



## CITY COUNCIL

### Regular Meeting

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

Join Zoom Meeting Using Link:

<https://us02web.zoom.us/j/83028611870>

Meeting ID: 83028611870

Or Telephone: +1 312-626-6799

Calendar

Monday, September 28, 2020, 6:00 PM

### Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of September 14, 2020

### Public Hearings

3. **20-322** Hearing called as ordered on the application of SchiavuzzoALM Realty LLC, 18 Cabral Dr., Middleton, MA 01949 seeking permission from the Revere City Council to demolish a pre-existing non-confirming 5-unit structure and construct a new 4-unit condominium structure on Lots 28, 29, 30 and part lot 31 at 79-81 Temple Street, Revere, MA 02151.
4. **20-323** Hearing called as ordered on the application of Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA 02151 seeking permission from the Revere City Council to operate a kennel at 100 VFW Parkway, Revere, MA 02151.

### Communications

5. **20-324** Comm. from the Mayor relative to the appointment of Janine Marra to Human Rights Commission.
6. **20-325** Comm. from the Mayor relative to the appointment of Jalon Fowler to Human Rights Commission.
7. **20-326** Comm. from the Mayor relative to the appointment of Kathi Reinstein to HRC
8. **20-327** Comm. from the Mayor relative to the appointment of Chaimaa Mansour Hossaini to the Human Rights Commission
9. **20-333** Communication from Rafael Feliciano relative to job preferences for Revere residents.

### Motions

10. **20-328** Motion presented by Councillor McKenna, Councillor Giannino, Councillor Serino: That the Mayor instruct the Traffic Commission, in consultation with the Parking Clerk, to amend the regulations governing the new City-Wide Overnight Parking Program to allow all residents whose vehicles are registered in the City of Revere and who pay motor vehicle excise taxes to the City of Revere be eligible to receive an overnight or permanent parking sticker provided the resident does not live in a residential building in which parking variances have been previously granted by the City.
11. **20-329** Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to provide for overnight resident parking stickers for residents whose residential addresses are listed as Revere Beach Parkway. These residents are paying excise tax to the City and should be able to park on adjacent streets.
12. **20-330** Motion presented by Vice-President Novoselsky: That the Mayor request the appropriate City department to provide new lighting on the pedestrian overpass behind the Garfield School. The old lights and wiring are all rotted. This request is made in the interest of public safety.
13. **20-331** Motion presented by President Keefe: That the Mayor request the Traffic Commission to review the "No Parking" regulation in front of the McKinley School. Removal of this regulation would provide for additional on street parking.
14. **20-332** Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to allow the residents of 77 Bennington Street to be eligible to participate in the resident parking program. Historically, this development was eligible for resident parking stickers and is located approximately 600 yards from the Beachmont T Station.



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, September 14, 2020

Regular Meeting of the City Council was called to order at 6:05 PM. President Patrick M. Keefe presiding.

**Salute to the Flag**

1 Roll Call of Members

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

In accordance with Governor Baker's March 12, 2020 Executive Order, this meeting was conducted using remote participation for the public. All Councillors were present in the Council Chamber except for Councillor Novoselsky who also participated remotely.

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

**RESULT: ACCEPTED**

3 20-320 Comcast, National Grid, RCN, and Verizon will appear before the City Council to discuss double poles and ongoing utility work.

The following representatives were present during the joint utility company meeting:

Stan Usovicz, Verizon

Dan Cameron, National Grid

Alex Ortiz, RCN

The representative for Comcast did not attend.

It was again suggested by Mr. Usovicz of Verizon, that the City hold a meeting to determine which municipal department is "Ball in Court" for several of the double poles on the list. Fire Chief Bright submitted a list of double poles that are "Next to Go" and has been working with the Fire Department's electrical contractor to queue up poles that are next in line.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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### Public Hearings

- 4      20-292      Hearing called as ordered on Loan Order in the amount of \$6,700,000 for Phase 11 Construction- I/I ,IDDE, Pump Station & Drainage.

#### Proponents

Bob Button, CDM Smith  
 Nick Rystrom, City Engineer  
 Bob O'Brien, Director of Community Development  
 Don Ciaramella, Chief of Infrastructure  
 Eric Lampedecchio, 43 Tapley Avenue, Revere, MA

#### Opponents

none

### **CY-2020 CWSRF CONSTRUCTION PROJECT No. 6648**

ORDERED: That \$6,700,000 is appropriated for the purpose of financing the Phase 11 Construction - I/I, IDDE, Pump Station and Drainage Improvements Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$6,700,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the "Authority") and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less



any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

20-292 Hearing called as ordered on Loan Order in the amount of \$6,700,000 for Phase 11 Construction- I/I ,IDDE, Pump Station & Drainage.

### **CY-2020 CWSRF CONSTRUCTION PROJECT No. 6648**

#### **RESOLUTION**

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 11 Construction - I/I, IDDE, Pump Station, and Drainage Improvements is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

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

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

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

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

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

5            20-293            Hearing called as ordered on a Loan Order in the amount of \$1,300,000 for the Phase 12 Investigations Project.

**Proponents**

Bob Button, CDM Smith  
 Nick Rystrom, City Engineer  
 Bob O'Brien, Director of Community Development  
 Don Ciaramella, Chief of Infrastructure  
 Eric Lampedecchio, 43 Tapley Avenue, Revere, MA

**Opponents**

none

**CY-2020 CWSRF PLANNING PROJECT No. 6628**

ORDERED: That \$1,300,000 is appropriated for the purpose of financing the Phase 12 Investigations Project, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$1,300,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the "Trust") established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the "Authority") and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

20-293 Hearing called as ordered on a Loan Order in the amount of \$1,300,000 for the Phase 12 Investigations Project.

**CY-2020 CWSRF PLANNING PROJECT No. 6628**

**RESOLUTION**

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 12 Investigations Project is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

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

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

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

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

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

6 20-294 Hearing called as ordered on a Loan Order in the amount of \$750,000 for Alternative Wastewater Evaluation Planning Project.

**Proponents**

Bob Button, CDM Smith

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Nick Rystrom, City Engineer  
Bob O'Brien, Director of Community Development  
Don Ciaramella, Chief of Infrastructure  
Eric Lampedecchio, 43 Tapley Avenue, Revere, MA

**Opponents**

none

ORDERED: That \$750,000 is appropriated for the purpose of financing the Alternative Wastewater Connection(s)/Storage Evaluation, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$750,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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

20-294 Hearing called as ordered on a Loan Order in the amount of \$750,000 for Alternative Wastewater Evaluation Planning Project.

