



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – Revere City Hall  
281 Broadway, Revere, Massachusetts 02151  
Calendar  
Monday, September 25, 2023, 6:00 PM

### Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of September 11, 2023
3. **23-153** Motion presented by Councillor Zambuto: That the Revere City Council award a Certificate of Commendation to Philip Imperato in recognition of his 90th birthday.

### **Public Hearings**

4. **23-198** Hearing called as ordered on repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere whereas the ordinance is content-based and unconstitutional by violating the First Amendment pursuant to the Supreme Court's decision on Reed v. Town of Gilbert, 576 US (2015).
5. **23-206** Hearing called as ordered on a loan order in the amount of \$4,000,000 for Water Main Replacement Bonds.
6. **23-209** Hearing called as ordered on a loan order in the amount of \$2,000,000 for Stormwater Drainage System Bonds.
7. **23-210** Hearing called as ordered on the application of Broadway Capital CDPM, Inc., / 133 Salem Development, LLC, 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council to alter the existing special permit C-22-01 by increasing the number of affordable units within the permitted 72 unit mixed use development from 7 units to 18 units consisting of 6 units at 70% AMI and 12 units at 80% AMI at 133 Salem Street, Revere, MA 02151.
8. **23-211** Hearing called as ordered on the application of Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

### **Veto Message RE Council Order 23-202**

9. **23-202** Communication from the Acting Mayor vetoing the following motion unanimously approved by the City Council (8-0, 2 absent): Pursuant to the legal opinion received by Anderson & Kreiger, LLP dated August 24, 2023 relative to the power and authority of the Acting Mayor, that the Acting Mayor immediately cease and desist taking actions admitting of delay resulting in permanent appointments or hires.

**Motions**

10. **23-212** Motion presented by Councillor Cogliandro: That the City Council request a representative from RCN, Comcast, and Verizon to appear before the City Council to discuss pole # 1036.
11. **23-213** Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Chief of Police to increase patrols at the intersection of Blaney Street, Coolidge Street, and Constitution Avenue. Drivers are not stopping at the "Stop Signs" nor abiding by the "Do Not Enter" signs.
12. **23-214** Motion presented by Councillor Cogliandro: That the Acting Mayor direct Superintendent of RPS to work collaboratively with the Election Department and City Council to ensure that polling locations located in schools are empty of staff and students on November 7, 2023, the day of the general election.
13. **23-215** Motion presented by President Pro Tempore McKenna: That the Acting Mayor request the Traffic Commission and MassDOT to reconfigure the signalization and pedestrian light at intersection of Winthrop Avenue and Revere Beach Parkway. For traffic continuing on Winthrop Avenue towards Beachmont, the pedestrian signal turns red when the traffic light turns red for traffic continuing on Revere Beach Parkway towards Revere Beach. This is causing major traffic backups on Winthrop Avenue. The pedestrian signal should remain green until activated allowing traffic to flow towards Beachmont.

**Late Communication**

14. **23-216** Communication from the Election Commissioner requesting approval of the revised early voting schedule for the regular municipal election.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, September 11, 2023

Regular Meeting of the City Council was called to order at 6:00 PM. President Pro Tempore Joanne McKenna presiding.

**5:00PM Committee of the Whole Meeting**

- 1        23-203        Brian Dakin of Leftfield will conduct a presentation on the new schematic design for the high school project.

**RESULT:            PLACED ON FILE**

- 2        23-194        Dr. Kelly & Dr. Gallucci will appear before the City Council to address plans for high school athletic programs during the development of the new Revere High School.

**RESULT:            PLACED ON FILE**

- 3        23-195        Michael Hinojosa, Director of Parks & Recreation will appear before the City Council to address the loss of revenue due to the development of the new Revere High School.

**RESULT:            PLACED ON FILE**

**5:45PM Legislative Affairs Sub-Committee Meeting**

**6:00PM Meeting of the Revere City Council**

**Call to Order**

- 4        Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Absent	
Dan Rizzo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	

Joanne McKenna	President Pro Tempore	Present	
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5 Approval of the Journal of the Regular Meeting of August 28, 2023

**RESULT: ACCEPTED**

6 23-200 Cheryl McCormick, Building Department General Counsel will appear before the City Council to provide an update on the litigation status of the property at 585 North Shore Road.

Memo submitted by Attorney Cheryl McCormick, Building Department General Counsel. Received and made part of the record.

**RESULT: PLACED ON FILE**

7 23-193 Motion presented by Councillor Silvestri: Award to Call Takers Brennan Kieser & Christopher Stewart for their efforts and response during the shooting on Revere Beach Memorial Day Weekend.

Councillor Silvestri awarded the staff of the Metropolitan North Regional Emergency Communications Center with Certificates of Commendation for their efforts during the Memorial Day weekend shooting on Revere Beach.

**RESULT: PLACED ON FILE**

8 23-196 Motion presented by Councillor Serino, Councillor Cogliandro, Councillor Zambuto, Councillor Rizzo, Councillor Visconti, Councillor Novoselsky, President Pro Tempore McKenna, Councillor Powers, Councillor Morabito: That the City Council award a Certificate of Commendation to Director of Veterans' Services Marc Silvestri for his dedicated service to the veterans of Revere during his six-and-a-half-year tenure as the community's VSO.

The City Council awarded a Certificate of Commendation to Marc Silvestri in recognition of his tenure as the Veterans Services Officer for the City of Revere.

**RESULT: PLACED ON FILE**

**Legislative Affairs Sub-Committee Report**

9 23-146 An Ordinance Regulating Fees for Paper Bags at Retail Establishments: Section 8.04.090 of the Revised Ordinances of the City of Revere relative to use of disposable plastic bags at retail business establishments: Section 1. Section 8.04.090(C) of the municipal ordinances is hereby amended by adding the following sentence at the end of the section, "Stores that are

Minutes Acceptance: Minutes of Sep 11, 2023 6:00 PM (Salute to the Flag)

twenty thousand square feet or larger shall not charge a fee to patrons for a recyclable paper bag alternative."

A legal opinion from the City Solicitor indicated that the City Council has no authority to set prices for merchandise. The City Council placed the ordinance on file with no further action.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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10      23-175      An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to the Regulation of Fireworks (attached).

**"SHALL THE CITY COUNCIL APPROVE AN ORDINANCE ESTABLISHING REGULATIONS FOR FIREWORKS?"**

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE REGULATION OF FIREWORKS**

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

**Section 1.** Section 8.16.200 Aerial Fireworks of the Revised Ordinances of the City of Revere is hereby amended by deleting the section in its entirety and inserting in place thereof the following new section:

Section 8.16.200 Aerial Fireworks

- A. No person shall have in their possession, or use, or explode, or cause to explode, any combustible or explosive composition or substance, or any combination of such compositions or substances, or any other article, including fireworks, which was prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation within the city limits of the City of Revere unless they are permitted to do so by express approval of the Revere Fire Department.
- B. For the purposes of this chapter the word "fireworks" shall include compositions, substances or other articles and shall also include blank cartridges or toy cannons in which explosives are used, the type of toy balloon which requires fire underneath to propel the same, firecrackers, cherry bombs, silver salutes, M-80's, torpedoes, sky-rockets, Roman candles, rockets, wheels, colored fires, fountains, mines, serpents, or other fireworks of like construction or any fireworks containing any explosive or flammable compound, or any tablets or other device containing any explosive substance.
- C. Whoever shall have in their possession or under their control, or whoever shall use or explode or cause to explode any fireworks in violation of this chapter shall be punished by a civil fine of: not less than fifty dollars for the first offense, not less than one hundred dollars for the second offense, and not less than one hundred and fifty dollars for subsequent offenses. Any officer qualified to serve criminal process shall issue a civil fine in accordance with the section of this chapter and shall seize all of the fireworks mentioned herein without a warrant. The fireworks seized shall, upon conviction of such

violation, be forfeited to the Commonwealth.

D. Notice of such seizure of the fireworks shall immediately be sent to the marshal by the officer making the seizure, and the fireworks seized shall be held and securely stored by the Revere Police Department until the marshal or their authorized representative takes them into their possession for disposal.

**Section 2.** Section 8.16.210 Violations - Notice before action is hereby amended by continuing the last sentence of the paragraph and inserting “and Section 8.16.200.” after “Section 8.16.080.”

July 31, 2023 Ordered to a first reading.

September 11, 2023 Ordered on a second reading.

September 11, 2023 Ordered on a third and final reading.

September 11, 2023 Ordered ENGROSSED AND ORDAINED on a Roll Call.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Rizzo, Serino, Silvestri, Visconti, McKenna
<b>ABSENT:</b>	Powers, Zambuto

**Communications**

11      23-204      Communication from the City Auditor relative to the quarterly appropriation for RevereTV.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CABLE ACCESS RECEIPT RESERVED FUND IN THE AMOUNT OF \$112,264.22 FOR REVERETV’S QUARTERLY INVOICE?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Rizzo, Serino, Silvestri, Visconti, McKenna
<b>ABSENT:</b>	Powers, Zambuto

12      23-205      Communication from the City Auditor relative to the Revere Crossing Guard Memorandum of Agreement.

**“SHALL THE CITY COUNCIL APPROVE THE APPROPRIATION NECESSARY TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND LOCAL 880 A COVERING THE PERIOD OF JULY 1, 2023 TO JUNE 30, 2026?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Rizzo, Serino, Silvestri, Visconti, McKenna
<b>ABSENT:</b>	Powers, Zambuto

13      23-206      Communication from the City Auditor Relative to the Bond Authorization FY24 Capital Improvement Budget.

**Proposed Loan Order**

Minutes Acceptance: Minutes of Sep 11, 2023 6:00 PM (Salute to the Flag)

**Stormwater Drainage System Bonds**

That \$2,000,000 is appropriated to pay costs of constructing improvements to the stormwater drainage system, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

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

**Proposed Loan Order  
Water Main Replacement Bonds**

That \$4,000,000 is appropriated to pay costs of constructing, reconstructing, and replacing water mains citywide, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

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

**RESULT: ORDERED TO PUBLIC HEARING - CC** **Next: 9/25/2023 6:00 PM**

**Motions**

- 14      23-207      Motion presented by Councillor Cogliandro: That the Acting Mayor direct the Chief of Police to add patrols to the Southern side of Tuttle, Stowers, Bryant, and Waite Streets. These roads are being used as a cut through from Revere Street traffic and cars are going upwards of 50mph down these roads.

**RESULT: ORDERED - VOICE VOTE**

**Late Communication**

Minutes Acceptance: Minutes of Sep 11, 2023 6:00 PM (Salute to the Flag)

- 15      23-208      Communication from the Chief of Planning & Community Development requesting approval of a revised Resolution relative to the PARC Grant for Gibson Park.

**A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR IMPROVEMENTS TO GIBSON PARK**

Whereas: Gibson Park is a community -wide asset and the preservation and improvements to this facility are a city priority as evidenced in the most recent Open Space and Recreation Plan and the RiverFront Master Plan; and

Whereas: Gibson Park is dedicated to park and recreation purposes under M.G.L. Chapter 45, Section 3; and

Whereas: Gibson Park renovations are guided in principle by the RiverFront Master Plan and will greatly enhance this facility with a multipurpose field, path systems that connect to adjacent amenities currently under development, site lighting for sport events and universal access; and

Whereas: The RiverFront Master Plan adopted by the Revere City Council in January of 2020 holds focus to improve resiliency and recreational opportunities at Gibson Park to increase the usability of the property for all ages and abilities as well as seasonal events and activities; and

Whereas: The Executive Office of Energy and Environmental Affairs (EEA) is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities grant program {301CMR 5.00}; and

Whereas: Phase I of the RiverFront Gibson Park Resiliency and Recreational Improvement Project , recreational amenities will cost a total of \$2,013,715 and the City has appropriated \$2,013,715 in ARPA funds for the Gibson Park RiverFront Resiliency and Recreation Project and the city seeks \$500,000 via the PARC Grant to complete the project. If the PARC grant is awarded the city would be eligible to be reimbursed from the Executive Office of Energy and Environmental Affairs following the full budget expenditure, via the PARC Grant reimbursement request. All work in the scope of the PARC grant, must be completed, billed, and paid for prior to June 1, 2025.

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Acting Mayor is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. That the Acting Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Planning and Community Development Department; and
3. That this resolution shall take effect upon passage.



<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Cogliandro, Morabito, Novoselsky, Rizzo, Serino, Silvestri, Visconti, McKenna
<b>ABSENT:</b>	Powers, Zambuto

Ordered adjourned at {MinutesClosed:h:mm tt}.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 11, 2023 6:00 PM (Salute to the Flag)



# City of Revere CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

September 6, 2023

City Council President Pro Tempore McKenna  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Bond Authorizations – FY24 Capital Improvement Budget

Dear Councilor McKenna,

Please find attached bond authorization language for the capital improvements from the FY24 capital budget. The \$4 million for water main replacement will continue to address the deferred maintenance of water mains throughout the city. The \$2 million will be for drainage improvements on Fenno/Penn as well as Liberty Ave.

All the proposed bond authorizations will be administered by the Chief of Infrastructure and the City Engineer.

I will not be available for Monday's meeting, but I hope we can schedule a public hearing and move forward accordingly.

Best regards,

Richard Viscay  
CFO/City Auditor

Cc: Patrick Keefe, Acting Mayor  
Don Ciaramella, Chief of Infrastructure  
Nick Rystrom, City Engineer  
Assunta Newton, Assistant Budget Director

Attachment: bond authorization (23-206 : Bond Authorization FY24 Capital Improvement Budget)

**City of Revere, Massachusetts**

Suggested form of Loan Order from Hinckley Allen

## Stormwater Drainage System Bonds

**Ordered:** That \$2,000,000 is appropriated to pay costs of constructing improvements to the stormwater drainage system, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

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

**City of Revere, Massachusetts**

Suggested form of Loan Order from Hinckley Allen

## Water Main Replacement Bonds

**Ordered:** That \$4,000,000 is appropriated to pay costs of constructing, reconstructing and replacing water mains citywide, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

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

C-23-04  
Also see  
C-22-01

## 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, September 25, 2023 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 Broadway Capital CDPM, Inc., / 133 Salem Development, LLC, 932 Broadway, Unit 1, Chelsea, MA 02150, requesting a special permit from the Revere City Council to alter the existing special permit C-22-01 by increasing the number of affordable units within the permitted 72 unit mixed use development from 7 units to 18 units consisting of 6 units at 70% AMI and 12 units at 80% AMI at 133 Salem Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-04) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #1021  
08/16/2023  
08/23/2023

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

FORM B

APPLICATION NO. C-23-04  
DATE: 8/14/23

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

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

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

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

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

1. Applicant submitting this application is: Braunwyn Capital CDPM Inc.  
 Name: 133 SALEM Development LLC / Michael R. Viennet  
 Address: 932 Braunwyn Unit 7 Chelsea MA 02156  
 Tel. #: 617-851-4955

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

RECEIVED  
 AUG 15 2023  
 CITY OF REVERE

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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

Name: Mikael R. Vienneau  
Title: MANAGER, 133 Salem Development LLC  
Address: 932 Broadway Chelsea MA 02150  
Tel. #: 617-851-4955

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

Name: 133 Salem Development LLC  
Address: 932 Broadway Chelsea MA 02150  
Tel. #: 617-851-4955

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

Book 54172, Page 89. 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:

No change in Plans.  
33-459-10  
Lot # 33-459-5A Sq. Ft. 79,919  
33-459-09

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

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.

See initial submittal

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; X no.

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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.):

71 unit mixed use building located  
at 133 Salem St.

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

The purpose of this application is to alter existing special permit to increase the number of affordable units from 7 units to 18 units. We want to modify the special permit to decrease affordability level from 60% AMI to 70% AMI (6 units) and 80% AMI (12 units). All other aspects of special permit remained unchanged.

Date of denial by Building Inspector and/or Planning Board

N/A



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

MFRV  
Signature of Applicant

7/26/23  
Date

MFRV  
Signature of Owner

7/26/23  
Date

MFRV  
Signature of Designated Representative

7/26/23  
Date

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

\_\_\_\_\_

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

**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: Michael R Vienneau

Address: 1 McWolcott Ln, Stavus MA 01906

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

Name: n/a

Address: n/a

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

Partner's Name: n/a

Address: n/a

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

Name: n/a

Address: n/a

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

Trustee's Name: n/a

Address: n/a

The trust documents are on file at n/a and will be delivered upon request.

