years of continuous employment	\$1,000
10 years of continuous employment	\$1,100
11 years of continuous employment	\$1,200
12 years of continuous employment	\$1,300
13 years of continuous employment	\$1,400
14 years of continuous employment	\$1,600
15 years of continuous employment	\$1,800
16 years of continuous employment	\$2,000
17 years of continuous employment	\$2,200
18 years of continuous employment	\$2,400
19 years of continuous employment	\$2,600
20 years of continuous employment	\$2,800
21 years of continuous employment	\$3,000
22 years of continuous employment	\$3,200
23 years of continuous employment	\$3,400
24 years of continuous employment	\$3,600
25 years of continuous employment	\$3,800
26 years of continuous employment	\$4,000
27 years of continuous employment	\$4,200
28 years of continuous employment	\$4,400
29 years of continuous employment	\$4,600
30 years of continuous employment	\$4,800
31 years of continuous employment	\$5,000
32 years of continuous employment	\$5,200
33 years of continuous employment	\$5,400
34 years of continuous employment	\$5,600
35 years of continuous employment	\$5,800
36 years of continuous employment	\$6,000
37 years of continuous employment	\$6,200
38 years of continuous employment	\$6,400
39 years of continuous employment	\$6,600
40 years of continuous employment	\$6,800

3. Interruption of such employment for the purpose of performing military service shall not be deemed to break the continuity of service with the departments of the city under this division; provided, that no employment, other than military service, is entered into by the employee during the period of such interruption.

4. Interruption of such employment for superannuating retirement purposes shall not be deemed to break the continuity of years of service as used herein for purpose of calculation of the years of service of subsection (D).
5. Payments for longevity shall be suspended to employees who fail to actually work during any consecutive thirty-day period, exclusive of vacation time.
6. This section (D) Longevity Compensation shall apply to each, and every employee and elected official first employed by the City of Revere on or after the effective date of this ordinance.

E. Salary Schedule – Non-Elected Employees Not Represented by a Collective Bargaining Agreement.

Exempt Employees

Position	3% - 7/1/23	0.75% – 7/1/24	3% - 7/1/24
CHIEF OF STAFF	130,764	131,745	135,698
EXECUTIVE ASSISTANT	77,500	78,081	80,424
COMMUNICATIONS ASSOCIATE	62,000	62,465	64,339
MAYOR'S AIDE	57,818	58,252	59,999
HUMAN RESOURCES DIRECTOR	97,850	98,584	101,541
SENIOR GENERALIST	78,775	79,366	81,747
HEALTH BENEFITS ADMIN	63,788	64,266	66,194
CITY AUDITOR	152,887	154,033	158,654
ASST BUDGET DIRECTOR	89,167	89,835	92,530
GRANT ADMIN/INTERNAL AUDITOR	98,345	99,083	102,056
COLLECTOR/TREASURER	105,216	106,006	109,186
CITY SOLICITOR	120,736	121,641	125,290
ASSISTANT SOLICITOR	113,381	114,232	117,659
ASSISTANT CLERK/PARALEGAL	64,176	64,657	66,597
POLICY WRITER AND ANALYST	72,106	72,647	74,826
CHIEF OF PLANNING AND DVLPMT	131,045	132,028	135,989
CITY ENGINEER	125,000	125,938	129,716
POLICE CHIEF	203,794	205,322	211,482
SUPERINTENDENT	138,049	139,084	143,256
ASST SUPERINTENDENT DPW – GEN	115,000	115,863	119,338
ASST SUPERINTENDENT W/S	115,000	115,863	119,338
CHIEF OF HEALTH & HUMAN SERVICES	123,600	124,527	128,263
DIR OF WORKFORCE DVLPMT	126,000	126,945	130,753

Exempt Employees at 16 YR STEP

Position	3% - 7/1/23	0.75% - 7/1/24	3% - 7/1/24
CHIEF OF STAFF	137,303	138,333	142,483
EXECUTIVE ASSISTANT	81,375	81,985	84,445
COMMUNICATIONS ASSOCIATE	65,100	65,588	67,556
MAYOR'S AIDE	60,709	61,164	62,999
HUMAN RESOURCES DIRECTOR	102,743	103,514	106,619
SENIOR GENERALIST	82,714	83,334	85,834
HEALTH BENEFITS ADMIN	66,977	67,479	69,504
CITY AUDITOR	160,531	161,735	166,587
ASST BUDGET DIRECTOR	93,625	94,327	97,157
GRANT ADMIN/INTERNAL AUDITOR	103,263	104,037	107,159
COLLECTOR/TREASURER	110,477	111,306	114,645
CITY SOLICITOR	126,773	127,724	131,556
ASSISTANT SOLICITOR	119,050	119,943	123,541
ASSISTANT CLERK/PARALEGAL	67,385	67,890	69,927
POLICY WRITER AND ANALYST	75,711	76,279	78,567
CHIEF OF PLANNING AND DEVELOPMENT	137,598	138,630	142,789
CITY ENGINEER	131,250	132,234	136,201
POLICE CHIEF	213,983	215,588	222,056
SUPERINTENDENT	144,951	146,038	150,419
ASST SUPERINTENDENT DPW – GEN	120,750	121,656	125,305
ASST SUPERINTENDENT W/S	120,750	121,656	125,305
CHIEF OF HEALTH & HUMAN SERVICES	129,780	130,753	134,676
DIR OF WORKFORCE DEVELOPMENT	132,300	133,292	137,291