**CY-2020 CWSRF PLANNING PROJECT No. 6651**

**RESOLUTION**

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Alternative Wastewater Connection(s)/Storage

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Evaluation is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

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

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

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

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

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

7      20-306      Hearing called as ordered on a petition of National Grid and Verizon to install 2 jointly owned poles and relocate 1 jointly owned pole on Yeamans Street. Further requesting permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

**Proponents**

Dan Cameron, National Grid

**Opponents**

none

Council President Keefe dissented due to National Grid proceeding with the project on an emergency basis without prior approval from the City Council or notification to neighbors or himself in his capacity as the Ward 4 Councillor.

Shall the City Council grant the petition of National Grid and Verizon to install 2 jointly owned

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poles and relocate 1 jointly owned pole on Yeamans Street? Further requesting permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

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

### Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday afternoon, September 14, 2020 at 5:00PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, and Chairman Guinasso. Councillor Keefe (ex-officio) was absent.

Several appointments were up for consideration:

**20-279** Appointment of J. Pandela Construction as a Licensed Drain Layer.  
A representative from J. Pandela did not appear before the Appointments Sub-Committee therefore this appointment will remain in committee.

**20-281** Appointment of Rachid Moukhabir, to the Human Rights Commission.  
Mr. Moukhabir received a unanimous favorable recommendation from the Committee on his appointment.

**20-282** Appointment of Police Chief Callahan to the Human Rights Commission.  
Police Chief Callahan received a unanimous favorable recommendation from the Committee on his appointment.

**20-283** Appointment of Lynn Alexis to the Human Rights Commission.  
Attorney Alexis received an unanimous favorable recommendation from the Committee on her appointment.

**20-284** Appointment of Timothy Bogertman to the Human Rights Commission.  
Reverend Bogertman received an unanimous favorable recommendation from the Committee on his appointment.

**20-285** Appointment of Dimple Rana to the Human Rights Commission.  
Ms. Rana did not receive a favorable recommendation from the Appointments Sub-Committee. Councillor Powers voting, “YES”. Councillors Giannino, McKenna, Visconti, and Chairman Guinasso voting, “NO”.

**20-286** Appointment of Kourou Pich to the Human Rights Commission.  
Ms. Pich received a unanimous favorable recommendation from the Committee on her appointment.

**20-287** Appointment of Dr. Lourenco Garcia to the Human Rights Commission.  
Dr. Garcia received a unanimous favorable recommendation from the Committee on his appointment.

**20-288** Appointment of Fire Chief Bright to the Human Rights Commission.  
Fire Chief Bright received a unanimous favorable recommendation from the Committee on his appointment.

**20-289** Appointment of Lor Holmes to the Planning Board.

Ms. Holmes did not receive a favorable recommendation from the Appointments Sub-Committee. Councillor Giannino, McKenna, and Keefe (ex-officio) voting, “YES”. Councillors Powers, Visconti, and Chairman Guinasso voting, “NO”.

**20-290** Appointment of Juan Pablo Jaramillo to the Planning Board.

Mr. Jaramillo received a favorable recommendation from the Committee on his appointment Councillors McKenna, Powers, Visconti, Keefe (ex-officio), and Chairman Guinasso voting, “YES”. Councillor Giannino voting, “NO”.

**20-291** Appointment of James O’Brien to the Planning Board.

Mr. O’Brien received a unanimous favorable recommendation from the Committee on his appointment.

- 8            20-279            Communication from the Mayor relative to the appointment of J. Pandela Construction as a Licensed Drain Layer.

**RESULT:            REFERRED TO APPOINTMENTS**

- 9            20-281            Communication from the Mayor relative to the appointment of Rachid Moukhabir to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF RACHID MOUKHABIR TO THE HUMAN RIGHTS COMMISSION?**

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

- 10          20-282            Communication from the Mayor relative to the appointment of Chief David Callahan to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF POLICE CHIEF DAVID CALLAHAN TO THE HUMAN RIGHTS COMMISSION?**

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

- 11          20-283            Communication from the Mayor relative to the appointment of Lynn Alexis to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF LYNN ALEXIS, ESQ. TO THE HUMAN RIGHTS COMMISSION?**



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

12      20-284      Communication from the Mayor relative to the appointment of Timothy Bogertman to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF REVEREND TIMOTHY BOGERTMAN TO THE HUMAN RIGHTS COMMISSION?**

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

13      20-285      Communication from the Mayor relative to the appointment of Dimple Rana to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF DIMPLE RANA TO THE HUMAN RIGHTS COMMISSION?**

**RESULT:** DEFEATED - ROLL CALL [3 TO 8]  
**AYES:** Morabito, Novoselsky, Powers  
**NAYS:** Giannino, Guinasso, McKenna, Rotondo, Serino, Visconti, Zambuto, Keefe

14      20-286      Communication from the Mayor relative to the appointment of Kourou Pich to the Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF KOUROU PICH TO THE HUMAN RIGHTS COMMISSION?**

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

15      20-287      Communication from the Mayor relative to the appointment of Dr. Lourenco Garcia to Human Rights Commission.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF DR. LOURENCO GARCIA TO THE HUMAN RIGHTS COMMISSION?**

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

16      20-288      Communication from the Mayor relative to the appointment of Chief Christopher Bright to the Human Rights Commission.

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**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF FIRE CHIEF BRIGHT TO THE HUMAN RIGHTS COMMISSION?**

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

- 17      20-289      Communication from the Mayor relative to the appointment of Lor Holmes to the Planning Board.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF LOR HOLMES TO THE PLANNING BOARD?**

**RESULT:** DEFEATED - ROLL CALL [5 TO 6]  
**AYES:** Giannino, McKenna, Morabito, Novoselsky, Keefe  
**NAYS:** Guinasso, Powers, Rotondo, Serino, Visconti, Zambuto

- 18      20-290      Communication from the Mayor relative to the appointment of Juan Pablo Jaramillo to the Planning Board.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF JUAN PABLO JARAMILLO TO THE PLANNING BOARD?**

**RESULT:** ORDERED - ROLL CALL [9 TO 2]  
**AYES:** Guinasso, McKenna, Morabito, Novoselsky, Powers, Serino, Visconti, Zambuto, Keefe  
**NAYS:** Giannino, Rotondo

- 19      20-291      Communication from the Mayor relative to the appointment of James O'Brien to the Planning Board.

**SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF JAMES O'BRIEN TO THE PLANNING BOARD?**

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

**Motions**

- 20      20-307      Motion presented by Councillor Visconti, Councillor McKenna, Councillor Zambuto, City Councillor Guinasso, Vice-President Novoselsky, Councillor Giannino, Councillor Powers, President Keefe, Councillor Serino, Councillor Morabito: That the City Council award a Certificate of Commendation to Pastor Nick Granitsas of the First Congregational Church on the occasion of his retirement after 46 years of service to the City of Revere.

**RESULT: ORDERED - VOICE VOTE**

- 21      20-308      Motion presented by Councillor Morabito: That the City of Revere implement a local eviction moratorium beginning October 17th until the COVID-19 pandemic subsides. This motion is being submitted because the City's unemployment rate is eight times higher than last year's rate and a moratorium will protect the City's most vulnerable citizens.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

- 22      20-321      Motion presented by Councillor Morabito, Councillor Serino: That the City Council send a letter to Governor Baker, Speaker of the House DeLeo, and Representative Vincent advocating for support of an extension of An Act Providing For a Moratorium on Evictions and Foreclosures During the COVID-19 Emergency.

Councillors Morabito and Serino offered an oral motion, as an alternative motion and in the interest of time, to Councillor Morabito's motion requesting a local eviction moratorium.

**RESULT: ORDERED - VOICE VOTE**

- 23      20-309      Motion presented by President Keefe: That the Mayor request the License Commission to reduce on premises alcohol and commercial parking lot license fees for 2021 by 50% due to the loss of business caused by COVID-19.

Robert Selevich, License Commission Chairman addressed the City Council and indicated that the License Commission has started a discussion with regards to pro-rating certain licenses due to the Covid-19 pandemic.

Eric Lampedecchio, 43 Tapley Avenue addressed the City Council.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

- 24      20-310      Motion presented by Councillor Rotondo, President Keefe: That a Certificate of Commendation be awarded to Officer Raul Goncalves for his actions in preventing a potential tragedy in June when he saved the life of a toddler who ran into Park Avenue.

**RESULT: ORDERED - VOICE VOTE**

- 25      20-311      Motion presented by City Councillor Guinasso: That the Mayor request the Election Commissioner to appear before the City Council to discuss early voting and mail in ballots.

**RESULT: ORDERED - VOICE VOTE**

- 26      20-312      Motion presented by City Councillor Guinasso: That the Mayor request the DPW to install crosswalks on Ward Street in the interest of public safety at the request of area residents.

**RESULT: ORDERED - VOICE VOTE**

- 27      20-313      Motion presented by City Councillor Guinasso: That the Mayor request the Traffic Commission to install "No Parking Here to Corner" signs on Folsom Street at the corners of Broadway and on Broadway at the corners of Folsom.

Joseph Gulla, Business Owner on Folsom Street addressed the City Council and indicated that removing parking spots from this area would affect his business operations. Mr. Gulla's attorney, Jay Satin, addressed the City Council and indicated that no other corners in Revere have been designated as "No Parking Here to Corner" by the City Council.

**RESULT: ORDERED - VOICE VOTE**

- 28      20-314      Motion presented by Councillor Rotondo: That the Mayor request the MBTA to remove all benches along the Revere Beach Train Station.

**RESULT: ORDERED - VOICE VOTE**

- 29      20-315      Motion presented by Councillor McKenna: That the Mayor request the DPW to clean and stripe the empty lot at the corner of Wave and Dolphin Avenues to provide additional parking for residents in this densely populated neighborhood and for visitors of the Liston Towers. The can approximately hold twenty vehicles.

**RESULT: ORDERED - VOICE VOTE**

- 30      20-316      Motion presented by Councillor Visconti, City Councillor Guinasso, Councillor Serino: That the Mayor request the Parking Director to appear before the City Council to discuss the details of the City-wide permit parking program that will be going into effect on October 15th.

**RESULT: ORDERED - VOICE VOTE**

- 31      20-317      Motion presented by Councillor Serino, Councillor Giannino, Councillor McKenna: That the City Council forward the attached letter to the Massachusetts Department of Environmental Protection as commentary on the 2020-2030 Solid Waste Master Plan. The Department of Environmental Protection is required to develop and maintain a

comprehensive statewide master plan for solid waste management, which the agency updates on a ten-year planning cycle. In September, 2019, MassDEP issued its Draft 2030 Solid Waste Master Plan for public comment. The public comment period has been re-opened to focus specifically, but not exclusively, on issues of environmental justice, climate change, and the impacts of the COVID-19 pandemic as they relate to solid waste management in Massachusetts. The attached letter addresses concerns with the Saugus incinerator, as well as the rising costs of recycling.

**RESULT: ORDERED - VOICE VOTE**

32      20-318      Motion presented by Councillor Rotondo: That the Mayor request the Board of Health to appear before the City Council to provide an update on Covid-19.

Eric Lampedecchio, 43 Tapley Avenue, addressed the City Council on this motion.

Councillor Serino requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsider with the hope it does not prevail. Reconsideration fails.

**RESULT: ORDERED - VOICE VOTE**

33      20-319      Motion presented by Councillor Serino: That the Mayor consider the feasibility of reducing the cost of an additional blue trash cart at cost.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

Ordered adjourned at 8:30 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 14, 2020 6:00 PM (Salute to the Flag)

C-20-33

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2020 at 6:00 P.M. via remote participation on the application of SchiavuzzoALM Realty LLC, 18 Cabral Dr., Middleton, MA 01949 seeking permission from the Revere City Council to demolish a pre-existing non-confirming 5-unit structure and construct a new 4-unit condominium structure on Lots 28, 29, 30, and part lot 31 at 79-81 Temple Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-33) 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at [www.revere.org/calendar](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik  
City Clerk

Revere Advocate  
Bill to: D'Ambrosio Brown, LLP  
14 Proctor Avenue  
Revere, MA 02151

9/11/2020  
9/11/2020

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

FORM B

APPLICATION NO. C-20-33DATE: 9/8/2020

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

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

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

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

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

1. Applicant submitting this application is:

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949  
Tel. #: c/o D'Ambrosio Brown LLP (617) 720-5657

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

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

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

OFFICE CITY CLERK  
REVERE, MASS

2020 SEP -8 PM 4:52

FILED

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

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

Name: Applicant  
Address:  
Tel. #:

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 61246, Page 211, attached hereto as Exhibit A.

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

Please see the Plan attached hereto as Exhibit B.