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

Joint Venture Name: n/a

Address: n/a

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

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Page 2  
General Disclosure Form

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

Officer's Name: Michael Viener

Address: 1 Massachusetts St Salem MA

Director's Name: Same

Address: Same

Shareholder's Name: WB

(50% or more)  
Address: W/O

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: WB

Address: WB

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: WB

Address: WB

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:

W/O  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of each party and landowner:

[Signature] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Request for Finding of Fact – Special Permit

Now comes the applicant 133 SALEM Development LLC who has applied to this Honorable City Council for a special permit for property located at 133 Salem and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:

(a)

(b)

No Change

(c)

2. That the specific site is an appropriate location for such use for the following reasons:

(a)

(b)

No Change

(c)

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:

(a)

(b)

No Change

(c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

(a)

(b)

No change

(c)

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

Page 2  
Finding of Fact Form

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

(a)

(b)

*No change*

(c)

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

(a)

(b)

*No change*

(c)

Date: 7/25/23

Respectfully submitted by: Mikael R. Viennew, Mansell

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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

Date: \_\_\_\_\_

Requested Return

Date: \_\_\_\_\_

Hearing

Date: \_\_\_\_\_

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

Name of Applicant: 133 Salem Development LLC  
(person, corporation or business enterprise applying for license or permit)

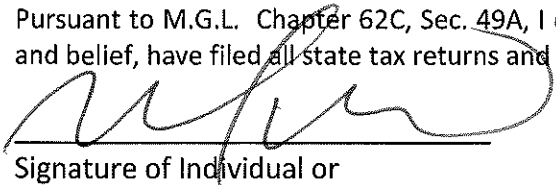
Address of Applicant: 932 Broadway U1 Chelsea MA 02150  
(business address of above person, corporation or business enterprise)

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

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

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.

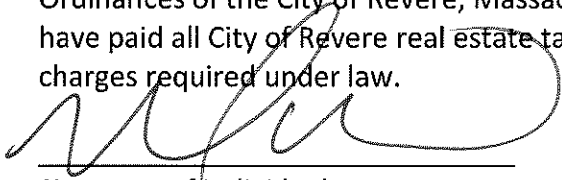


Signature of Individual or  
Corporate Name

by: Michael R. Vroman  
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: Michael R. Vroman  
Corporate Officer (if applicable)

Attachment: PH. C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

## FORM E

**CITY OF REVERE, MASSACHUSETTS  
REVERE CITY COUNCIL  
NOTICE FOR RECORDING IN THE REGISTRY  
OF A DECISION ON A SPECIAL PERMIT**

Application No. C-22-01/22-063

Date: May 9, 2022

(A copy of this decision is hereby transmitted to the applicant and has also been filed with the City Clerk, of the City of Revere, together with the Record of Proceedings, plans.) Notice is hereby given that a special permit has been granted in compliance with the statutory requirements as set forth in Chapter 40A as amended and the provisions of the Revised Ordinances of the City of Revere.

Broadway Capital CDPM, Inc.  
932 Broadway, Unit 1  
Chelsea, MA 02150

---

Name and Address of Applicant

By the City Council of the City of Revere, affecting the rights of the owner with respect to the use of the premises on:

**133 Salem Street, Revere, MA**

By a deed duly received in the Suffolk County Registry.

**Book 54172, Page 89**

Suffolk County Land Court, Certificate No.(if registered)\_\_\_\_\_ Document No.\_\_\_\_\_

The decision of the Revere City Council is on file with the papers and plans in the office of the City Clerk of the City of Revere.



Signed and certified this 9 Day of April, 2022

The Revere City Council

Garry Vinter  
President

Ashley B. Melnik  
Clerk of Council

Certificate of the City Clerk of the City of Revere for the filing of the Decision in the Suffolk County Registry of Deeds.

This is to certify that twenty (20) days have elapsed since the filing of the above decision with this office and no appeal has been filed, or an appeal has been filed, and denied in this case.

A True Copy Attest: Ashley B. Melnik  
Signature of the City Clerk of the City of Revere

Seal of the City of Revere

The owner or applicant shall pay for the fee for the registering.

The applicant is required to return evidence of the filing of the special permit with the Registry of Deeds with the City Clerk of the City of Revere.

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

CITY OF REVERE, MASSACHUSETTS  
REVERE CITY COUNCIL

NOTICE OF DECISION  
ON SPECIAL PERMIT

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

<b><u>Applicant</u></b>	<b><u>Date</u></b>
Broadway Capital CDPM, Inc. 932 Broadway, Unit 1 Chelsea, MA 02150	April 11, 2022

<b><u>Owner</u></b>	<b><u>Application Number</u></b>
133 Salem Street Holdings, LLC 1422 Clarkview Road Baltimore, MD 21209	C-22-01/22-063

**Premises Affected**  
(Parcel ID 33-459-5A, 33-459-09, 33-459-10) 133 Salem Street, Revere, MA, Sq. Ft. 78,302

**Referring to the above application so as to permit**

the extension and alteration of a nonconforming structure and use to enable the appellant to convert a former nursing home to a seventy-two (72) unit mixed use development consisting of seventy-one (71) condominium units and one (1) office at 133 Salem Street, Revere, MA 02151.

The City Council's determination is based upon consideration of each of the following factors as set forth in R.R.O. Section 17.48.080(C):

1. **Social, economic, or community needs which are served by the proposal.**

The project at 133 Salem Street will bring 72 units of condominiums to the City of Revere. These owner occupancy units will include a mix of studio, single- and double-bedroom units. Condominium association documents will govern the property and include a provision that prohibits sub-leasing units to 10% of the total number of units. Additionally, the provision will state that lease agreements must be a minimum of 12-months in length. These provisions ensure that most of the condos will remain occupied by owners. Seven (7) units will be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and, one unit at 80% AMI. All the units will be initially available for Revere residents via a lottery (coordinated with the City).

2. **Traffic flow and safety**

Broadway Capital's team hired an outside consultant to review trip counts and traffic concerns in the area. The traffic study shows that traffic flow impact will be minimum. To ease the flow of vehicles coming to and from the property, Broadway Capital will limit the two access points on the property in a manner that forces vehicles to enter one way and exit the other. This will prevent backup into and coming from the property. Additionally, Broadway Capital will work with the City to pay for and install relevant signage, crosswalk identifications and other street elements to visually remind drivers of speed limits and other relevant information to inform safe driving. Broadway Capital will also remove trees at the front of the property to clean up site lines onto 133 Salem Street. From a parking perspective, there will be an abundance of unit-specific parking spots that will not be able to be leased or transferred in any manner. This stipulation will be written into the condominium documents.

3. **Adequacy of utilities and other public services.**

The proposed development at 133 Salem Street may increase the stress put on the area's wastewater technology. To alleviate those pressures, Broadway Capital is committed to allocating \$27,000 towards the acquisition of new technology to upgrade those systems on behalf of the neighborhood. Additionally, Broadway Capital will have onsite trash collection units that will be emptied by a privately hired company. The schedule for pick-up will be dictated by the volume created and Broadway Capital is committed to increasing pick-up volumes, as necessary. Additionally, Broadway Capital will ensure that truck noise and related disruptions are limited to certain times of the day or evening, to address neighborhood concerns over traffic/noise. Lastly, all residents will be required to bring their trash to dumpsters as to avoid the collection of trash within the building, which would cause health concerns.

4. **Neighborhood character and social structures.**

The project is in harmony with the other uses in the neighborhood, the zoning district, and with the general purpose and intent of the Revised Ordinances of the City of Revere. Further, approval of the project will allow the applicant to restore and improve the condition of the project site, and therefore benefit the neighborhood and the general public.

5. **Impacts on the natural environment.**

Broadway Capital will replace the trees that are being removed to alleviate traffic concerns at other points on the property. Additionally, we have created a landscaping plan that will enhance the visual elements of the property. Broadway Capital is committed to working with site plan experts to ensure the landscaping elements are reviewed and approved by the City. Also, Broadway Capital hired an outside consultant to review shadowing concerns that were brought to attention by the neighborhood. The study shows that in the warmer months, the shadows are minimal, while during the winter months, are slightly increased. The concern was brought to the attention of Broadway Capital by a resident who was concerned about shadowing on her pool during summer months. This concern has been addressed by the shadow study. Noise was also an environmental concern, but Broadway Capital's outside consultant found that the noise from heating/cooling units (which will be on the roof), do not create noise above car traffic or other less-noisy devices/items. Additionally, Broadway Capital will construct barriers around the units to further prevent sound distribution.

6. **Potential Fiscal Impact**

The project will provide annual tax contribution to the City as well as excise tax on registered vehicles. Additionally, Broadway Capital will donate to the City of Revere's Community Improvement Trust Fund and will also pay all related I&I fees. All contributions and fees will be paid upon the approval of the special permit and through the finalization of site plan review. Broadway Capital will work with the city to ensure allocations of funds are appropriated when required and at the total amount requested.

The Revere City Council at its meeting on **April 11, 2022.**

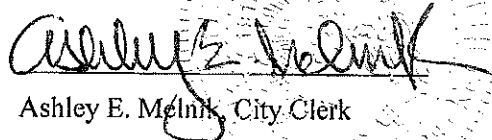
**VOTED TO GRANT** the special permit application under Section 17.40.020 of the Revised Ordinances of the City of Revere, subject to following conditions, safeguards, and limitations on time or use if any:

1. That the special permit stipulate that the conversion of this property be restricted to the creation of seventy-one (71) residential condominium units with one (1) office unit and that no apartment use shall be allowed on the site. Seven (7) units will be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and one unit at 80% AMI.

2. In accordance with Chapter 17.47, the Community Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the construction cost above and beyond what is allowed as of right towards the fund. In the case of this project, 3% of the construction cost shall be based on the construction cost related to the creation of the 71 residential condominium units and one office unit which are being proposed under this special permit.
3. The sewer, water and stormwater drainage plans shall be reviewed and approved by the City Engineer including the requirements for installing new water and sewer service lines to the property if the current services are deemed to be inadequate.
4. The improvements shall conform to all fire safety codes and shall be approved by the Fire Dept.
5. New concrete sidewalks shall be installed along the full frontage of the property.
6. The plans shall be reviewed and approved by the Site Plan Review Committee prior to the issuance of a building permit and shall be subject to additional conditions required by the Site Plan Review Committee with respect to landscaping and final design.
7. There shall be a minimum of one (1) electric vehicle charging station installed on site.
8. Construction shall not start until 7:30am Monday through Friday and shall not take place on Saturday or Sunday.

Decision filed with the City Clerk of the City of Revere April 13, 2022.

The Revere City Council



Ashley E. Melnik, City Clerk

**IMPORTANT**

Any appeal from the decision of the Revere City Council can be made only to the court and must be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, as amended, and must be filed within twenty (20) days after the date of filing of the decision with the City Clerk of the City of Revere.



**Mikael Vienneau**

**From:** fstringi@revere.org  
**Sent:** Tuesday, August 8, 2023 12:44 PM  
**To:** Mikael Vienneau; amelnik@revere.org; lcavagnaro@revere.org  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

**From:** Frank Stringi  
**Date:** August 08, 2023  
**Application #:** SPR22-000007  
**Address:** 133 SALEM ST  
**Description:** Adaptive Reuse of Health Center  
**Review Status:** Approved with conditions

Thank you for your recent permit application for Adaptive Reuse of Health Center. 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**

The applicant must amend the special permit with respect to the following condition in order to increase the number of affordable units from 7 to 18:

- In accordance with the special permit, the conversion of this property shall be restricted to the creation of 71 residential condominium units with one office unit and that no apartment use shall be allowed on the site. Seven (7) units shall be allocated for affordable housing, which will include two units at 60% AMI for Veterans; two units at 60% AMI for senior citizens; two units at 70% AMI; and one unit at 80%AMI.

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





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

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

*Handwritten signature: Paul [unclear] 80*

## Request for Abutters List

Date: 7/26/23

Property Location: 133 SALEM Street

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Is request for special permit or variance? YES \_\_\_\_\_ NO \_\_\_\_\_

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

Requested Distance:

300 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Michael Vinner

Address: 932 Broadway  
Chelsea MA 02150

Telephone: 617-851-~~4955~~  
4955

281 BROADWAY • REVERE, MA 02151 • 781-286-8170 • FAX 781-286-8388

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)



APPROX: 4,699,000/  
USE VALUE: 4,699,000/  
ASSESS: 4,699,000/  
Total Card / Total Parcel  
4,699,000 / 4,699,000

Revere

Lot3

Parcel ID 33-459-5A

1142831

14283

ASR Map: 33

Fact Dist  
Reval Dist  
Year  
Land Reason  
Bld Reason  
Civl District  
Ratio

7a



**USER DEFINED**  
Prior Id # 1: RB  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 4:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
ASR Map: 33

**PRINT**  
Date  
07/31/23 10:46:18  
**LAST REV**  
Date  
04/06/23 10:30:32  
mmcgrrh

**PAT ACCT.**  
14283

**ACTIVITY INFORMATION**  
Date Result  
2/2/2018 MEAS & INSP  
9/17/2008 PERMIT  
5/21/2007 INSPECTED  
3/14/2006 MEASURED

**VERIFICATION OF VISIT NOT DATA**  
Sign: \_\_\_\_\_

**APPRaisal SUMMARY**  
Use Code Land Size Building Value Yard Items Land Value Total Value  
304 1.190 3,337,000 14,300 1,347,700 4,699,000

**PREVIOUS ASSESSMENT**  
Parcel ID 33-459-5A  
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
2023 304 FV 3,337,000 14,300 1,347,700 4,699,000  
2023 304 NC 3,337,000 14,300 1,347,700 4,699,000  
2022 304 FV 3,315,400 12,700 1,192,200 4,520,300  
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2021 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2021 304 PTCH 3,315,400 12,700 1,088,600 4,416,700  
2020 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2020 304 NC 3,315,400 12,700 1,088,600 4,416,700

**SALES INFORMATION**  
Grantor Legal Ref Type Date Sale Price V Tst Verif  
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No No  
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No No  
ANNEMARK ASSO CI 54172-89 2/27/2015 INCL PERS PR 5,825,000 No No  
UNKNOWN 10007/41 7/28/1982

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z RA1 RA1 100 water  
S Sewer  
E Electri  
Exempt  
Flood Haz  
D Topo  
S Street  
L Gas

**PROPERTY LOCATION**  
No Alt No Direction/Street/City  
133 SALEM ST, REVERE

**OWNERSHIP**  
Owner 1: 133 SALEM DEVELOPMENT LLC  
Owner 2:  
Owner 3:  
Street 1: 932 BROADWAY  
Street 2: UNIT 1  
Twn/City: CHELSEA  
SU/Prov: MA Cntry Own Occ: Type

**PREVIOUS OWNER**  
Owner 1: 133 SALEM STREET HOLDINGS, LLC -  
Owner 2:  
Street 1: 1422 CLARKVIEW RD  
Street 2: BALTIMORE  
SU/Prov: MD Cntry

**NARRATIVE DESCRIPTION**  
This parcel contains 1.19 Acres of land mainly classified as NURSING with a NURSING HM Building built about 1983, having primarily BRICK Exterior and 43000 Square Feet, with 140 Units, 6 Baths, 0 3/4 Bath, 62 HalfBaths, 140 Rooms, and 140 Bdrms.