F. SALARY SCHEDULE – MAYOR, CITY COUNCIL, AND LEGISLATIVE BRANCH EMPLOYEES

1. Elected

Position	3% - 7/1/23	0.75% - 7/1/24	3% - 7/1/24
MAYOR	149,350	150,471	167,500
CITY COUNCILLOR	20,783	20,939	25,000
CITY COUNCIL PRESIDENT	23,098	23,272	28,000

2. Legislative Branch

Position	3% - 7/1/23	0.75% - 7/1/24	3% - 7/1/24
CITY CLERK	100,472	101,225	104,262
CITY CLERK 16 YR STEP	105,495	106,287	109,475

ASSISTANT CITY CLERK	75,000	75,000	77,250
ASSISTANT CITY CLERK 16 YR STEP	78,750	78,750	81,113
CLERK OF COUNCIL	7,591	7,648	7,877
CLERK OF COUNCIL 16 YR STEP	7,970	8,030	8,271
CLERK OF COMMITTEE	7,591	7,648	7,877
CLERK OF COMMITTEE 16 YR STEP	7,970	8,030	8,271

G. SALARY SCHEDULE – BOARDS AND COMMISSIONS.

The foregoing salary schedule applies to members of the Zoning Board of Appeals, Conservation Commission, Board of Election Commissioners, Board of Health, Library Board of Trustees, License Commission, Planning Board, and Commission on Disabilities.

Boards and Commissions

Position	7/1/23	7/1/24
Zoning Board of Appeals Clerk	6,000	12,000
ADA Chairman	4,300	4,300
Other Boards:		
Board Chairman	3,200	3,200
Board Member	1,600	1,600
Conservation Commission, Board of Health, License Commission:		
Clerk	6,000	6,000

AN ORDINANCE FURTHER AMENDING CHAPTER 2.57 PARKS AND RECREATION DEPARTMENT OF THE REVISED ORDINANCES OF THE CITY OF REVERE.

Be it ordained by the City of Revere, MA as follows:

Section 1. Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere is hereby amended by deleting Section 2.57.010 in its entirety and inserting in place thereof the following new section:

2.57.010 - Responsibility and Definitions

There is created and established in the city the parks and recreation department. The department shall be responsible for and shall promote and carry on recreational activities sponsored or conducted by the city. The parks and recreation department shall be under the general supervision of a director, who shall be appointed by the mayor, subject to the provisions of Chapter 31 of the General Laws.

The following terms are defined for the purposes of this chapter:

- A. "*delegated safety official*" means a firefighter, a member of the public works department, police officer, public health, or other public safety official in the City of Revere to whom the Mayor or the director the power to turn on and off the lights has been delegated
- B. "*director*" means the director of the parks and recreation department of the City of Revere who shall have the general supervision of the department
- C. "*lights schedule*" means a schedule set forth by this chapter for the parks, sports fields and courts throughout the city
- D. "*department*" means the parks and recreation department, referred to in this chapter as the "department."
- E. "*Revere Public Schools*" means any school under the purview of the Revere Public School Department.
- F. "*outdoor space facility*" means any outdoor recreational park, playground, commons, sports court, or sports field that is public property of the city of Revere including but not limited a that certain parcel of land known as Harry Della Russo Stadium.
- G. "*live calendar*" means a calendar that is updated in real time when there is a scheduled activity at a city outdoor space facility.
- H. "*organic play*" means non-scheduled or rented play and access to an outdoor space facility

- I. "special permit" means a permit that circumvents the provisions of this chapter not to be limited to.
- J. "*commercial organization*" means an applicant for a special permit that is a for-profit corporation or a surrogate for a for-profit corporation
- K. "*fee schedule*" means a system of fees for special permits granted to commercial applicants that is tiered for the type of event being held at an outdoor space facility.
- L. "*youth*" means a resident of the city of Revere between the ages of 15 and 36 years of age.
- M. "*regulations*" means regulations set forth by this chapter.

Section 2. Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere is hereby amended by deleting Section 2.57.030 Director-Appointment in its entirety and inserting in place thereof the following new section:

2.57.030 – Director - Powers and duties.