Assessor's Office information: 79 Temple Street, Parcel Identification No. 18-324A-28

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

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

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

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

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

Yes \_\_\_ No \_\_\_ Do not know X

9B. Is the location of the site of this application within 100 feet of: \_\_\_ a coastal beach; \_\_\_ salt marsh; \_\_\_ land under the ocean; X do not know; \_\_\_ no.

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

Property address: 79-81 Temple Street, Revere, Massachusetts 02251

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon, being lots 28,29,30, and part of lot 31, as shown on a plan entitled "Revere Street Terrace in Revere, Mass. Owned by J.M. Temple"

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

dated May 1909, J.S. Crossman, Civil Engineer, duly recorded with the Suffolk Registry of Deeds, at the end of Book 3359, being further bounded and described as follows:

NORTHWESTERLY            by Temple Street, seventy-eight (78) feet;  
 NORTHEASTERLY        by the remainder of lot 31, as shown on said plan, seventy (70) feet;  
 SOUTHEASTERLY        by land of owners unknown, seventy-eight (78) feet;  
 SOUTHWESTERLY        by lot 27, as shown on said plan, seventy (70) feet.

Containing 5460 square feet of land, be all of said measurements, and contents, more or less.

Also, please see Plan attached hereto as Exhibit B.

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

The Applicant is seeking to demolish a burned-out, pre-existing non-conforming 5-unit structure and replace it with a new 4-unit condominium structure including all off-street parking. *See* Site Plan Review Committee's Denial Letter attached hereto as Exhibit E.

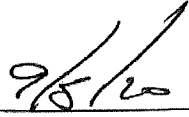
The City Council of the City of Revere should award this special permit because the Applicant's proposal is not detrimental to the neighborhood but represents a significant improvement over the prior structure and use on the property. As such, this project substantially serves the public convenience and welfare; benefits, rather than impairs, the status of the neighborhood; and is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

Date of denial by Building Inspector and/or Planning Board: \_\_\_\_\_.



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/Owner

  
\_\_\_\_\_  
Date

*Cory D. Rhoades, Esq.*  
\_\_\_\_\_  
Signature of Designated Representative

9.8.20  
\_\_\_\_\_  
Date

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

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

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

1. Name and residential address of party submitting application:

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

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

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

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: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

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

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

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

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

Page 2  
General Disclosure Form

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

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

MANAGER Leo Schiavuzzo, 18 Cabral Drive, Middleton, MA 01949

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

General Partner's Name: N/A  
Address: N/A

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

General Partner's Name of Limited Partnership: N/A  
Address: N/A

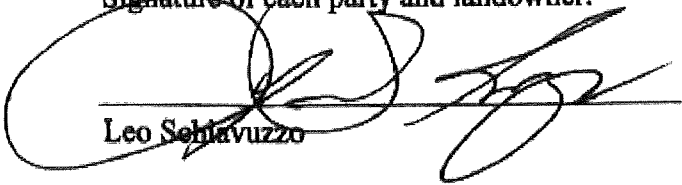
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

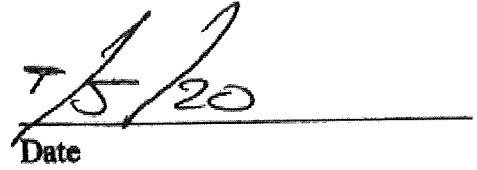
N/A

*[Signature on following page.]*

Page 3  
General Disclosure Form

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

  
\_\_\_\_\_  
Leo Schlavuzzo

  
\_\_\_\_\_  
Date

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

### Request for Finding of Fact – Special Permit

Now comes the applicant SchiavuzzoALM Realty LLC who has applied to this Honorable City Council for a special permit for property located at 79-81 Temple Street, Revere, Massachusetts and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) The proposed use of the Property is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. *See* Revere Zoning Ordinances, § 17.04.010.
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) The site is appropriate as it is in a residential neighborhood and will be a continuation of an established residential use.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) There will be no adverse effect to the neighborhood as this Application is necessary to replace the current burned-out, 5-unit, non-conforming apartment building with a new, 4-unit condominium building with ample on-premises parking for the unit owners. Moreover, the Property is being significantly improved by the Applicant's efforts, at great expense, to modernize and update the buildings.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Temple Street or Douglas Street for the following reasons:
  - (a) The Applicant is not seeking any changes to the Property that would have adverse effects to the current use of Temple Street or Douglas Street.

Page 2  
Finding of Fact Form

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

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

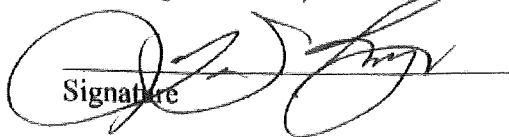
Date: 09.08.20

Respectfully submitted by: Cory D. Rhoades, Esq.

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

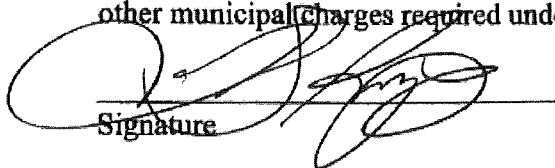
Certification

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

  
Signature

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

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

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: SchiavuzzoALM Realty LLC  
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 18 Cabral Drive, Middleton, MA 01949  
(business address of above person, corporation or business enterprise)

Location Address: 79-81 Temple Street, Revere, MA 02151  
(location of property for which license or permit is required.)

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



# Exhibit A

# Suffolk County Registry of Deeds Electronically Recorded Document

This is the first page of the document - Do not remove

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### Recording Information

Document Number	: 45451
Document Type	: DED
Recorded Date	: June 10, 2019
Recorded Time	: 03:09:08 PM
Recorded Book and Page	: 61246 / 210
Number of Pages(including cover sheet)	: 3
Receipt Number	: 765669
Recording Fee (including excise)	: \$1,755.20

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Suffolk County District ROD # 001  
 Date: 06/10/2019 03:09 PM  
 Ctrl# 191214 29683 Doc# 00045451  
 Fee: \$1,630.20 Cons: \$357,500.00  
 \*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
 24 New Chardon Street  
 Boston, MA 02114  
 617-788-8575  
[Suffolkdeeds.com](http://Suffolkdeeds.com)

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

**QUITCLAIM DEED**

I, Albert R. DePierro, Jr., individually, of 79-81 Temple Street, Revere, Suffolk County, Massachusetts