**OTHER ASSESSMENTS**  
Code Description/No Amount Com Int

**LAND SECTION (First 7 lines only)**  
Use Description LUC No of Units Depth Price/Unit Sq Feet  
304 NURSING 51836 SITE

**BUILDING PERMITS**  
Date Number Description Amount GO Last Visit Fed Code F Descr Comment  
2/1/2023 B22000059 Addition 7,295,000 O CONVERT TO 71 COND  
10/11/2016 15648 Commera 82,200 C REPLACE FIRE ALARM  
12/16/2015 14539 HVAC 22,250 C INSTALL SUPPORTS F  
8/7/2007 5498 ROOF 79,575 C TAR AND GRAVEL RUB

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Date Result  
2/2/2018 MEAS & INSP  
9/17/2008 PERMIT  
5/21/2007 INSPECTED  
3/14/2006 MEASURED

**VERIFICATION OF VISIT NOT DATA**  
Sign: \_\_\_\_\_

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**SALES INFORMATION**  
Grantor Legal Ref Type Date Sale Price V Tst Verif  
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No No  
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No No  
ANNEMARK ASSO CI 54172-89 2/27/2015 INCL PERS PR 5,825,000 No No  
UNKNOWN 10007/41 7/28/1982

**ACTIVITY INFORMATION**  
Date Result  
2/2/2018 MEAS & INSP  
9/17/2008 PERMIT  
5/21/2007 INSPECTED  
3/14/2006 MEASURED

**VERIFICATION OF VISIT NOT DATA**  
Sign: \_\_\_\_\_

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z RA1 RA1 100 water  
S Sewer  
E Electri  
Exempt  
Flood Haz  
D Topo  
S Street  
L Gas

**LAND SECTION (First 7 lines only)**  
Use Description LUC No of Units Depth Price/Unit Sq Feet  
304 NURSING 51836 SITE

**BUILDING PERMITS**  
Date Number Description Amount GO Last Visit Fed Code F Descr Comment  
2/1/2023 B22000059 Addition 7,295,000 O CONVERT TO 71 COND  
10/11/2016 15648 Commera 82,200 C REPLACE FIRE ALARM  
12/16/2015 14539 HVAC 22,250 C INSTALL SUPPORTS F  
8/7/2007 5498 ROOF 79,575 C TAR AND GRAVEL RUB

**LAND SECTION (First 7 lines only)**  
Use Description LUC No of Units Depth Price/Unit Sq Feet  
304 NURSING 51836 SITE

**APPRaisal SUMMARY**  
Use Code Land Size Building Value Yard Items Land Value Total Value  
304 1.190 3,337,000 14,300 1,347,700 4,699,000

**PREVIOUS ASSESSMENT**  
Parcel ID 33-459-5A  
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
2023 304 FV 3,337,000 14,300 1,347,700 4,699,000  
2023 304 NC 3,337,000 14,300 1,347,700 4,699,000  
2022 304 FV 3,315,400 12,700 1,192,200 4,520,300  
2022 304 NC 3,315,400 12,700 1,192,200 4,520,300  
2021 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2021 304 PTCH 3,315,400 12,700 1,088,600 4,416,700  
2020 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2020 304 NC 3,315,400 12,700 1,088,600 4,416,700

**SALES INFORMATION**  
Grantor Legal Ref Type Date Sale Price V Tst Verif  
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No No  
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No No  
ANNEMARK ASSO CI 54172-89 2/27/2015 INCL PERS PR 5,825,000 No No  
UNKNOWN 10007/41 7/28/1982

**ACTIVITY INFORMATION**  
Date Result  
2/2/2018 MEAS & INSP  
9/17/2008 PERMIT  
5/21/2007 INSPECTED  
3/14/2006 MEASURED

**VERIFICATION OF VISIT NOT DATA**  
Sign: \_\_\_\_\_

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z RA1 RA1 100 water  
S Sewer  
E Electri  
Exempt  
Flood Haz  
D Topo  
S Street  
L Gas

**LAND SECTION (First 7 lines only)**  
Use Description LUC No of Units Depth Price/Unit Sq Feet  
304 NURSING 51836 SITE

**BUILDING PERMITS**  
Date Number Description Amount GO Last Visit Fed Code F Descr Comment  
2/1/2023 B22000059 Addition 7,295,000 O CONVERT TO 71 COND  
10/11/2016 15648 Commera 82,200 C REPLACE FIRE ALARM  
12/16/2015 14539 HVAC 22,250 C INSTALL SUPPORTS F  
8/7/2007 5498 ROOF 79,575 C TAR AND GRAVEL RUB

**LAND SECTION (First 7 lines only)**  
Use Description LUC No of Units Depth Price/Unit Sq Feet  
304 NURSING 51836 SITE

**APPRaisal SUMMARY**  
Use Code Land Size Building Value Yard Items Land Value Total Value  
304 1.190 3,337,000 14,300 1,347,700 4,699,000

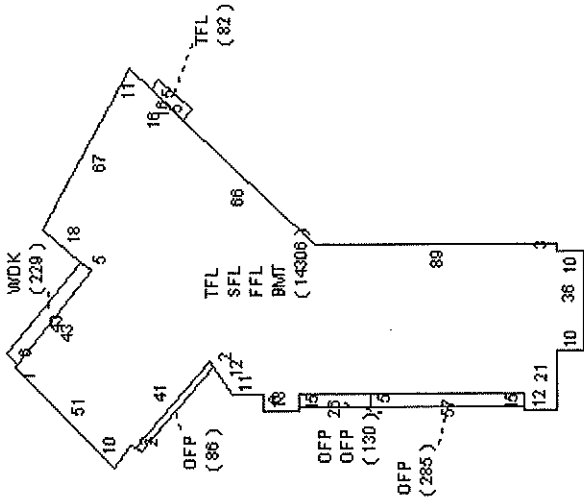
**PREVIOUS ASSESSMENT**  
Parcel ID 33-459-5A  
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
2023 304 FV 3,337,000 14,300 1,347,700 4,699,000  
2023 304 NC 3,337,000 14,300 1,347,700 4,699,000  
2022 304 FV 3,315,400 12,700 1,192,200 4,520,300  
2022 304 NC 3,315,400 12,700 1,192,200 4,520,300  
2021 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2021 304 PTCH 3,315,400 12,700 1,088,600 4,416,700  
2020 304 FV 3,315,400 12,700 1,088,600 4,416,700  
2020 304 NC 3,315,400 12,700 1,088,600 4,416,700

**SALES INFORMATION**  
Grantor Legal Ref Type Date Sale Price V Tst Verif  
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No No  
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No No  
ANNEMARK ASSO CI 54172-89 2/27/2015 INCL PERS PR 5,825,000 No No  
UNKNOWN 10007/41 7/28/1982

**ACTIVITY INFORMATION**  
Date Result  
2/2/2018 MEAS & INSP  
9/17/2008 PERMIT  
5/21/2007 INSPECTED  
3/14/2006 MEASURED

**VERIFICATION OF VISIT NOT DATA**  
Sign: \_\_\_\_\_

**SKETCH**



**COMMENTS**

WEST REVERE HEALTH CENTER LEVEL OF CARE 2,3,140-BED S = COMBINATION OF 33-459-5,6,7,8,9 & 10.

**BATH FEATURES**

Full Bath: 6	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 62	Rating: AVERAGE
A HBth:	Rating:
Other Fix: 10	Rating: AVERAGE

**EXTERIOR INFORMATION**

Type: 54 - NURSING HM
Sty Ht: 3 - 3 STORIES
(Liv) Units: 140 Total: 140
Foundation: 1 - CONCRETE
Frame: 2 - STEEL
Prime Wall: 7 - BRICK
Sec Wall:
Roof Struct: 4 - FLAT
Roof Cover: 4 - TAR+GRAVEL
Color: RED
View / Desir:

**GENERAL INFORMATION**

Grade: B - GOOD (-)
Year Bilt: 1983
Alt LUC:
Jurisdiction:
Const Mod:
Lump Sum Adj:

**RESIDENTIAL GRID**

1st Res Grid	Desc	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		14
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 14 BRS: 14 Baths: 6		HB: 62

**OTHER FEATURES**

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:
Total Units:
Floor:
% Own:
Name:

**REMODELING**

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL	FL				
140	1	1	M					
Totals								140
Totals								140

**DEPRECIATION**

Phys Cond: AV - Average	31.2%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31.2%

**CALC SUMMARY**

Basic \$ / SQ: 85.00
Size Adj: 0.77906978
Const Adj: 1.06028986
Adj \$ / SQ: 70.213
Other Features: 475750
Grade Factor: 1.21
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 4774146
Depreciation: 1489533
Depreciated Total: 3284612

**INTERIOR INFORMATION**

Avg HWL: STD
Prim Int Wall: 1 - DRYWALL
Sec Int Wall:
Partition: T - TYPICAL
Prim Floors: 4 - CARPET
Sec Floors: 5 - LINO/VINYL
50%

**MOBILE HOME**

Make:	Model:
Year:	

**MOBILE HOME YARD ITEMS**

Code	Description	A	YIS	Qty	Size	Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	Juris	Value
61	ELEV-PAS	M	S	13			A	AV	1992	10,000.00	B	31.2	304				20,600		20,600
77	LITE-SIN	D	Y	51			A	AV	1995	450.00	T	60	304				900		900
85	PAVING	D	Y	1	10,000		A	AV	1995	2,000	T	60	304				8,000		8,000
81	COOLER	M	S	196			A	AV	1992	96.00	T	70	304				2,800		2,800
82	FREEZER	M	S	14			A	AV	1992	75.78	T	70	304				2,200		2,200
	ELEV-PAS	M	S	14			A	AV	1992	9,750.00	B	31.2	304				26,800		26,800
	SIGN	D	Y	126			A	AV	1995	59.38	T	60	304				600		600
	TANK-AG	D	Y	1	2000		A	AV	2013	2.75	T	30	304				3,900		3,900
	SHED/FR	D	Y	1	12X18		A	AV	2008	6.93	T	40	304				900		900

**RESIDENTIAL GRID**

1st Res Grid	Desc	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		14
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 14 BRS: 14 Baths: 6		HB: 62

**REMODELING**

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL	FL				
140	1	1	M					
Totals								140
Totals								140

**CALC SUMMARY**

Basic \$ / SQ: 85.00
Size Adj: 0.77906978
Const Adj: 1.06028986
Adj \$ / SQ: 70.213
Other Features: 475750
Grade Factor: 1.21
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 4774146
Depreciation: 1489533
Depreciated Total: 3284612

**MOBILE HOME**

Make:	Model:
Year:	

**MOBILE HOME YARD ITEMS**

Code	Description	A	YIS	Qty	Size	Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	Juris	Value
61	ELEV-PAS	M	S	13			A	AV	1992	10,000.00	B	31.2	304				20,600		20,600
77	LITE-SIN	D	Y	51			A	AV	1995	450.00	T	60	304				900		900
85	PAVING	D	Y	1	10,000		A	AV	1995	2,000	T	60	304				8,000		8,000
81	COOLER	M	S	196			A	AV	1992	96.00	T	70	304				2,800		2,800
82	FREEZER	M	S	14			A	AV	1992	75.78	T	70	304				2,200		2,200
	ELEV-PAS	M	S	14			A	AV	1992	9,750.00	B	31.2	304				26,800		26,800
	SIGN	D	Y	126			A	AV	1995	59.38	T	60	304				600		600
	TANK-AG	D	Y	1	2000		A	AV	2013	2.75	T	30	304				3,900		3,900
	SHED/FR	D	Y	1	12X18		A	AV	2008	6.93	T	40	304				900		900

**EXTERIOR INFORMATION**

Type: 54 - NURSING HM
Sty Ht: 3 - 3 STORIES
(Liv) Units: 140 Total: 140
Foundation: 1 - CONCRETE
Frame: 2 - STEEL
Prime Wall: 7 - BRICK
Sec Wall:
Roof Struct: 4 - FLAT
Roof Cover: 4 - TAR+GRAVEL
Color: RED
View / Desir:

**GENERAL INFORMATION**

Grade: B - GOOD (-)
Year Bilt: 1983
Alt LUC:
Jurisdiction:
Const Mod:
Lump Sum Adj:

**REMODELING**

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL	FL				
140	1	1	M					
Totals								140
Totals								140

**CALC SUMMARY**

Basic \$ / SQ: 85.00
Size Adj: 0.77906978
Const Adj: 1.06028986
Adj \$ / SQ: 70.213
Other Features: 475750
Grade Factor: 1.21
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 4774146
Depreciation: 1489533
Depreciated Total: 3284612

**MOBILE HOME**

Make:	Model:
Year:	

**MOBILE HOME YARD ITEMS**

Code	Description	A	YIS	Qty	Size	Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	Juris	Value
61	ELEV-PAS	M	S	13			A	AV	1992	10,000.00	B	31.2	304				20,600		20,600
77	LITE-SIN	D	Y	51			A	AV	1995	450.00	T	60	304				900		900
85	PAVING	D	Y	1	10,000		A	AV	1995	2,000	T	60	304				8,000		8,000
81	COOLER	M	S	196			A	AV	1992	96.00	T	70	304				2,800		2,800
82	FREEZER	M	S	14			A	AV	1992	75.78	T	70	304				2,200		2,200
	ELEV-PAS	M	S	14			A	AV	1992	9,750.00	B	31.2	304				26,800		26,800
	SIGN	D	Y	126			A	AV	1995	59.38	T	60	304				600		600
	TANK-AG	D	Y	1	2000		A	AV	2013	2.75	T	30	304				3,900		3,900
	SHED/FR	D	Y	1	12X18		A	AV	2008	6.93	T	40	304				900		900

**EXTERIOR INFORMATION**

Type: 54 - NURSING HM
Sty Ht: 3 - 3 STORIES
(Liv) Units: 140 Total: 140
Foundation: 1 - CONCRETE
Frame: 2 - STEEL
Prime Wall: 7 - BRICK
Sec Wall:
Roof Struct: 4 - FLAT
Roof Cover: 4 - TAR+GRAVEL
Color: RED
View / Desir:

**GENERAL INFORMATION**

Grade: B - GOOD (-)
Year Bilt: 1983
Alt LUC:
Jurisdiction:
Const Mod:
Lump Sum Adj:

**REMODELING**

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL	FL				
140	1	1	M					
Totals								140
Totals								140

**CALC SUMMARY**

Basic \$ / SQ: 85.00
Size Adj: 0.77906978
Const Adj: 1.06028986
Adj \$ / SQ: 70.213
Other Features: 475750
Grade Factor: 1.21
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 4774146
Depreciation: 1489533
Depreciated Total: 3284612

**MOBILE HOME**

Make:	Model:
Year:	

**MOBILE HOME YARD ITEMS**

Code	Description	A	YIS	Qty	Size	Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	Juris	Value
61	ELEV-PAS	M	S	13			A	AV	1992	10,000.00	B	31.2	304				20,600		20,600
77	LITE-SIN	D	Y	51															

Total Card / Total Parcel  
459,600 / 459,600  
APPRaised: 459,600 / 459,600  
USE VALUE: 459,600 / 459,600  
ASSESSed: 459,600 / 459,600



**Patriot**  
Properties Inc.

USER DEFINED  
Prior Id # 1: RB  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
ASR Map: 33

PROPERTY LOCATION  
No. Alt No. Direction/Street/City  
337 0.554 SALEM ST, REVERE

OWNERSHIP  
Owner 1: 133 SALEM DEVELOPMENT LLC  
Owner 2:  
Owner 3:  
Street 1: 932 BROADWAY  
Street 2: UNIT 1

PREVIOUS OWNER  
Owner 1: 133 SALEM STREET HOLDINGS, LLC -  
Owner 2:  
Street 1: 1422 CLARKVIEW RD  
Town/City: BALTIMORE

NARRATIVE DESCRIPTION  
This Parcel contains .554 Acres of land mainly classified as PARKLOT

IN PROCESS APPRAISAL SUMMARY  
Use Code Land Size Building Value Yard Items Land Value Total Value  
337 0.554 438,200 21,400 459,600

PREVIOUS ASSESSMENT  
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value  
2023 337 FV 21400 554 438,200 21,400 459,600 459,600  
2022 337 NC 22400 554 438,200 21,400 459,600 459,600  
2021 337 FV 22400 554 438,200 21,400 459,600 459,600  
2020 337 PTCH 22400 554 438,200 21,400 459,600 459,600  
2019 337 FV 22400 554 438,200 21,400 459,600 459,600

SALES INFORMATION  
Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes  
133 SALEM STREE 67329-311 3/10/2022 MULTIPLE PAR 4,500,000 No No  
133 SALEM STREE 63908-321 9/25/2020 MULTIPLE PAR 2,810,000 No No  
WAITT PARK LLC, 654-128 2/27/2015 MULTIPLE PAR 500,000 No No 2 SEPARATE DEEDS FOR PCL 5A & 10  
CITY OF REVERE, 608-101 8/31/2005 INVOLVED GOV 200,000 No No  
UNKNOWN 1/1 1/1/1900 No No

OTHER ASSESSMENTS  
Code Description Amount Com Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z water  
S Sewer  
E Electric  
Ex Exempt  
F Flood Haz  
D Topo  
S Street  
G Gas

LAND SECTION (First 7 lines only)  
Use LUC No of Units Depth / Price/Units Unit Type Land Type Unit Type  
Code Description Fact Price/Units Sq Feet SITE 24130

BUILDING PERMITS  
Date Number Description Amount CIO Last Visit Fed Code F: Descrip Comment

ACTIVITY INFORMATION  
Date Result By Name  
2/2/2018 MEAS & INSP 372 Patrick W  
12/5/2006 MEAS & INSP 197 MIKE CASSIDY

PROPERTY FACTORS (continued)  
Z water  
S Sewer  
E Electric  
Ex Exempt  
F Flood Haz  
D Topo  
S Street  
G Gas

LAND SECTION (continued)  
Use LUC No of Units Depth / Price/Units Unit Type Land Type Unit Type  
Code Description Fact Price/Units Sq Feet SITE 24130

BUILDING PERMITS (continued)  
Date Number Description Amount CIO Last Visit Fed Code F: Descrip Comment

ACTIVITY INFORMATION (continued)  
Date Result By Name  
2/2/2018 MEAS & INSP 372 Patrick W  
12/5/2006 MEAS & INSP 197 MIKE CASSIDY

PROPERTY FACTORS (continued)  
Z water  
S Sewer  
E Electric  
Ex Exempt  
F Flood Haz  
D Topo  
S Street  
G Gas

LAND SECTION (continued)  
Use LUC No of Units Depth / Price/Units Unit Type Land Type Unit Type  
Code Description Fact Price/Units Sq Feet SITE 24130

BUILDING PERMITS (continued)  
Date Number Description Amount CIO Last Visit Fed Code F: Descrip Comment