The director of the parks and recreation department shall have full charge of the department and shall be responsible for all recreation programs sponsored or conducted by the city. The director may also have delegated responsibility for all public reservations or outdoor space facilities which are owned or controlled by the city, as of or after the effective date of the ordinance from which this article is derived, and which are or may be used or known as parks, commons or playgrounds. Such delegated responsibility shall be in accordance with Section 2.57.010.

The director shall either themselves, their staff, or a delegated public safety official shut the lights at all the outdoor space facilities in the city, barring a special permit, no earlier than 9pm Monday through Thursday evenings and 10pm on Friday and Saturday evenings and the evening before a holiday and while the Revere Public Schools are not in session for the summer break. Further, the mayor shall delegate the closure of the courts to align with the lights schedule set forth by this chapter to a delegated public safety official and said official shall ensure that there are no people using the outdoor space facility after closure. Further, the department and the director shall create regulations for the rental and scheduling of the outdoor space facilities prioritizing organic play in these public spaces and those regulations shall not be prohibitive in nature and must be constructed in conversations with the commission, youths, the director of diversity, equity and inclusion, and community partners.

These regulations shall include but are not limited to regulations that:

1. Establish a process by which people or entities can apply for a special permit that at the least includes a paper application, and or through an application form accessible to fill out and submit online.
2. Prioritize Revere based residents and non-profit organizations in the special permit process.

3. Establish recurring blackout dates and times for the purposes of prioritizing organic play.
4. Establish a timeline for application and approval of a special permit.
5. Establish a nominal fee schedule for a special permit granted for commercial applicants.

Further, the department shall make publicly available on the city's website, its social media channels, the mayor's newsletter, and or their own website a live calendar of events happening at an outdoor space facility.

Section 3. Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere is hereby amended by deleting Section 2.57.040 Director – Powers and duties in its entirety.

Section 4. Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere is hereby amended by deleting Section 2.57.060 Commission-Composition-Terms in its entirety and inserting in place thereof the following new section:

2.57.060 Commission—Composition—Terms.

The parks and recreation commission shall consist of seven (7) members appointed by the mayor and subject to confirmation by the city council, which shall satisfy the following criteria.

- i. At least two (2) members who are male
- ii. At least two (2) members who are female
- iii. At least two (2) members who are youth
- iv. At least one (1) member from a non-profit organization in the city
- v. At least one (1) member from a commercial organization in Revere or surrounding communities that engages in the recreation of young people in the city of Revere
- vi. At least one (1) member from a labor union that represents the department of public works
- vii. At least one (1) member who is a current member of the Revere City Council appointed through the sole authority of the City Council President.

Section 5. Section 2.57.070 Commission – Powers and duties of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

- E. The director must present the regulations set forth under this chapter by no later than June 1, 2024 and said regulations must be approved by the commission. Amendments to previously approved regulations under this chapter may only be offered by the director. The commission must approve the regulations set forth by the director no later than September 1, 2024. The regulations will go into effect four (4) months after approval by the commission.

Section 6. Chapter 2.57 Parks and Recreation Department of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

Section 2.57.090 - Fees, logistics, and exemptions.

Seventy five percent (75%) of the total amount of the nominal fees collected by provisions of this chapter shall be entered into the general fund and twenty-five percent (25%) of the total amount of nominal fees collected directed to the department.

For the purposes of this chapter the director in their discretion may, in collaboration with a representative from the Revere Public Schools, grant a special permit to the Revere Public Schools for the purposes of scheduling games, practices, or other activities hosted by the Revere Public Schools.

The new regulations must be publicized and easily accessible in the city's website and the department's website.

Any application process, form, communications, and materials prompted by this chapter must be interpreted and translated to any language other than English that is spoken by at least 5% of the Revere Public Schools population or the most up-to-date American Community Survey or United States Census.

An Ordinance Creating Stronger Jobs for Revere Residents and Improving the Well-Being of Revere's Working Families

Section 1. - Purpose.

For the construction of all public construction projects in the city, constructed in part or in full with public dollars. For the purpose of a timely completion of said project, understanding that any delay in such a project would jeopardize the well-being of the residents of our city and the academic and developmental advancement of the young people of our city.

Section 2. - Delivery Process

The mayor is hereby directed to conduct a thorough internal construction delivery process to review options for a construction delivery model related to the construction of the new Revere High School that takes into account at least the following:

1. Size of the project,
2. Timing of the project,
3. Complexity of the project, and
- 4.

Section 3. - Delivery Model

The delivery model shall further take into account costs, budget, and schedule.

For the purposes of this ordinance, the mayor is hereby directed to conduct a study of and an analysis of how the construction of the new Revere High School supports:

1. Local workforce including but not limited to;
 - a. Local hire,
 - b. Apprenticeship, and
 - c. Opportunities for high school graduates