For consideration paid, and in full consideration of Three Hundred Fifty Seven Thousand Five Hundred Dollars (\$357,500.00) and No Cents

Grants to SchiavuzzoALM Realty LLC, a Massachusetts Limited Liability Company of 18 Cabral Street, Middleton, Essex County, Massachusetts 01949

*With Quitclaim Covenants*

Premises known and numbered as 79-81 Temple Street, Revere, MA 02251, and more particularly described as follows:

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon, being lots 28, 29, 30 and part of lot 31, as shown on a plan entitled "Revere Street Terrace in Revere, Mass. Owned by J.M. Temple" dated May 1909, J.S. Crossman, Civil Engineer, duly recorded with the Suffolk Registry of Deeds, at the end of Book 3359, being further bounded and described as follows:

- NORTHWESTERLY by Temple Street, seventy-eight (78) feet;
- NORTHEASTERLY by the remainder of lot 31, as shown on said plan, seventy (70) feet;
- SOUTHEASTERLY by land of owners unknown, seventy (70) feet; and
- SOUTHWETERLY by lot 27, as shown on said plan, seventy (70) feet.

Containing 5460 square feet of land, be all of said measurements, and contents, more or less

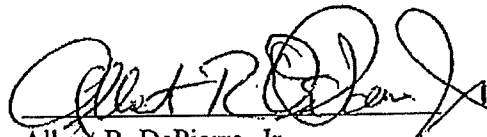
Grantor hereby releases any and all benefits and rights of an existing estate of homestead in the above described property, and state under the pains and penalties of perjury that no other party is otherwise entitled to an estate of homestead.

For Grantors' title see deed dated January 14, 1999 and recorded with the Suffolk County Registry of Deeds at Book 23351, Page 318.

Locus: 79-81 Temple Avenue, Revere, MA 02151

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)


WITNESS my hand and seal this 15<sup>th</sup> day of June, 2019

  
Albert R. DePierro, Jr.

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 10<sup>th</sup> day of June, 2019, before me, the undersigned notary public, personally appeared Albert R. DePierro, Jr., and proved to me through satisfactory evidence of identification which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed the foregoing voluntarily, as his/her free act and deed, and for its stated purpose.

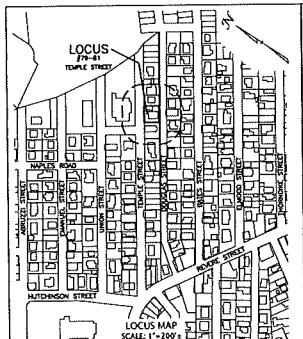
  
Notary Public:  
My commission expires: 01/23/26



Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit B

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

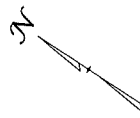


**ZONE: RESIDENCE B (RB)**

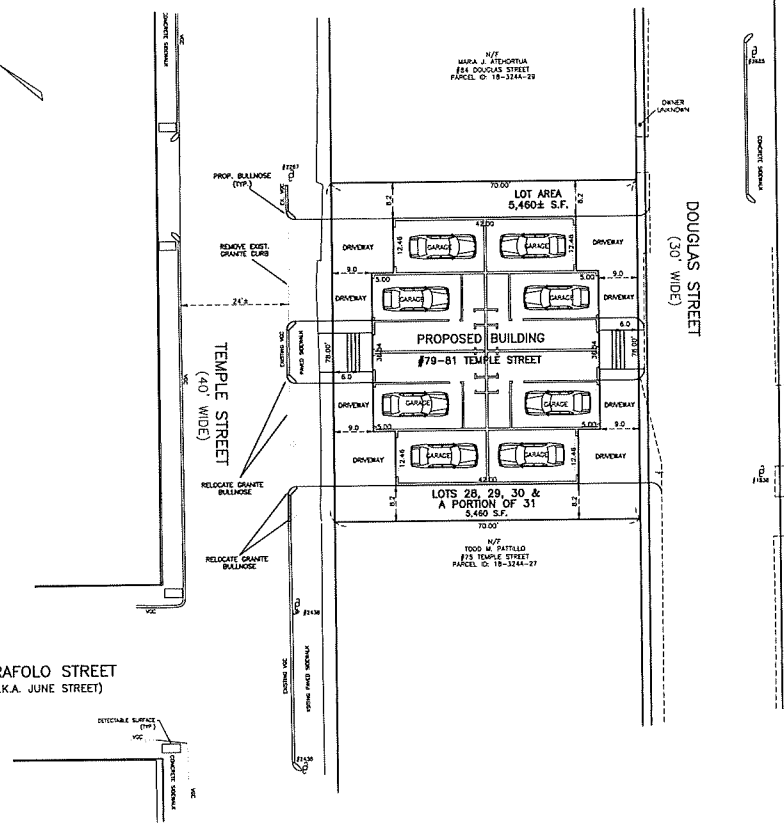
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	8,000 S.F.	5,400± S.F.	5,400± S.F.
MINIMUM LOT FRONTAGE	45'	78.8 FL.	78.8 FL.
MINIMUM FRONT SETBACK	20 FL.	0 FL.	9.0 FL.
MINIMUM SIDE SETBACK	20 FL.	0.3 FL.	8.2 FL.
MINIMUM REAR SETBACK	20 FL.	2.4 FL.	9.0 FL.
MAX. PERCENT BLDG. COVERAGE	30%	44.3%	53.8%
USABLE OPEN SPACE	32%	20.0%	23.2%
MAXIMUM HEIGHT	35'	<35'	35'

**PARKING CALCULATIONS**

CATEGORY	REQUIRED	PROVIDED
DWELLING / TOWNHOUSE	2 SPACES/UNIT 4 UNITS / 2 x 2	2 GARAGES / UNIT
TOTAL	8 SPACES	8 SPACES



GARAFOLO STREET  
(A.K.A. JUNE STREET)



Owner:  
18 Cabot Street  
Malden, MA 02148

Applicant:

Designed by JST  
Reviewed by CFC  
Reviewed by DCP  
Job File Number: DCP-118  
Drawing File Folder: DCP-118

Drawing Issued for Review Only  
 Drawing Issued for Permit

SCALE

1" = 10'	1" = 20'	1" = 30'	1" = 40'	1" = 50'
----------	----------	----------	----------	----------

LAYOUT PLAN  
#79-81 TEMPLE STREET, ROVERE, MA  
PARCEL ID: 18-324A-28

DRAWING: C3.1

SCALE: 1" = 10'

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

3.a

LOCUS MAP SCALE 1"=200'