ACTIVITY INFORMATION (continued)  
Date Result By Name  
2/2/2018 MEAS & INSP 372 Patrick W  
12/5/2006 MEAS & INSP 197 MIKE CASSIDY

PROPERTY FACTORS (continued)  
Z water  
S Sewer  
E Electric  
Ex Exempt  
F Flood Haz  
D Topo  
S Street  
G Gas

LAND SECTION (continued)  
Use LUC No of Units Depth / Price/Units Unit Type Land Type Unit Type  
Code Description Fact Price/Units Sq Feet SITE 24130

BUILDING PERMITS (continued)  
Date Number Description Amount CIO Last Visit Fed Code F: Descrip Comment

ACTIVITY INFORMATION (continued)  
Date Result By Name  
2/2/2018 MEAS & INSP 372 Patrick W  
12/5/2006 MEAS & INSP 197 MIKE CASSIDY

PROPERTY FACTORS (continued)  
Z water  
S Sewer  
E Electric  
Ex Exempt  
F Flood Haz  
D Topo  
S Street  
G Gas

LAND SECTION (continued)  
Use LUC No of Units Depth / Price/Units Unit Type Land Type Unit Type  
Code Description Fact Price/Units Sq Feet SITE 24130

BUILDING PERMITS (continued)  
Date Number Description Amount CIO Last Visit Fed Code F: Descrip Comment

ACTIVITY INFORMATION (continued)  
Date Result By Name  
2/2/2018 MEAS & INSP 372 Patrick W  
12/5/2006 MEAS & INSP 197 MIKE CASSIDY







SALEM ST OVERLOOK RIDGE, LLC C/O VERIS RESIDENTIAL 210 HUDSON ST SUITE 400 JERSEY CITY, NJ 07311 WAITT PK	32-458-1A LUC: 106 33-459-11 LUC: 132	109 SALEM ST 101 ZINCK FAMILY LIVING TRUST ZINCK EDWARD W TRUSTEE 109 SALEM ST UNIT 101 REVERE, MA 02151 109 SALEM ST 102	33-459-3-101 LUC: 102 33-459-3-102 LUC: 102	109 SALEM ST 205 AFONSO DANIELA R 109 SALEM ST UNIT 205 REVERE, MA 02151 109 SALEM ST 206	33-459-3-205 LUC: 102 33-459-3-206 LUC: 102
DEFREITAS DIRLEI M DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 27 WAITT PK	33-459-12 LUC: 101	CHIULLI GREGORY J CHIULLI MARY A 109 SALEM ST UNIT 102 REVERE, MA 02151 109 SALEM ST 103	33-459-3-103 LUC: 102	JEAN CAROLYN MULLALLY KEVIN 109 SALEM ST UNIT 206 REVERE, MA 02151 109 SALEM ST 207	33-459-3-207 LUC: 102
DEFREITAS DIRLEI M DEFREITAS GIRLENE F 27 WAITT PARK Revere, MA 02151 31 WAITT PK	33-459-13 LUC: 101	BECK CAROL 109 SALEM ST UNIT 103 REVERE, MA 02151 109 SALEM ST 104	33-459-3-104 LUC: 102	MCKINLEY FAMILY IRREVOCABLE TRUST MCKINLEY JR PAUL T TRUSTEE 109 SALEM ST UNIT 207 REVERE, MA 02151 109 SALEM ST 208	33-459-3-208 LUC: 102
PEREZ ALBERTO HALPIN GERIE 31 WAITT PARK REVERE, MA 02151 35 WAITT PK	33-459-14 LUC: 101	PATEL DEEPTI SHAH HEMANT 109 SALEM ST UNIT 104 REVERE, MA 02151 109 SALEM ST 105	33-459-3-105 LUC: 102	GAVENS MELISSA LAUREN 109 SALEM ST UNIT 208 REVERE, MA 02151 109 SALEM ST 301	33-459-3-301 LUC: 102
JAMES ELISHA BETH 35 WAITT PARK REVERE, MA 02151 41 WAITT PK	33-459-15 LUC: 101	NAIR ASHA V NAIR VINOD K 109 SALEM ST UNIT 105 REVERE, MA 02151 109 SALEM ST 106	33-459-3-106 LUC: 102	LEBLANC MICHAEL J CRISANTI ERIN N 109 SALEM ST UNIT 301 REVERE, MA 02151 109 SALEM ST 302	33-459-3-302 LUC: 102
VAN BUSKIRK JOHN VAN BUSKIRK JOANNE M 41 WAITT PARK REVERE, MA 02151 47 WAITT PK	33-459-16 LUC: 101	BURNS STEPHEN FRANCES MCKINLEY LISA MARIE 109 SALEM ST UNIT 106 REVERE, MA 02151 109 SALEM ST 201	33-459-3-201 LUC: 102	KELLER COURTNEY N MURRAY KYLE T 109 SALEM ST UNIT 302 REVERE, MA 02151 109 SALEM ST 401	33-459-3-401 LUC: 102
DOHERTY JR JOHN J 55 WAITT PARK REVERE, MA 02151 WAITT PK	33-459-17A LUC: 132	ANNESE JEANETTE 109 SALEM ST UNIT 201 REVERE, MA 02151 109 SALEM ST 202	33-459-3-202 LUC: 102	MANFREDONIA MARYANN 109 SALEM ST UNIT 401 REVERE, MA 02151 109 SALEM ST 402	33-459-3-402 LUC: 102
DOHERTY JOHN 55 WAITT PARK REVERE, MA 02151 55 WAITT PK	33-459-18A LUC: 101	ONEILL RYAN 109 SALEM ST UNIT 202 REVERE, MA 02151 109 SALEM ST 203	33-459-3-203 LUC: 102	GIOVINO ANN MARIE 109 SALEM ST UNIT 402 REVERE, MA 02151 109 SALEM ST 403	33-459-3-403 LUC: 102
DOHERTY JOHN JR 55 WAITT PARK REVERE, MA 02151 109 SALEM ST	33-459-3-0000 LUC: N/A	109 SALEM STREET, #203, REALTY TRUST MALARET ABNER, TRUSTEE 109 SALEM ST UNIT 203 REVERE, MA 02151 109 SALEM ST 204	33-459-3-204 LUC: 102	CHASE THOMAS A CHASE SHARON N 109 SALEM ST UNIT 403 REVERE, MA 02151 109 SALEM ST 404	33-459-3-404 LUC: 102
WILLIAMSBURG SQUARE CONDO ASSO C/O EASTERN PROPERTY MANAGEMEN POST OFFICE BOX 205 REVERE, MA 02151		SAHOO SHRINJOY 109 SALEM ST UNIT 204 REVERE, MA 02151		WOLFE FAMILY TRUST WOLFE GEORGE D TRUSTEE 109 SALEM ST UNIT 404 REVERE, MA 02151	

109 SALEM ST 405 MCPHEE WILLIAM 109 SALEM ST UNIT 405 REVERE, MA 02151	33-459-3-405 LUC: 102	5 STONE ST PACHECO OLGA M VELIZ DUARTE MARY FABIOLA 5 STONE ST REVERE, MA 02151	33-459A-11A LUC: 101	46 WAITT PK OBORSKY MAXINE D 46 WAITT PARK REVERE, MA 02151	33-459A-4 LUC: 101
109 SALEM ST 406 KELLEY MAUREEN T SOLLOSOS ROBIN S 109 SALEM ST UNIT 406 REVERE, MA 02151	33-459-3-406 LUC: 102	11 STONE ST BEARD FAMILY TRUST HILL ANN MARIE TRUSTEE 11 STONE ST REVERE, MA 02151	33-459A-14 LUC: 101	40 WAITT PK DESISTO CAMILLE M 44 WAITT PARK REVERE, MA 02151	33-459A-5 LUC: 101
109 SALEM ST 501 CAROL BAGLIO REVOCABLE TRUST BAGLIO CAROL TRUSTEE 109 SALEM ST UNIT 501 REVERE, MA 02151	33-459-3-501 LUC: 102	15 STONE ST POOLE STEVEN M FRUCIANO DIANA 15 STONE ST REVERE, MA 02151	33-459A-15 LUC: 101	34 WAITT PK SALGADO NESTOR J QUINTERO AMPARO 34 WAITT PARK REVERE, MA 02151	33-459A-6 LUC: 101
109 SALEM ST 502 HU MENGWEI ZHAO YIZUO 34 CURVE ST NATICK, MA 01760	33-459-3-502 LUC: 102	STONE ST POOLE STEVEN M FRUCIANO DIANA 15 STONE ST REVERE, MA 02151	33-459A-16 LUC: 132	26 WAITT PK DESIMONE JOHN COLBY CHERYL 140 BOXWOOD LN BRIDGEWATER, MA 02324	33-459A-7 LUC: 101
109 SALEM ST 503 COMEAU DENNIS A COMEAU JUNE M 109 SALEM ST UNIT 503 REVERE, MA 02151	33-459-3-503 LUC: 102	23 STONE ST ANDREOTTOLA JR FRANK ANDREOTTOLA THERESE 23 STONE ST REVERE, MA 02151	33-459A-17 LUC: 101	WAITT PK DESIMONE JOHN COLBY CHERYL 140 BOXWOOD LN BRIDGEWATER, MA 02324	33-459A-8 LUC: 132
109 SALEM ST 504 GARCIA JR CARLOS W 109 SALEM ST UNIT 504 REVERE, MA 02151	33-459-3-504 LUC: 102	STONE ST ESCOBAR LIBETH M REYES 31 STONE ST Revere, MA 02151	33-459A-18 LUC: 132	WAITT PK 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459A-9 LUC: 337
SALEM ST DOHERTY JOHN DOHERTY MARGARET 55 WAITT PK REVERE, MA 02151	33-459-4 LUC: 131	31 STONE ST ESCOBAR LIBETH M REYES 31 STONE ST Revere, MA 02151	33-459A-19 LUC: 101	10 STONE ST CROSS GENE CROSS HATTIE M 10 STONE ST REVERE, MA 02151	33-460-10 LUC: 101
133 SALEM ST 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459-5A LUC: 304	54 WAITT PK RHANEM ELMOSTAFA 54 WAITT PARK REVERE, MA 02151	33-459A-2 LUC: 101	6 STONE ST NESE DOMINIC L DIORIO PAULA 6 STONE ST REVERE, MA 02151	33-460-11 LUC: 101
58 WAITT PK BONES JAZMIN 58 WAITT PK Revere, MA 02151	33-459A-1 LUC: 101	41 STONE ST ASSORTATO FAMILY REVOCABLE TRU ASSORTATO MICHAEL P TRUSTEE 41 STONE ST REVERE, MA 02151	33-459A-20 LUC: 101	34 STONE ST BRUM IRREVOCABLE TRUST 2021 BRUM MICHAEL J TRUSTEE 34 STONE ST Revere, MA 02151	33-460-8 LUC: 104
SALEM ST 133 SALEM DEVELOPMENT LLC 932 BROADWAY UNIT 1 CHELSEA, MA 02150	33-459A-10 LUC: 337	50 WAITT PK RICHARD A STEWART IRREVOCABLE 50% INTEREST FLYNN JAMES TRUSTEE 19 RENEE DR WAKEFIELD, MA 01880	33-459A-3 LUC: 104	20 STONE ST AZRAIBI RKIA 20 STONE ST Revere, MA 02151	33-460-9 LUC: 101

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)



146 SALEM ST 33-461-465-11

LUC: 104

THORNTON RONALD P  
THORNTON JANE A  
146 SALEM ST  
REVERE, MA 02151

136 SALEM ST 33-461-465-9

LUC: 104

ROWE CONTRACTING COMPANY  
335 CENTRAL ST  
SAUGUS, MA 01906

10 WAITT CT 33-461-465-12

LUC: 104

KENDALL ROBERT J JR  
KENDALL JANE M  
381 PORTER ST  
MELROSE, MA 02176

162 SALEM ST 33-468A-1

LUC: 105

FERREIRA AGUINALDO ALVES  
ALVES MAURILIA DE OLIVERA  
162 SALEM ST  
REVERE, MA 02151

20 WAITT CT 33-461-465-13

LUC: 101

NABOULSI ABDESSAMAD  
20 WAITT CT  
REVERE, MA 02151

17 BREEDENS LN 33-468A-2

LUC: 101

DESCOUTEAUX GEORGE  
17 BREEDENS LN  
REVERE, MA 02151

156 SALEM ST 33-461-465-14A

LUC: 104

DELVA NYDIA  
156 SALEM ST  
Revere, MA 02151

166 SALEM ST 33-468B-1

LUC: 101

DEMATTIA ARTHUR R  
DEMATTIA ELLEN M  
166 SALEM ST  
REVERE, MA 02151

20 BREEDENS LN 33-461-465-14B

LUC: 104

BAJANA ALFONSO C  
BAJANA YANIRA  
20 BREEDENS LN  
REVERE, MA 02151

15 LIBERTY AVE 33-468B-3

LUC: 101

KAPPY TRUST  
HOGAN TIMOTHY G TRUSTEE  
15 LIBERTY AVE  
Revere, MA 02151

156A SALEM ST 33-461-465-15

LUC: 101

LARRIU EDWARD  
156A SALEM ST  
REVERE, MA 02151

SALEM ST 33-461-465-1A

LUC: 130

OVERLOOK RIDGE, LLC  
C/O VERIS RESIDENTIAL  
210 HUDSON ST  
SUITE 400  
JERSEY CITY, NJ 07311  
15 PARKSIDE PL

33-461-465-2A

LUC: 112

11 OVERLOOK RIDGE DRIVE (MA) OWNER LLC  
POST OFFICE BOX A3878  
CHICAGO, IL 60690

108 SALEM ST 33-461-465-6

LUC: 101

COX MARGARETT  
108 SALEM ST  
Revere, MA 02151

122 SALEM ST 33-461-465-7

LUC: 104

DEWLING JOHN  
DEWLING MICHELE D  
122 SALEM ST  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS OF THE  
ASSESSOR'S OFFICE OF THE  
CITY OF REVERE  
*[Signature]*  
DATE: 7-31-23

Attachment: PH.C2304.133SalemStreet (23-210 : C-23-04, 133 Salem Street, Special Permit)

C-23-05

## PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 25, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Youssef Abouriaili c/o Touma & Elias Realty Group, PO Box 16, Revere, MA 02151 requesting a special permit from the Revere City Council to expand and alter an existing non-conforming structure by constructing a second-story 1,064 s.f. addition for storage space at 570 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #1217  
09/06/2023  
09/13/2023

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

FORM B

APPLICATION NO. C-23-05  
DATE: 8/30/23

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

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

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

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

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

1. Applicant submitting this application is:

Name: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: PO Box 16, Revere MA 02151

Tel. # :617-406-8294

Email: joel3749@gmail.com

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

X Owner  Other (Describe)

RECEIVED  
CITY OF REVERE  
PLANNING DEPT  
AUG 31 2023

Attachment: PH.C2305.570B Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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

Name: Joseph Luna, AIA Principal; Luna Design Group

Title: Owners Representative/ Project Architect

Address: 100 Conifer Hill Drive, Suite 406 Danvers, MA 01923

Tel. #: Office: 781-245-6530 ext. 11 Cell: 508-523-6881

Email: jluna@lunadesign.com

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

Name: Youssef Abourjaili C/O Touma & Elias Realty Group

Address PO Box 16, Revere MA 02151

Tel. #: 617-406-8294

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

Book 67403, Page 272. Certificate # (if registered) \_\_\_\_\_,

Book 67392, Page 254.

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:

570 Broadway, Second Floor Storage, Prepared by: SAA Design Group, dated: 09:06:19

Lot # 570 Sq. Ft. 1,064 Proposed Addition

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. 570 Broadway See attached locus map.

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

X no

do not know

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

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

\_\_\_\_\_ do not know; X no.

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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.):

Preexisting single story commercial structure located on a 10,603 s.f. lot. Building use is takeout restaurant. Owner swish to add a second story with exterior stair to provide additional storage area for the restaurant. Patron use is not permitted in this space.

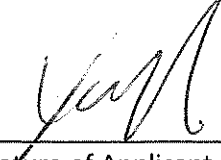
11. What is the nature of the exception or special permit requested in this application?

Special Permit Application for preexisting nonconforming structure.


Date of denial by Building Inspector and/or Planning Board

March 16, 2020 Application SPR20-000044 by Frank Stringi


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

8-30-2023  
Date

  
Signature of Owner

8-30-2023  
Date

  
Signature of Designated Representative

8/30/23  
Date

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

\_\_\_\_\_

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

**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: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: 3 R Andover Street, Peabody, MA 01960

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: N/A

Address: \_\_\_\_\_

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

Name: Youssef Abourjaili C/O Touma & Elias Realty Group

Address: 3 R Andover Street, Peabody, MA 01960

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: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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: \_\_\_\_\_

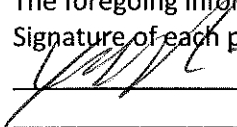
Address: \_\_\_\_\_

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: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



### Request for Finding of Fact – Special Permit

Now comes the applicant Youssef Abourjaili C/O Touma & Elias Realty Group who has applied to this Honorable City Council for a special permit for property located at: 570 Broadway, Revere MA and asks that said Council make the following findings of fact:


1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) Pre-existing nonconforming structure that requires a special permit for any alteration that requires a special permit under Section 17.40.030.
  - (b) The applicant wishes to add 1,064 s.f. of additional storage space above an existing small restaurant.
  - (c) There is no increase in the building footprint. Access to the storage area will be from an exterior stair and there will be no patron use of this space.
  
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) Use is pre-existing, and new proposed space is for storage only.
  - (b)
  - (c)
  
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) Use is pre-existing with the proposed use is storage only. There is no impact public water & sewer.
  - (b)
  - (c)
  
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) Storage use only with no patron use for proposed addition.
  - (b)
  - (c)

Page 2  
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway for the following reasons:
  - (a) The proposed use is storage only with no increase in patron use. There is no impact on pedestrians or vehicles.
  - (b)
  - (c)
  
- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
  - (a) N/A
  - (b)
  - (c)

Date: August 30, 2023

Respectfully submitted by:




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Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

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: Youssef Abourjaili C/O Touma & Elias Realty Group  
(person, corporation or business enterprise applying for license or permit)

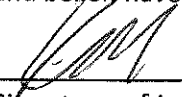
Address of Applicant: PO Box 16, Revere MA 02151  
(business address of above person, corporation or business enterprise)

Location Address: 570 Broadway, Revere, MA 02151  
(location of property for which license or permit is required.)

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

Certification

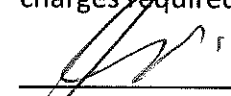
Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

  
\_\_\_\_\_  
Signature of Individual or  
Corporate Name

by: Youssef ABU Rmil  
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: Youssef ABU Rmil  
Corporate Officer (if applicable)

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

On Monday, March 16, 2020, 12:41:48 PM EDT, <fstringi@revere.org> wrote:

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

---

From: Frank Stringi  
 Date: March 16, 2020  
 Application #: SPR20-000044  
 Address: 570 BROADWAY  
 Description: addition for storage  
 Review Status: Denied

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

#### **Community Development: Frank Stringi**

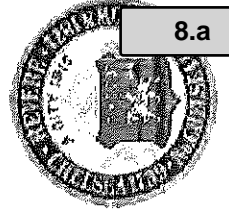
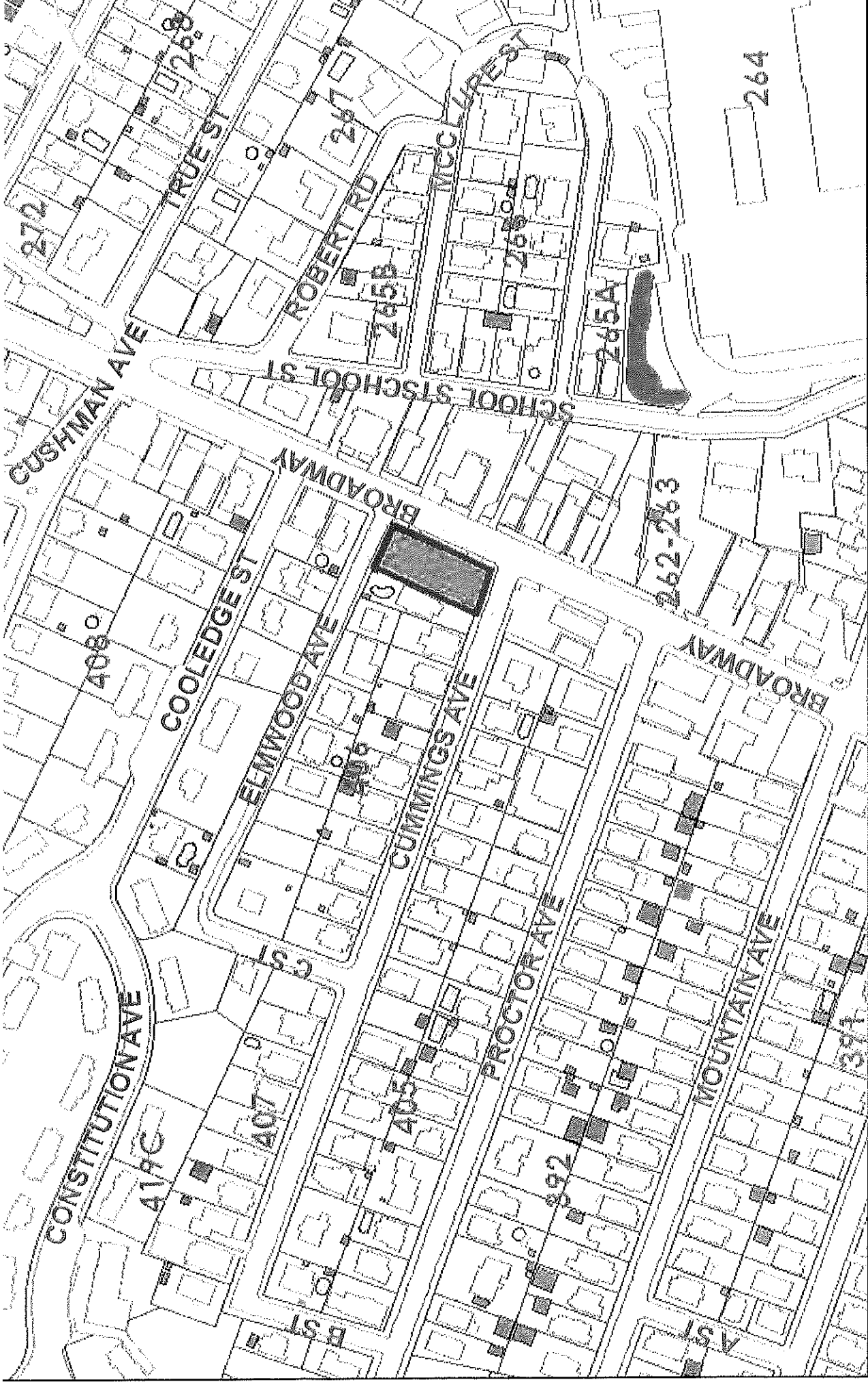
- This plan has been denied for the following reasons: In accordance with Section 17.40.030 of the Revised Revere Zoning Ordinance, the expansion and alteration of an existing nonconforming structure may only be allowed by special permit of the City Council. The City Council may award a special permit only if it determines that such extension and alteration shall not be more substantially detrimental than the existing nonconforming structure to the neighborhood.

*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](http://www.citizenserve.com/revere) re-review. Furnishing the above requested information will help expedite the approval of your application.

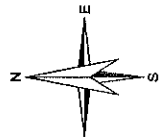
Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



### 570 Broadway Locus Map

Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



# PROPOSED 2ND FLOOR STORAGE ADDITION 570 BROADWAY REVERE, MA

PLANS PREPARED FOR:  
EL PONEL 2 RESTAURANT

### DRAWING LISTS

- I. T-1 TITLE SHEET
- II. G-1 NOTES AND ABBREVIATIONS
- III. A-1 TO A-5 ARCHITECTURAL DRAWINGS
- IV. C-1 CIVIL DRAWINGS
- V. S-1 TO S-5 STRUCTURAL DRAWINGS

### STRUCTURAL DRAWINGS:

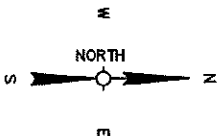
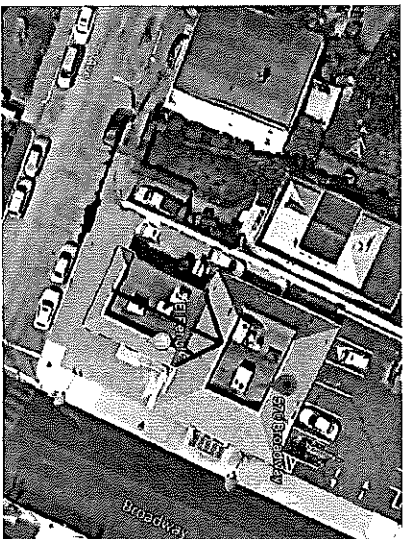
- S-1 PROPOSED ROOF FRAMING PLAN (2ND FLOOR)
- S-2 PROPOSED ROOF DETAILS
- S-3 PROPOSED ROOF ROOF OVERHANG FRAMING PLAN
- S-4 PROPOSED ROOF STAIR FRAMING DETAILS
- S-5 PROPOSED STRUCTURAL DETAILS

### ARCHITECTURAL DRAWINGS:

- A-1 EXISTING & PROPOSED SOUTH ELEVATIONS
- A-2 PROPOSED NORTH, WEST AND EAST ELEVATIONS
- A-3 EXISTING FIRST FLOOR LAYOUT
- A-4 PROPOSED SECOND FLOOR LAYOUT
- A-5 EXISTING CONDITIONS

### SITE CIVIL DRAWINGS:

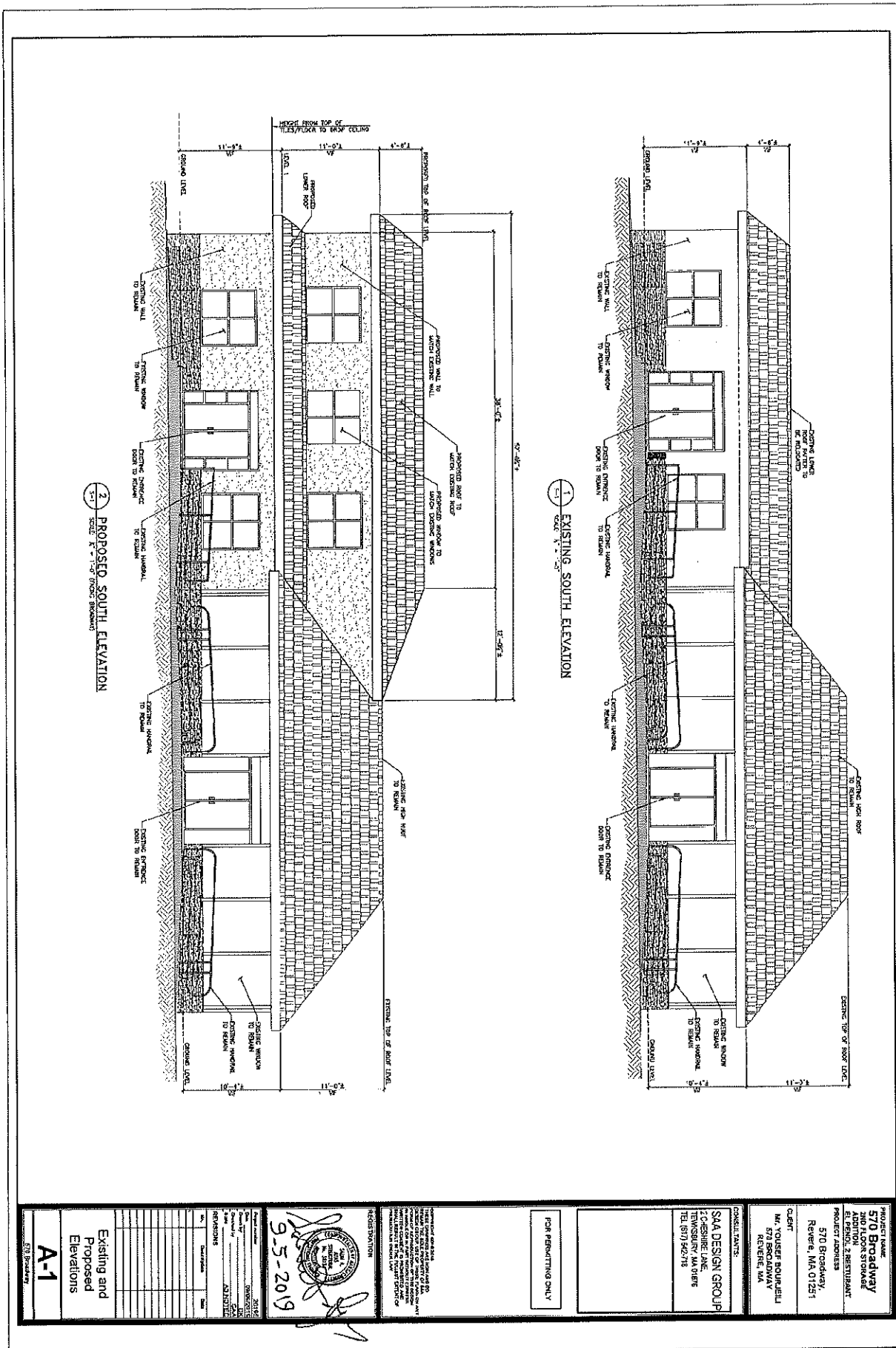
- C-1 PROPOSED SITE PLAN



<b>PROJECT NAME:</b> 570 Broadway 2ND FLOOR STORAGE ADDITION REVERE, MA		<b>CLIENT:</b> MR. YOUSSEF BOURJEU 570 BROADWAY REVERE, MA	
<b>PRODUCT ADDRESS:</b> 570 Broadway, Revere, MA 01251		<b>REGISTERED PROFESSIONAL ENGINEER:</b> SAA DESIGN GROUP 2000 STATE STREET REVERE, MA 01985 TEL: 617 962 6278	
<b>DATE:</b> 9-5-2019 <b>SCALE:</b> AS SHOWN <b>REVISIONS:</b>		<b>FOR PERMITTING ONLY</b>	
<b>TITLE SHEET</b> T-1 570 BROADWAY		REGISTERED PROFESSIONAL ENGINEER STATE OF MASSACHUSETTS LICENSE NO. 10000 EXPIRES 12/31/2020 YOUSSEF BOURJEU 570 BROADWAY REVERE, MA 01985 TEL: 617 962 6278	





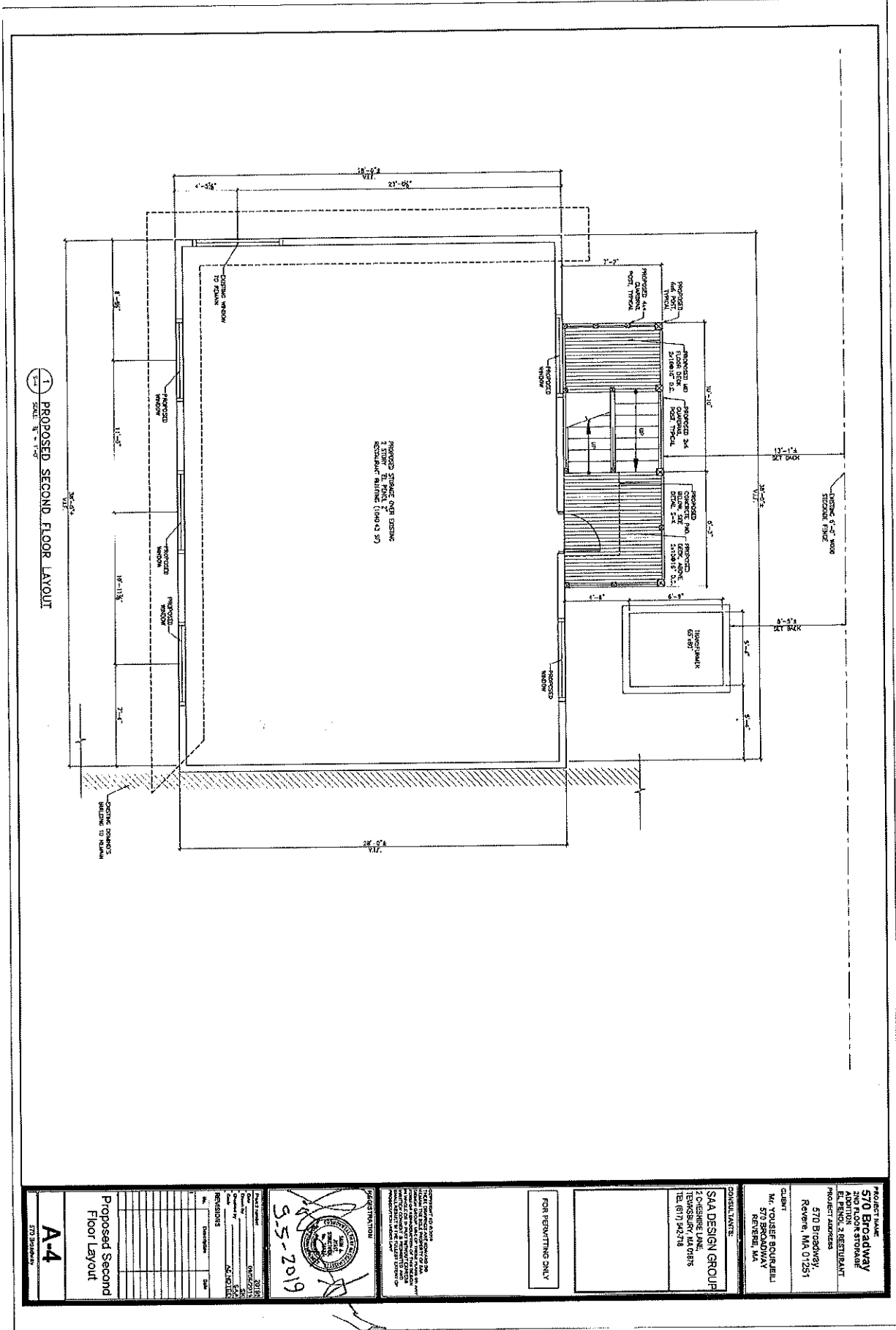


Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

<p>PROJECT NAME: <b>570 Broadway and Floor Storage Addition 2 Restaurant</b></p> <p>CLIENT: <b>MR. YOUSEF SOURJELLI 570 BROADWAY REVERE, MA</b></p>		<p>CONSULTANTS: <b>SAA DESIGN GROUP 100 STATE STREET FENNERVILLE, MA 01915 TEL: (978) 542-7115</b></p>							
<p>DATE: 9-5-2019</p> <p>DESIGNER: [Signature]</p>		<p>FOR PERMITTING ONLY</p>							
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION				<p>REGISTRATION:</p> <p>STATE OF MASSACHUSETTS REGISTERED ARCHITECT [Signature]</p>	
NO.	DATE	DESCRIPTION							
<p>EXISTING and Proposed Elevations</p> <p><b>A-1</b></p>		<p>570 Broadway</p>							