LEGEND OF ABBREVIATIONS & SYMBOLS

CHAIN LINK FENCE	11
EXISTING 1'-FOOT CONTOUR	13
EXISTING 3'-FOOT CONTOUR	14
EXISTING SPOT ELEVATION	15
EDGE OF PAVEMENT	16
GIS	17
OVERHEAD WIRE	18
RETAINING WALL	19
SEWER	20
STOCKADE FENCE	21
STORM DRAIN	22
VERTICAL GRANITE CURB	23
WATER LINE	24
CATCH BASIN (CB)	25
CLEANOUT	26
GAS SHUTOFF	27
HYDRANT	28
MANHOLE (MH)	29
WATER GATE (WG)	30
WATER SHUTOFF	31
SEWER MANHOLE (SMH)	32
SDM	33
THRESHOLD	34
TYPICAL	35
UTILITY POLE (UP)	36
FLOW DIRECTION ARROW	37
DEMARCATION	38

MAP A, N/T, 4/17-01/1/14  
 184 DOUGLAS STREET  
 PARCEL ID: 18-3244-23

LOT AREA  
 5,460± S.F.

PROPOSED BUILDING

LOTS 28, 29, 30 &  
 A PORTION OF 31  
 70'00"  
 TODD M. PATTELLO  
 122 TEMPLE STREET  
 PARCEL ID: 18-3244-23

TEMPLE STREET (70' WIDE)

DOUGLAS STREET (30' WIDE)

GARAFOLO STREET (A.K.A. JUNE STREET)

WILLIAMS & SPARGES  
 18 GARAFOLO STREET  
 WILMINGTON, MA 01940  
 TEL: 617.253.1100  
 FAX: 617.253.1101

Owner: Williams & Sparges, LLC  
 18 Garafolo Street  
 Wilmington, MA 01940  
 Applicant:

Designed By: JST  
 Drawn By: JST  
 Reviewed By: CJS  
 Project Manager: CJS  
 Date: 11/11/14  
 Drawing Title: Final - Utility  
 Drawing Based On: Review Only  
 Drawing Based On: Permit

SITE PLAN PLAN  
 #779-617-0000-0000-0000-0000-0000-0000  
 PARCEL ID: 18-3244-23

DRAWING: C4.1

SCALE: 1"=10'

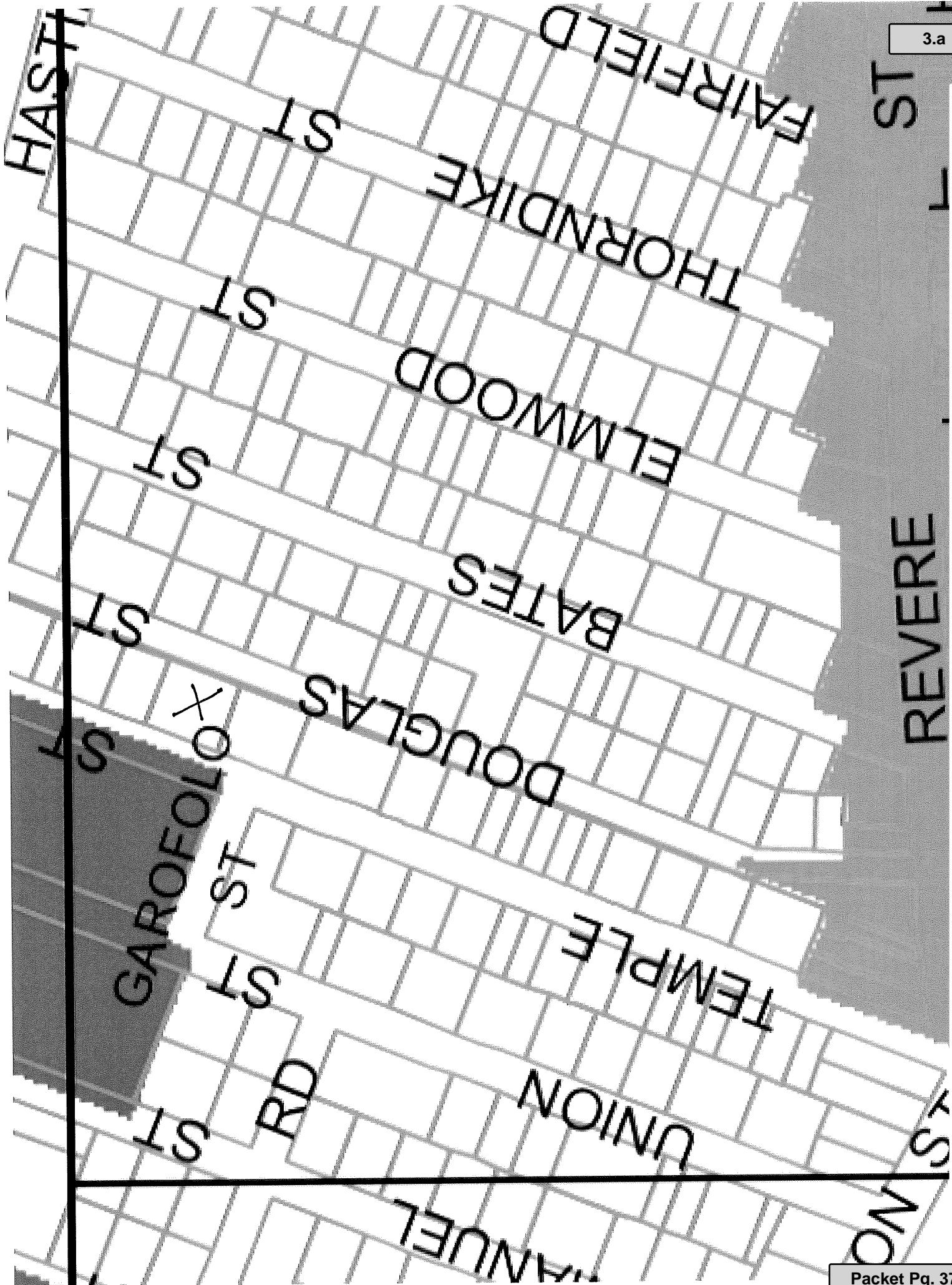
Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