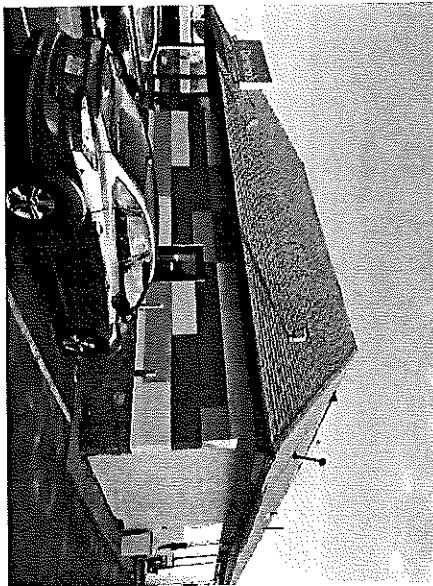




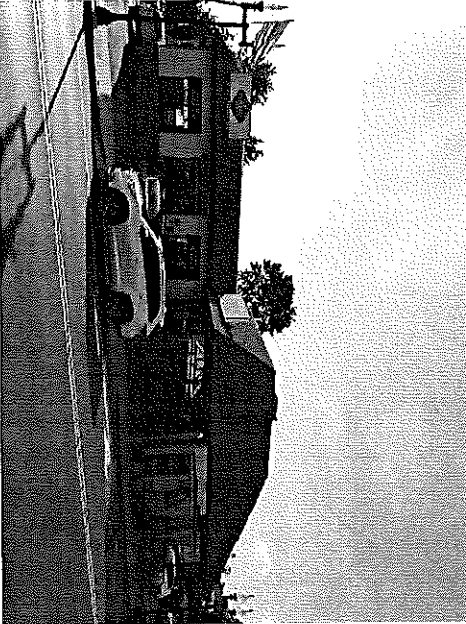


PROPOSED SECOND FLOOR LAYOUT  
SCALE: 1/8" = 1'-0"

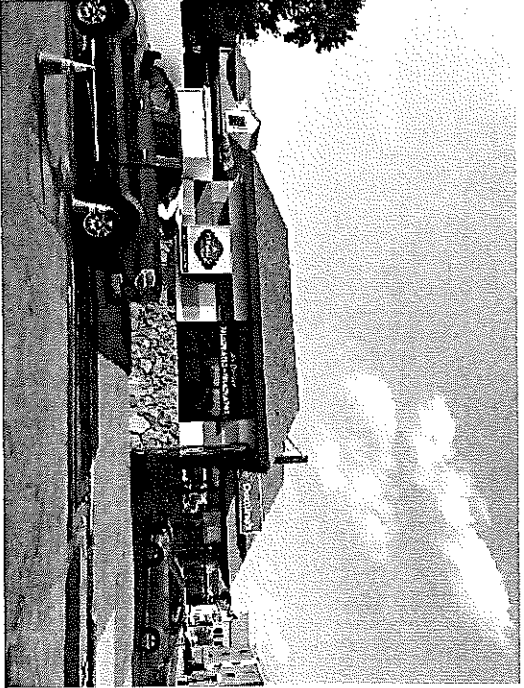
<b>PROJECT NAME:</b> 570 BROADWAY 2ND FLOOR STORAGE E. FENN, 2. RESTURANT	
<b>PROJECT ADDRESS:</b> 570 Broadway, Revere, MA 01251	
<b>CLIENT:</b> MR. YOUSSEF BOURJELI 570 BROADWAY REVERE, MA	
<b>CONSULTANTS:</b> SAA DESIGN GROUP 1 CHESTER LANE, TEMESBURY, MA 01875 TEL: (978) 927-78	
FOR PERMITTING ONLY	
5-5-2019	
A-4 570 Broadway	



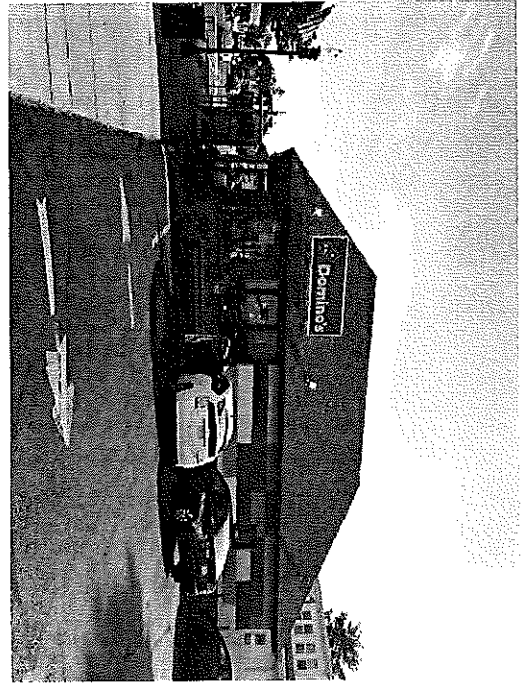
1 EXISTING CONDITION - NORTH VIEW  
SCALE: 1/8" = 1'-0"



2 EXISTING CONDITION - SOUTH VIEW  
SCALE: 1/8" = 1'-0"

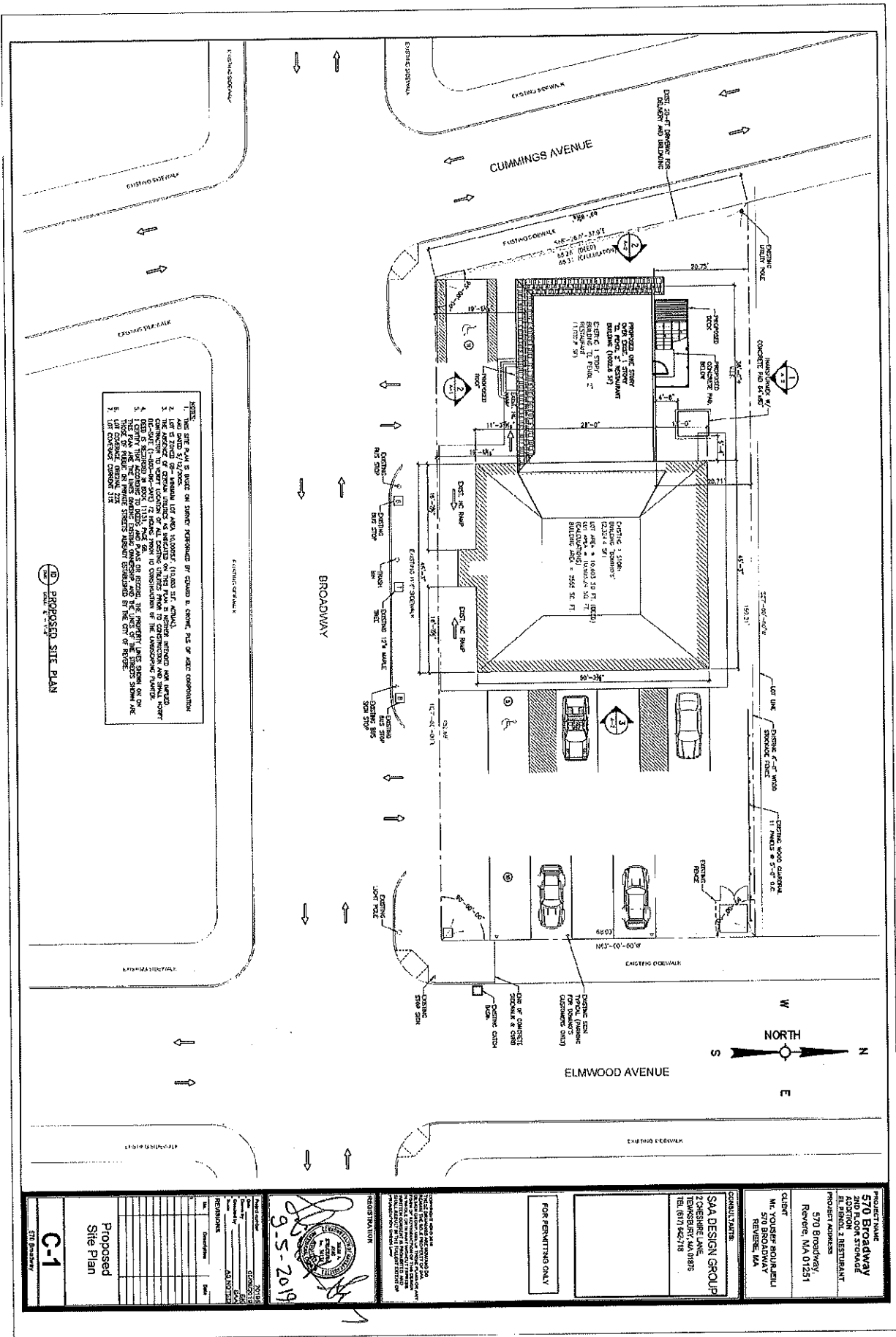


3 EXISTING CONDITION - WEST VIEW  
SCALE: 1/8" = 1'-0"

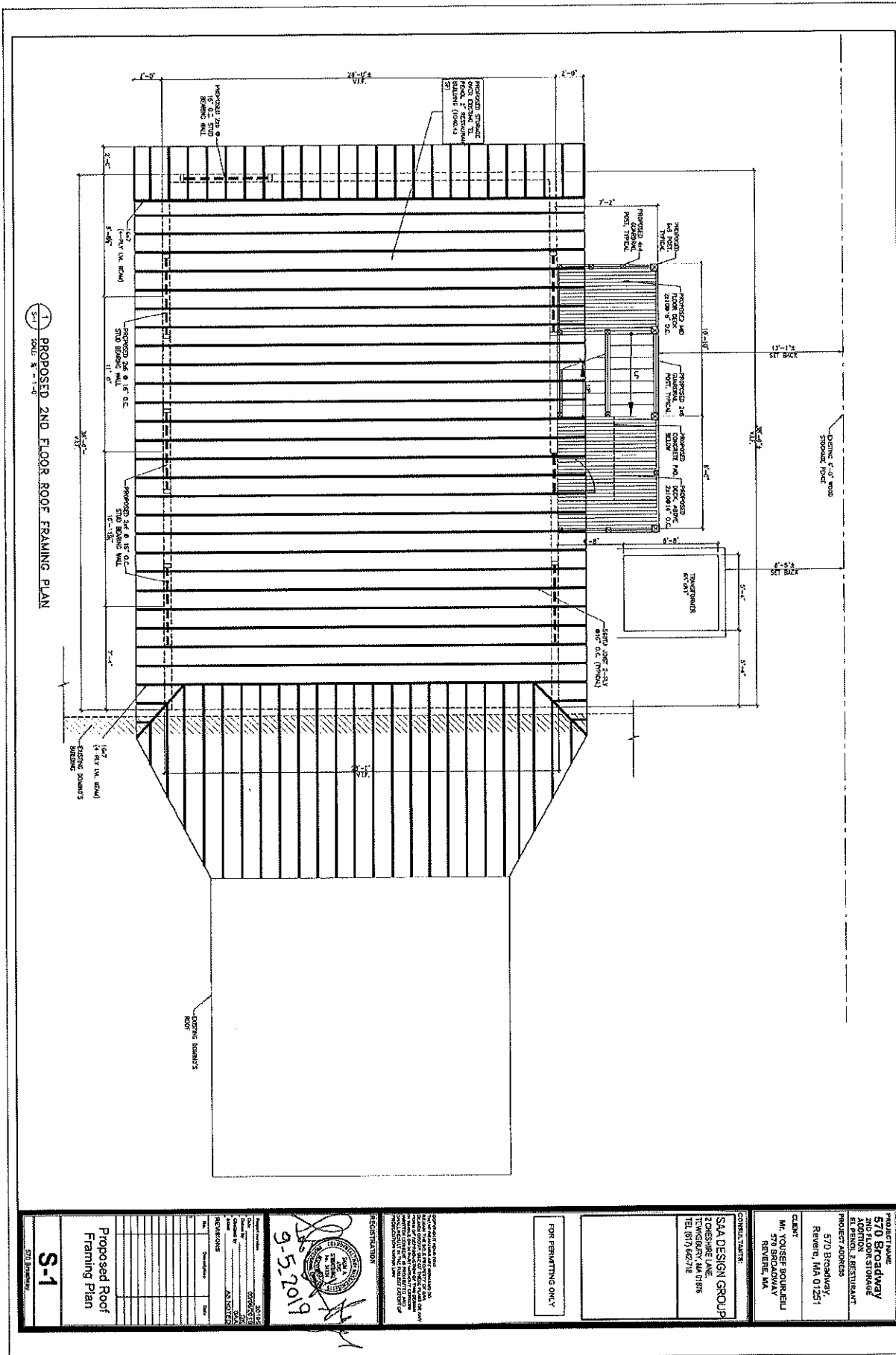


4 EXISTING CONDITION - EAST VIEW  
SCALE: 1/8" = 1'-0"

<p>PROJECT NAME: <b>570 BROADWAY 2ND FLOOR STORAGE</b></p> <p>PROJECT ADDRESS: <b>570 Broadway, Riverside, MA 01251</b></p> <p>CLIENT: <b>MR. YOUSSEF BOURJAIL 570 BROADWAY RIVERSIDE, MA</b></p>		<p>DATE: <b>5-5-2019</b></p> <p>SCALE: <b>AS SHOWN</b></p>
<p>DESIGNER: <b>SAA DESIGN GROUP 120 SHIRLEY LANE TEMPLESBURY MA 01875 TEL: (817) 842718</b></p>		<p>PROJECT NO.:</p>
<p>FOR PERMITTING ONLY</p>		<p>EXISTING CONDITIONS</p>



Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)