Packet Pg. 35

# Exhibit C

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



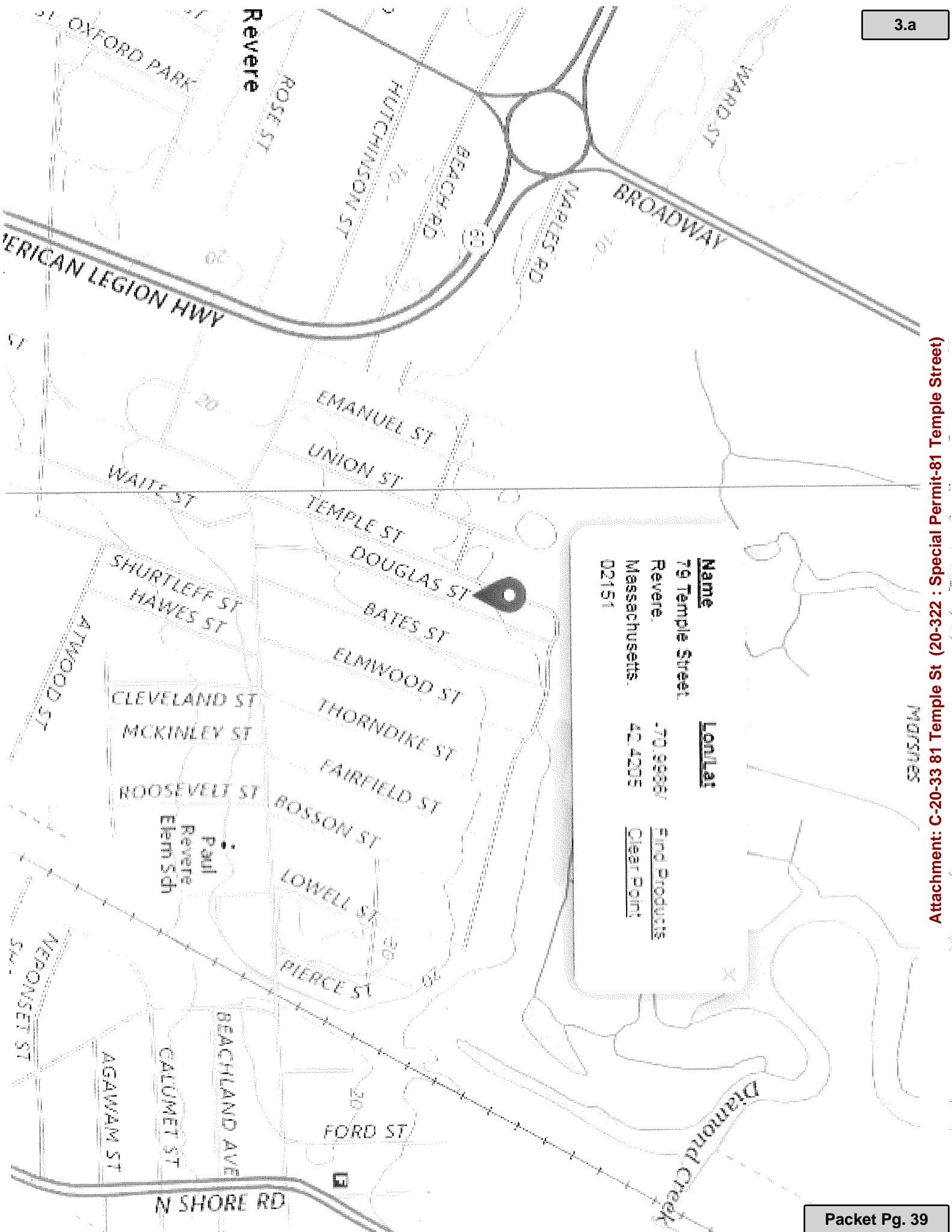


REVERE

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit D

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



**Name**  
79 Temple Street  
Revere,  
Massachusetts,  
02151

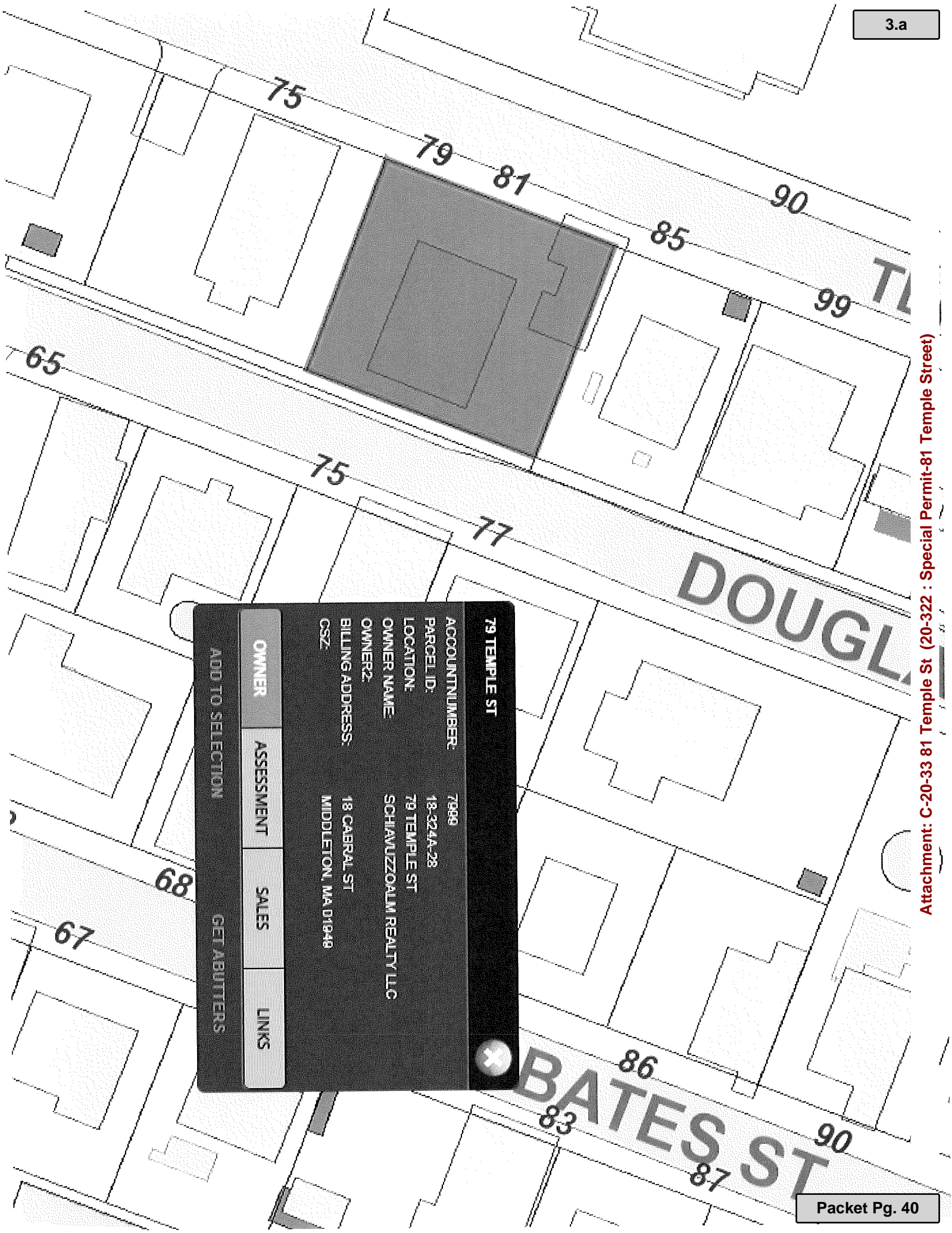
**LonLai**  
-70.99987  
42.4205

**Find Products**  
**Clear Point**

MARSHES

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)





**79 TEMPLE ST**

ACCOUNTNUMBER: 7999  
 PARCEL ID: 18-324A-28  
 LOCATION: 79 TEMPLE ST  
 OWNER NAME: SCHIAVUZZOALM REALTY LLC  
 OWNER2:  
 BILLING ADDRESS: 18 CABRAL ST  
 CSZ: MIDDLETON, MA 01849

OWNER	ASSESSMENT	SALES	LINKS
-------	------------	-------	-------

ADD TO SELECTION      GET ABUTTERS

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit E

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

**Chris Cridler**

---

**From:** fstringi@revere.org  
**Sent:** Tuesday, September 08, 2020 10:45 AM  
**To:** Cory Rhoades; amelnik@revere.org; fstringi@revere.org; lcavagnaro@revere.org  
**Subject:** Application Review Comments

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

---

**From:** Frank Stringi  
**Date:** September 08, 2020  
**Application #:** SPR20-000160  
**Address:** 79 TEMPLE ST  
**Description:** Four condominium units  
**Review Status:** Denied

Thank you for your recent permit application for Four condominium units. 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: 1) In accordance with Sections 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, the reconstruction of a nonconforming structure and nonconforming use may only be allowed by special permit of the City Council.

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

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

---

**Please do not reply to this automated email.** All resubmittals should be done using our online portal at [www.citizenserve.com/revere](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. Verrengia  
Mathew M. McGrath

## Request for Abutters List

Date: 09/08/20

Property Location: 79-81 Temple Street

Map: 18 Block: 324A Parcel: 28

Property Owner: SchiavuzzoALM Realty, LLC

Is request for special permit or variance? YES  NO

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

Requested Distance:

                     FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Cory D. Rhoades, Esq.

Address: D'Ambrosio Brown LLP

14 Proctor Street, Revere, MA 02151

Telephone: (617) 720-5657



65 DOUGLAS ST 18-324-16A  
LUC: 104  
FERRI REALTY TRUST  
FERRI VINCENT G TRUSTEE  
65 DOUGLAS ST  
REVERE, MA 02151

69 DOUGLAS ST 18-324-19  
LUC: 101  
FERRI REALTY TRUST  
FERRI VINCENT G TRUSTEE  
69 DOUGLAS ST  
REVERE, MA 02151