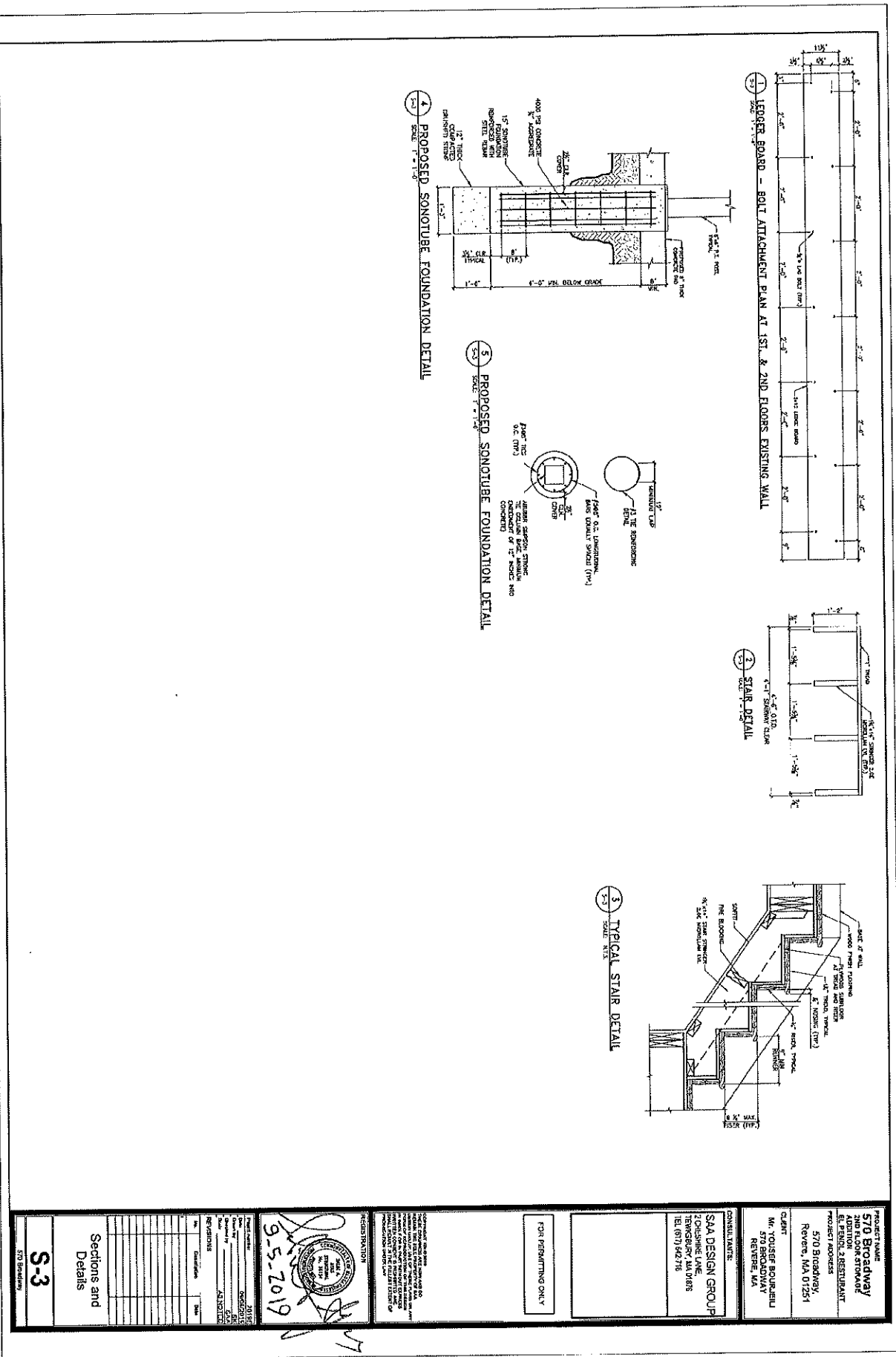
1 PROPOSED 2ND FLOOR ROOF FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

<p>PROPOSED ROOF FRAMING PLAN</p> <p>S-1</p> <p>570 Broadway</p>	<p>DATE: 9-5-2019</p> <p>DESIGNER: [Signature]</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>FOR PERMITTING ONLY</p>
	<p>PROJECT NAME: 570 BROADWAY 2ND FLOOR STORAGE</p> <p>PROJECT ADDRESS: 570 BROADWAY, REVERE, MA 01251</p> <p>CLIENT: MR. YOUSSEF BOURKELIL, 570 BROADWAY, REVERE, MA</p> <p>DESIGNER: SAA DESIGN GROUP, 20 WILSHIRE LANE, TOWNSHIRE, MA 01816, TEL: (978) 620-7716</p>	<p>PROFESSIONAL SEAL</p> <p>9-5-2019</p>	<p>FOR PERMITTING ONLY</p>

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)







<p><b>PROJECT NAME</b>                  570 Broadway                  2ND FLOOR STAIRWELL                  ADDITION                  BL. RENOV. 3 RESTAURANT</p> <p><b>PROJECT ADDRESS</b>                  570 Broadway,                  Revere, MA 01251</p> <p><b>CLIENT</b>                  MR. YOUSSEF BOURGHEIL                  570 BROADWAY                  REVERE, MA</p>	<p><b>CONSULTANTS</b>                  SAA DESIGN GROUP                  120 HENRIE LANE,                  TEMPOURARY LAB 01875                  TEL: (617) 542-7176</p>	<p>FOR PERMITTING ONLY</p>
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9-5-2019  
  
 570 Broadway  
**S-3**  
 Sections and Details



**JOIST DETAILS**

**BEAM DETAILS**

**COLUMN DETAILS**

**Multiple-Warehouse Connecting for Top-Landed Beams**

Member	Span	Support	Notes
1	12'-0"	1	
2	12'-0"	2	
3	12'-0"	3	
4	12'-0"	4	
5	12'-0"	5	
6	12'-0"	6	
7	12'-0"	7	
8	12'-0"	8	
9	12'-0"	9	
10	12'-0"	10	
11	12'-0"	11	
12	12'-0"	12	
13	12'-0"	13	
14	12'-0"	14	
15	12'-0"	15	
16	12'-0"	16	
17	12'-0"	17	
18	12'-0"	18	
19	12'-0"	19	
20	12'-0"	20	
21	12'-0"	21	
22	12'-0"	22	
23	12'-0"	23	
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28	12'-0"	28	
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30	12'-0"	30	
31	12'-0"	31	
32	12'-0"	32	
33	12'-0"	33	
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36	12'-0"	36	
37	12'-0"	37	
38	12'-0"	38	
39	12'-0"	39	
40	12'-0"	40	
41	12'-0"	41	
42	12'-0"	42	
43	12'-0"	43	
44	12'-0"	44	
45	12'-0"	45	
46	12'-0"	46	
47	12'-0"	47	
48	12'-0"	48	
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73	12'-0"	73	
74	12'-0"	74	
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91	12'-0"	91	
92	12'-0"	92	
93	12'-0"	93	
94	12'-0"	94	
95	12'-0"	95	
96	12'-0"	96	
97	12'-0"	97	
98	12'-0"	98	
99	12'-0"	99	
100	12'-0"	100	

**ALLOWABLE HOLES - TIE BRACKETS**

Member	Span	Support	Notes
1	12'-0"	1	
2	12'-0"	2	
3	12'-0"	3	
4	12'-0"	4	
5	12'-0"	5	
6	12'-0"	6	
7	12'-0"	7	
8	12'-0"	8	
9	12'-0"	9	
10	12'-0"	10	
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88	12'-0"	88	
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90	12'-0"	90	
91	12'-0"	91	
92	12'-0"	92	
93	12'-0"	93	
94	12'-0"	94	
95	12'-0"	95	
96	12'-0"	96	
97	12'-0"	97	
98	12'-0"	98	
99	12'-0"	99	
100	12'-0"	100	

**ALLOWABLE HOLES - Headers and Beams**

**WARNING**

**SECTIONS AND DETAILS**

**REVISIONS**

**DATE**

**9-5-2019**

**SA A DESIGN GROUP**

**770 BROADWAY**

**TOWERSIDE MA 01925**

**TEL: (617) 642-7178**

**CLIENT**

**MR. YOUSEF BOURJEU**

**570 BROADWAY**

**REVERE, MA 01251**

**PROJECT ADDRESS**

**570 BROADWAY**

**REVERE, MA 01251**

**PROJECT NUMBER**

**23-211**

**PROJECT NAME**

**570 BROADWAY**

**2ND FLOOR STORAGE**

**EL. FLOOR: 2 BERTHMAST**

**FOR PERMITTING ONLY**

**S-5**

**Sections and Details**

**570 Broadway**



Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

*Handwritten:* Paid MM

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

## Request for Abutters List

Date: 8-19-2023

Property Location: 570 Broadway

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Property Owner: Touma & Elias Realty Group

Is request for special permit or variance? YES \_\_\_\_\_ NO \_\_\_\_\_

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

Requested Distance:

300 FT

Fee: \$80.00

Please make checks payable to City of Revere

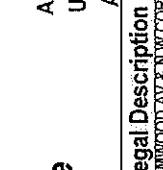
Requester Information:

Name: Youssef ABOURKHALIL

Address: P.O. Box 16  
Revere MA 02157

Telephone: 617-466-8294

APPRaised: 904,900/  
USE VALUE: 904,900/  
ASSESSed: 904,900/



**PROPERTY LOCATION**

No 570  
Alt No BROADWAY, REVERE  
Direction/Street/City  
Unit #:

**OWNERSHIP**

Owner 1: 570 BROADWAY REALTY TRUST  
Owner 2: ABOURJALI YOUSSEF TRUSTEE  
Owner 3:  
Street 1: POST OFFICE BOX 16  
Street 2:

Twn/City: REVERE  
St/Prov: MA Cntry  
Postal: 02151  
Own Occ: Type:

**PREVIOUS OWNER**

Owner 1: 570 BROADWAY REALTY TRUST -  
Owner 2: YOUSSEF ABOURJALI TRUSTEE -  
Street 1: POST OFFICE BOX 16  
Street 2:

Twn/City: REVERE  
St/Prov: MA Cntry  
Postal: 02151  
Narrative Description  
This parcel contains .243 Acres of land mainly classified as RST/BAR with a FAST FOOD Building built about 1950, having primarily STUCCO Exterior and 3259 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code Description/No Amount Com. Int.

**IN PROCESS APPRAISAL SUMMARY**

Use Code 326  
Land Size 0.243  
Building Value 497,800  
Yard Items 7,500  
Land Value 399,600  
Total Value 904,900

Legal Description  
SW COR ELIMWOOD AV & N W COR  
CUMMINGS AV LOT A

Entered Lot Size 904,900  
Total Land: 10603  
Land Unit Type: SF

Parcel ID 24-406-20  
Asses'd Value 904,900

Year end 1/6/2023  
Year End Roll 10/21/2022  
Year End Roll 12/30/2021  
Year End Roll 11/9/2021  
Year End Roll 12/15/2020  
Year End Roll 8/19/2020  
Year End Roll 12/18/2019  
Year End Roll 10/30/2019

Year end 7500  
Year End Roll 7500  
Year End Roll 6900  
Year End Roll 6900  
Year End Roll 6900  
Year End Roll 6900  
Year End Roll 6900  
Year End Roll 6900

Year end 399,600  
Year End Roll 399,600  
Year End Roll 358,600  
Year End Roll 358,600  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800

Year end 7500  
Year End Roll 7500  
Year End Roll 6900  
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Year End Roll 6900  
Year End Roll 6900

Year end 399,600  
Year End Roll 399,600  
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Year End Roll 358,600  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800

Year end 7500  
Year End Roll 7500  
Year End Roll 6900  
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Year end 399,600  
Year End Roll 399,600  
Year End Roll 358,600  
Year End Roll 358,600  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800  
Year End Roll 327,800

**PREVIOUS ASSESSMENT**

Tax Yr. Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value

2023 326 FV 497,800 7500 243 399,600 904,900

2022 326 NC 497,800 7500 243 399,600 904,900

2021 326 FV 430,800 6900 243 358,600 796,300

2020 326 NC 430,800 6900 243 358,600 796,300

2019 326 FV 375,700 6900 243 327,800 710,400

2018 326 PTCH 369,300 6900 243 327,800 704,000

2017 326 FV 369,300 6900 243 327,800 704,000

2016 326 NC 369,300 6900 243 327,800 704,000

2015 326 FV 369,300 6900 243 327,800 704,000

2014 326 NC 369,300 6900 243 327,800 704,000

**SALES INFORMATION**

Grantor 570 BROADWAY RE  
Legal Ref 29180-105  
Type 1/1  
Date 8/21/2002  
Sale Price 480,000  
V 480,000  
Tst No No  
Verif No No

Grantor UNKNOWN  
Legal Ref 1/1  
Type 1/1  
Date 8/29/1984  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
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Sale Price  
V  
Tst No No  
Verif No No

Grantor  
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Sale Price  
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Verif No No

Grantor  
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Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

Grantor  
Legal Ref  
Type  
Date  
Sale Price  
V  
Tst No No  
Verif No No

**BUILDING PERMITS**

Date 3/18/2022  
Number B20000308  
Descr KITCHEN  
Amount 6,700  
C 6,700  
C

Date 11/27/2020  
Number B20001542  
Descr SIGN  
Amount 4,122  
C 4,122  
C

Date 6/14/2017  
Number 16478  
Descr SIGN  
Amount 1,000  
C 1,000  
C

Date 5/20/2016  
Number 15107  
Descr Commercial  
Amount 10,000  
C 10,000  
C

Date 1/21/2016  
Number 14652  
Descr Commercial  
Amount 2,000  
C 2,000  
C

Date 7/21/2014  
Number 12275  
Descr Commercial  
Amount 32,500  
C 32,500  
C

Date 12/5/2005  
Number 3763  
Descr SIGN  
Amount 4,000  
C 4,000  
C

Date 9/7/2005  
Number 3500  
Descr SIGN  
Amount 600  
C 600  
C

Date 9/2/2005  
Number 3501  
Descr OTHER  
Amount 1,000  
C 1,000  
C

Date  
Number  
Descr  
Amount  
C

Date  
Number  
Descr  
Amount  
C

**PROPERTY FACTORS**

Item Code Description % Item Code Description  
Z water  
Sewer  
Electri  
Exempt  
Topo  
Street  
Gas

Census:  
Flood Haz:  
D  
S  
T

Depth/  
Price/Units  
Sq Feet SITE

LUC No of Units  
Fact 10603

LT Base Unit  
Factor Value Price

Adj Neigh Neigh  
Mod

Neigh Neigh  
Influ Mod

Inft 1 % Inft 2 % Inft 3 %

Appraised Value 399,557

Alt Class % Land Code

Spec Land Code Notes

**LAND SECTION (First 7 lines only)**

Use Description LUC No of Units  
Code Fact

326 RST/BAR 10603

Sq Feet SITE

Price/Units

Unit Type Land Type

Factor Value

Adj Neigh Neigh  
Mod

Inft 1 % Inft 2 % Inft 3 %

Appraised Value 399,557

Alt Class % Land Code

Spec Land Code Notes

**ACTIVITY INFORMATION**

Date 6/13/2022  
Result PERMIT  
By 336 MATT MCGRATH

Date 9/13/2021  
Result PERMIT  
By 336 MATT MCGRATH

Date 8/9/2016  
Result PERMIT  
By TO Town

Date 3/3/2015  
Result MEAS & INSP  
By 372 Patrick W

Date 9/29/2006  
Result MEAS & INSP  
By 197 MIKE CASSIDY

Date 9/29/2005  
Result PERMIT  
By 197 MIKE CASSIDY

Date  
Result  
By

Date  
Result  
By

Date  
Result  
By

Date  
Result  
By

Date  
Result  
By

**ASR Map: 24**

Fact Dist  
Reval Dist  
Year  
Land Reason  
Bid Reason  
Civil District  
Ratio

ASR Map: 24

Fact Dist

Reval Dist

Year

Land Reason

Bid Reason

Civil District

Ratio

ASR Map: 24

ASR Map: 24



533 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-11 LUC: 325	589 BROADWAY BROADWAY EAST CONDO ASSOC POST OFFICE BOX 108 REVERE, MA 02151	16-262-263-23-000 LUC: N/A	589 BROADWAY 7 XU YU LI HUI 6114 HANSEN DR PLEASANTON, CA 94566	16-262-263-23-7 LUC: 102
543 BROADWAY ALTAVILLE JOANNE BIANCHI MARIE 130 SCHOOL ST REVERE, MA 02151	16-262-263-12 LUC: 106	589 BROADWAY 1 PRKOS RUSMIR PRKOS MERIMA 1304 LEWIS OGRAY DRIVE SAUGUS, MA 01906	16-262-263-23-1 LUC: 102	589 BROADWAY 8 BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
549 BROADWAY PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-13 LUC: 013	589 BROADWAY 10 589 BROADWAY UNIT 10 RLTY TRUS GLOVSKY LIA TRUSTEE 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23-10 LUC: 102	589 BROADWAY 9 BISIGNANI ANDREW R 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
551 BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-14 LUC: 013	589 BROADWAY 11 BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23-11 LUC: 102	589 BROADWAY A BURKE DAVID 4 SAINT JAMES PLACE WEST TOWNSEND, MA 01474	16-262-263-23 LUC: 102
BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-15 LUC: 132	589 BROADWAY 12 DEYOUNG THOMAS JR 589 BROADWAY UNIT 12 REVERE, MA 02151	16-262-263-23-12 LUC: 102	589 BROADWAY B BISIGNANI ANDREW 6 ROSEMARY RD NAHANT, MA 01908	16-262-263-23 LUC: 102
557 BROADWAY BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN L TRUSTEE 262 PROSPECT AVE REVERE, MA 02151	16-262-263-16 LUC: 031	589 BROADWAY 2 COLANGELO JOSEPH COLANGELO LYNETTE 44 CAMBRIDGE ST REVERE, MA 02151	16-262-263-23-2 LUC: 102	589 BROADWAY C MEDINA WILLIAM 589 BROADWAY UNIT C REVERE, MA 02151	16-262-263-23 LUC: 102
140 SCHOOL ST BENECCHI FAMILY NOMINEE TRUST BENECCHI JOHN J TRUSTEE 262 PROSPECT AVE Revere, MA 02151	16-262-263-17 LUC: 342	589 BROADWAY 3 DUDLEY JO ANNE E DUDLEY-GIARLA C/O JO ANNE 220 WINTHROP AVE REVERE, MA 02151	16-262-263-23-3 LUC: 102	589 BROADWAY D BSHARAT MOHAMMAD BSHARAT HANAN NAJI 502 AVALON WAY SHREWSBURY, MA 01545	16-262-263-23 LUC: 102
575 BROADWAY EAST BOSTON SAVINGS BANK ATTN: ACCOUNTING DEPT 10 MERIDIAN ST EAST BOSTON, MA 02128	16-262-263-18A LUC: 341	589 BROADWAY 4 VOZZELLA MICHAEL J SICOTTE ROBERTA 589 BROADWAY UNIT 4 REVERE, MA 02151	16-262-263-23-4 LUC: 102	130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27 LUC: 104
BROADWAY LOPEZ JAIME 585 BROADWAY REVERE, MA 02151	16-262-263-21 LUC: 132	589 BROADWAY 5 PACI PAUL 2 MYLES STANDISH DR UNIT 2 BRADFORD, MA 01835	16-262-263-23-5 LUC: 102	529 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-9A LUC: 332
585 BROADWAY LOPEZ JAIME 585 BROADWAY REVERE, MA 02151	16-262-263-22 LUC: 104	589 BROADWAY 6 DE SOUZA MARCO ANTONIO COELHO RENATA DE SOUZA 589 BROADWAY UNIT 6 REVERE, MA 02151	16-262-263-23-6 LUC: 102	133 SCHOOL ST MENDOZA WALTER A PINEDA PINEDA PASTORA 133 SCHOOL ST REVERE, MA 02151	16-265A-1 LUC: 104

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)

137 SCHOOL ST 16-265A-2  
LUC: 104  
NASCIMENTO SUELI  
137 SCHOOL ST  
REVERE, MA 02151

167 SCHOOL ST 16-265B-7  
LUC: 101  
CAVALLO ROCCO M  
167 SCHOOL ST  
REVERE, MA 02151

2 BELGRADE ST 16-266-1  
LUC: 101  
CHINOS MAURICIO  
VASQUEZ RAMIRO  
2 BELGRADE ST  
Revere, MA 02151

151 SCHOOL ST 16-266-2  
LUC: 104  
MILLER MARJORIE A  
MILLER JAMES R  
151 SCHOOL ST  
REVERE, MA 02151

155 SCHOOL ST 16-266-3  
LUC: 104  
BONO JEANNE E  
BONO MICHAEL J  
155 SCHOOL ST  
REVERE, MA 02151

157 SCHOOL ST 16-266-4  
LUC: 101  
REYES AURA  
PRIETO HECTOR  
157 SCHOOL ST  
REVERE, MA 02151

516 BROADWAY 24-392-65  
LUC: 332  
512 BROADWAY REALTY TRUST  
DEFEO NEVA TRUSTEE  
512 BROADWAY  
REVERE, MA 02151

540 BROADWAY 24-405-1  
LUC: 333  
520 BROADWAY REALTY TRUST  
ELKHAOULI ELIAS TRUSTEE  
6 JEFFREY ST  
SAUGUS, MA 01906

15 PROCTOR AVE 24-405-2  
LUC: 111  
15 PROCTOR AVENUE TRUST  
STEWART ROBERTA TRUSTEE  
17 PROCTOR AVE  
Revere, MA 02151

17 PROCTOR AVE 24-405-3  
LUC: 104  
17 PROCTOR AVENUE REALTY TRUST  
STEWART ROBERTA TRUSTEE  
17 PROCTOR AVE  
REVERE, MA 02151

16 CUMMINGS AVE 24-405-35A  
LUC: 104  
DOMINGOS ROSALBA  
16 CUMMINGS AVE  
REVERE, MA 02151

9 CUMMINGS AVE 24-406-1  
LUC: 101  
GUZMAN HECTOR O  
PORTILLO DELMY D  
9 CUMMINGS AVE  
REVERE, MA 02151

20 ELMWOOD AVE 24-406-18  
LUC: 104  
CRESTA MICHAEL  
CRESTA JEANNE F  
20 ELMWOOD AVE  
REVERE, MA 02151

10 ELMWOOD AVE 24-406-19  
LUC: 104  
JARAMILLO EDWARD R  
JARAMILLO KEISHA M  
10 ELMWOOD AVE  
REVERE, MA 02151

13 CUMMINGS AVE 24-406-2  
LUC: 104  
GUZMAN WALTER A  
GUZMAN HECTOR O  
186 CHARGER ST  
REVERE, MA 02151

570 BROADWAY 24-406-20  
LUC: 326  
570 BROADWAY REALTY TRUST  
ABOURJAILI YOUSSEF TRUSTEE  
POST OFFICE BOX 16  
REVERE, MA 02151

17 CUMMINGS AVE 24-406-3  
LUC: 104  
GUZMAN HECTOR  
GUSMAN MARIA GLORIA  
15-17 CUMMINGS AVE  
REVERE, MA 02151

23 CUMMINGS AVE 24-406-4  
LUC: 104  
VILLALTA RENE  
VILLALTA MARIA  
23 CUMMINGS AVE  
REVERE, MA 02151

584 BROADWAY 24-407-1  
LUC: 104  
ZELAYA HECTOR  
NAJARRO ISABEL  
584 BROADWAY  
REVERE, MA 02151

592 BROADWAY 24-407-2  
LUC: 112  
COOLEGE CORNER LLC  
P O BOX 365  
REVERE, MA 02151

12 COOLEGE ST 24-407-3  
LUC: 109  
CHIRICHELLO JOHN LIFE ESTATE  
VILLA JOHN REMAINDERMAN  
12 COOLEGE ST  
REVERE, MA 02151

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

*Susan Shaffer*  
DATE: 8-29-23

Attachment: PH.C2305.570Broadway (23-211 : C-23-05, 570 Broadway, Special Permit)





## CITY OF REVERE

Patrick M. Keefe Jr.  
Acting Mayor

September 6, 2023

MEMORANDUM:

To: The Honorable Revere City Council, Ashley Melnik, City Clerk  
From: Patrick M. Keefe Jr., Acting Mayor  
Re: Council Order 23-202

For the reasons explained in the City Solicitor's opinion provided to the City Council on August 30, I hereby deny the request expressed in Council Order 23-202.

A copy of the Solicitor's opinion is attached.

Respectfully,

Patrick M. Keefe Jr.  
Acting Mayor

**From:** Paul Capizzi  
**Sent:** Wednesday, August 30, 2023 3:29 PM  
**To:** Councillor Anthony Zambuto <[azambuto@revere.org](mailto:azambuto@revere.org)>; Councillor Dan Rizzo <[drizzo@revere.org](mailto:drizzo@revere.org)>; Councillor Gerry Visconti <[gvisconti@revere.org](mailto:gvisconti@revere.org)>; Councillor Steve Morabito <[stevemorabito@revere.org](mailto:stevemorabito@revere.org)>; Councillor Anthony Cogliandro <[CouncillorCogliandro@revere.org](mailto:CouncillorCogliandro@revere.org)>; Councillor Joanne McKenna <[jmckenna@revere.org](mailto:jmckenna@revere.org)>; Councillor John Powers <[jpowers@revere.org](mailto:jpowers@revere.org)>; Councillor Ira Novoselsky <[inovoselsky@revere.org](mailto:inovoselsky@revere.org)>; Councillor Richard Serino <[rserino@revere.org](mailto:rserino@revere.org)>; Councillor Marc Silvestri <[CouncillorSilvestri@revere.org](mailto:CouncillorSilvestri@revere.org)>  
**Cc:** Ashley Melnik <[amelnik@revere.org](mailto:amelnik@revere.org)>  
**Subject:** C.O. 23-202, Cease and Desist Permanent Hiring /Appointments

Councilor Zambuto and Members of the Revere City Council:

Please accept this email as a formal response to the above-referenced Council Order, which states the following:

Pursuant to the legal opinion received by Anderson & Kreiger, LLP dated August 24, 2023 relative to the power and authority of the Acting Mayor, that the Acting Mayor immediately cease and desist taking actions admitting of delay resulting in permanent appointments or hires.

The City Charter, M.G.L. ch. 43, § 60, and specifically R.R.O. 2.18.030, provides that “[i]t shall be the duty of the city solicitor . . . to render such professional services as may be required of the solicitor by . . . the city council . . .” In response to C.O. 23-092 in April, in which members of the City Council requested an opinion of the City Solicitor as to the powers and duties of an acting mayor, and after appearing before the Council on April 24, I retained the services of Attorney Lauren Goldberg from KP Law to provide an opinion on the powers of an acting mayor. (I’ve attached Attorney Goldberg’s opinion for your convenience.) Accordingly, Lauren Goldberg’s opinion stands as my formal opinion to the City Council.

The Council procured their own attorney to provide a second opinion, and that opinion offered a slightly different conclusion. The Council, however, has no independent authority to overturn my opinion. The venue for the Council to challenge or overturn the Solicitor’s opinion is through the judiciary.

Part 1, Article 30 of the Massachusetts Constitution guarantees the separation of powers by providing that “the legislative department [City Council] shall never exercise the executive [Mayor’s] . . . powers . . .” The City Council, in accordance with M.G.L. ch. 43, § 59, is vested with the legislative powers of the City only. The City Council’s attempt through this C.O. to exercise executive authority violates Article 30. Thus, the AK opinion is for the Council’s benefit only and has no bearing on the Acting Mayor’s Office. The City Council is not possessed with any oversight role of human resources other than approval of certain appointments specifically articulated by statute or ordinance. Absent exclusive authority to participate in the appointment or hiring of certain positions, the Council’s functions are separate and apart from that of the Acting Mayor’s.

Having said that, I do not agree the role of the Acting Mayor must be restricted in accordance with the AK opinion.

According to the AK opinion: “the Acting Mayor may only take an action if it meets both requirements: 1. that the action be so urgent as to “not admit of delay” and 2. that the action not result in a permanent appointment.”

Note that the City Charter reads: “The president of the city council shall be called “Acting Mayor” and he shall possess the powers of mayor only in matters not admitting of delay, but shall have no power to make permanent appointments.” The AK opinion interprets that sentence to say “and”, not “but.”

Attorney Goldberg’s opinion accurately quotes the Charter: “Acting Mayor is limited to acting upon matters that do not admit of delay . . . but not including making permanent appointments.”

Essentially, the two opinions mirror one another in their analysis of a 1912 case that involved an eminent domain taking by an Acting Mayor during a Mayor’s temporary absence due to illness. Significantly, the incumbent Mayor in that case returned to his post within four weeks of the Acting Mayor’s action, and of the subject matter in that case – eminent domain – the court noted: “the power of eminent domain is a governmental function of importance, both to the landowner whose property is taken and the public whose money must pay for it.” The court emphasized that nothing in the record in *Dimick* indicated that the approval of the eminent domain taking in that case could not wait until the Mayor’s return.

At issue in *Revere*, by comparison, the vacancy in the Mayor’s office happened when Mayor Arrigo resigned to accept other employment. The vacancy, as it were, is not temporary but would exist for over eight months until a new Mayor takes office. Meanwhile, department heads, carrying out the regular function of city government, sought the hiring of rank-and-file employees to fill existing vacant or temporary positions—(some of these positions that had been posted during Mayor Arrigo’s tenure)—In the case of the police and fire departments, the hires increased staffing levels in compliance with budgetary allocations, and the individuals appointed had completed related civil service and training requirements. None of the hires were of a high-level or authoritative position.

Attorney Goldberg’s opinion entails an analysis that addresses the differences between employee and appointed position, citing *Attorney General v. Tillinghast*. The AK opinion lacks any scrutiny of the Charter phrase “permanent appointments.”

In short, KP explains that “appointed” positions are “high level or policy making in character, provide for the exercise of sovereign authority . . . and are often found in law.” According to *Tillinghast*, an appointed person’s “duties are public in nature . . . [grant] the person some portion of sovereign authority . . . are not merely clerical . . . but involve the exercise of power and authority bestowed by the law . . . .” Clearly, the Acting Mayor could not appoint a Police Chief, but he could hire a principle clerk for the Police Chief in order to allow the police department to function properly.

Contrary to the Council’s interpretation, the AK opinion never states that a person may never be hired while the Acting Mayor is in office. No reading of the *Dimick* case suggests that. I reiterate that the *Dimick* facts were unique, and the vacancy was brief.

There is no clear definition of “not admitting of delay.” The ambiguity is intentional as it allows officials to act in the interests of the public. It’s a standard not a rule, which creates grey areas and wiggle room. I think we can all appreciate that the standard applied in 1912 in *Dimick* may be different than the standard applied in 2023. As the KP law memo stated, “There is no particular “list” of what

constitutes a “matter not admitting of delay,” or of matters of urgent and critical need, and it must be assumed that continuing to provide day to day governance of the City is the chief function of an Acting Mayor.”

Based on City records the following positions were filled during the Acting Mayor’s tenure, none of which qualify as permanent appointments:

1. May 15, 2023: 11 fire recruits were hired for the Revere Fire Department. Public safety hires follow a vigorous Civil Service process that started well before Patrick Keefe became Acting Mayor.
2. May 24, 2023: 4 police officer hired, sworn in on August 14, 2023. The needs and hiring process of police officers needs no explanation.
3. May 25, 2023: Michael Polsonetti was hired for the part-time senior summer program.
4. May 25, 2023: Brody McNair was hired for the part-time senior summer program.
5. June 1, 2023: Robert Marra, Policy Advisor, a temporary appointment to the Mayor’s Office. Not permanent and expires if Acting Mayor Keefe fails to win the election.
6. July 1, 2023: Daniel Vranos, a DPW laborer, changed from part time to full time per the request of the DPW Supervisor. The change was on hold pending the approval of the FY2024 budget.
7. July 18, 2023: Matthew Bowden, hired as a craftsman for the Water and Sewer Department, per the request and needs of the Water and Sewer Department Director.
8. July 17, 2023: Joseph Belcastro, Water and Sewer laborer, hired per the request and needs of the Water and Sewer Department Director.
9. July 31, 2023: Robert Noonan, Water and Sewer laborer, hired per the request and needs of the Water and Sewer Department Director.
10. August 1, 2023: Ryan Hunt, Library Assistant, the position was posted in February 2023 and was deemed necessary and essential by the Library Director.
11. August 1, 2023: Christin Puleo, Library Assistant, the position was posted in February 2023 and was deemed necessary and essential by the Library Director.
12. August 2, 2023: Calvin Boudreau, a former part-time summer worker the past five summers, at the Request of the DPW Supervisor the position was filled to assist with the Parks Division.
13. August 3, 2023: Andrew Guinasso, Parking Control Officer, assigned to overnight after the one fulltime overnight PCO quit and the other overnight PCO was transferred from full-time to part-time.
14. August 3, 2023: Giorgio Serrano, Parking Control Officer, assigned to overnight after the one fulltime overnight PCO quit and the other the other overnight PCO was transferred from full-time to part-time.
15. August 3, 2023: Arminda Canas, Elder Affairs Clerk, Spanish speaking, hired per the needs of the Elder Affairs Office and deemed necessary and essential by the Elder Affairs Director.
16. August 14, 2023: Salma Boukdad, Digital Navigator, part-time, no benefits position part of the Youth Work Program. Ms. Boukdad has been working as a part-time student for nearly a year. It’s a grant-funded position, so we lose the grant if we don’t apply it to a hire. She, like our other naviagators, including one at the Senior Center, was hired to assist Revere residents with access to online services. And she is also helping to answer phones in the Acting Mayor’s Office when not assisting Revere residents with online assistance.
17. August 28, 2023: Hasnaa Eddaoudi, Public Health Nurse deemed necessary and essential by the Public Health Director.

18. August 31, 2023: Wyatt Walley, Parttime Public Health Harm Reduction Specialist, deemed necessary and essential by the Director to assist with outreach and support for homeless citizens.
19. Recently hired 4 new crossing guards that will report to the Parking Department. The guards were needed for the start of the school year.

A majority of these hires were made by the department heads, not the Acting Mayor. Members of the labor unions, and directors of both Water and Sewer and DPW, consistently advocate for additional manpower. In fact, two open positions remain, one in DPW and one in Water & Sewer that have not been advertised or filled.

No department heads were appointed, nor were other "officers" appointed. By way of example, Chris Ciaramella has been made Acting Water & Sewer Director, requiring him to perform his ordinary duties as well as that of the Acting Director. Recognizing that making permanent appointments are not within the scope of his power, Acting Mayor Keefe has not filled similarly situated appointment positions in the City.

In conclusion, the Acting Mayor will follow the advice provided in my/KP opinion and neither the AK opinion nor the Council's mindset would have any bearing on the office of Acting Mayor. Both the Mayor and myself are available to discuss the hiring needs, my opinion, or other matters related to the role of Acting Mayor for the City.

Respectfully submitted,

Paul Capizzi  
City Solicitor



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*Revere City Hall*  
*281 Broadway*  
*Revere, MA 02151*  
*781-286-8166*  
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