75 DOUGLAS ST 18-324-20  
LUC: 104  
MCGEEE MOLLY  
LANDAVERDE SIXTO RECINOS  
75 DOUGLAS ST  
Revere, MA 02151

77 DOUGLAS ST 18-324-21C  
LUC: 101  
STATHAQI LEA  
BRAHO DONALD  
77 DOUGLAS ST  
Revere, MA 02151

87 DOUGLAS ST 18-324-23  
LUC: 101  
GHIAT AHMED  
87 DOUGLAS ST  
REVERE, MA 02151

90 BATES ST 18-324-24A  
LUC: 101  
CARR PATRICIA  
90 BATES ST  
REVERE, MA 02151

101 DOUGLAS ST 18-324-26B  
LUC: 104  
MUNERA CARLOS M CARLOS M  
MUNERA WILDA I  
101 DOUGLAS ST  
REVERE, MA 02151

105 DOUGLAS ST 18-324-28B  
LUC: 104  
LIGHTBODY JOHN E  
105 DOUGLAS ST  
REVERE, MA 02151

STRP ON DOUGLAS ST 18-324A-1  
LUC: 930  
CITY OF REVERE  
MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA

STRP ON DOUGLAS ST 18-324A-2  
LUC: 930  
CITY OF REVERE  
MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA

65 TEMPLE ST 18-324A-26  
LUC: 101  
MONTEIRO DANYELLA L  
65 TEMPLE ST  
REVERE, MA 02151

75 TEMPLE ST 18-324A-27  
LUC: 101  
PATTILLO TODD M  
75 TEMPLE ST  
Revere, MA 02151

79 TEMPLE ST 18-324A-28  
LUC: 111  
SCHIAVUZZOALM REALTY LLC  
18 CABRAL ST  
MIDDLETON, MA 01949

84 DOUGLAS ST 18-324A-29  
LUC: 101  
ATEHORTUA MARIA I  
84 DOUGLAS ST  
REVERE, MA 02151

DOUGLAS ST 18-324A-3  
LUC: 132  
MONTEIRO DANYELLA L  
65 TEMPLE ST  
REVERE, MA 02151

99 TEMPLE ST 18-324A-30A  
LUC: 316  
WYATT REALTY TRUST  
WYATT PATRICIA TRUSTEE  
27 BREWSTER AVE  
WINTHROP, MA 02152

TEMPLE ST 18-324A-30B  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

103 TEMPLE ST 18-324A-31  
LUC: 101  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-32  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-33  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-34A  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-34B  
LUC: 930  
CITY OF REVERE  
281 BROADWAY  
REVERE, MA

10 GAROFALO ST 18-324C-1  
LUC: 954  
TEN GAROFALO STREET  
10 GOVE ST  
EAST BOSTON, MA 02128

80 UNION ST 18-324E-1  
LUC: 316  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

WEEDEN ST 19-327-1  
LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

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

DATE: 9/27/20

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)





C-20-32

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.205 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2020 at 6:00 P.M. via remote participation on the application of Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA 02151 seeking permission from the Revere City Council to operate a kennel at 100 VFW Parkway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-32) 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.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at [www.revere.org/calendar](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

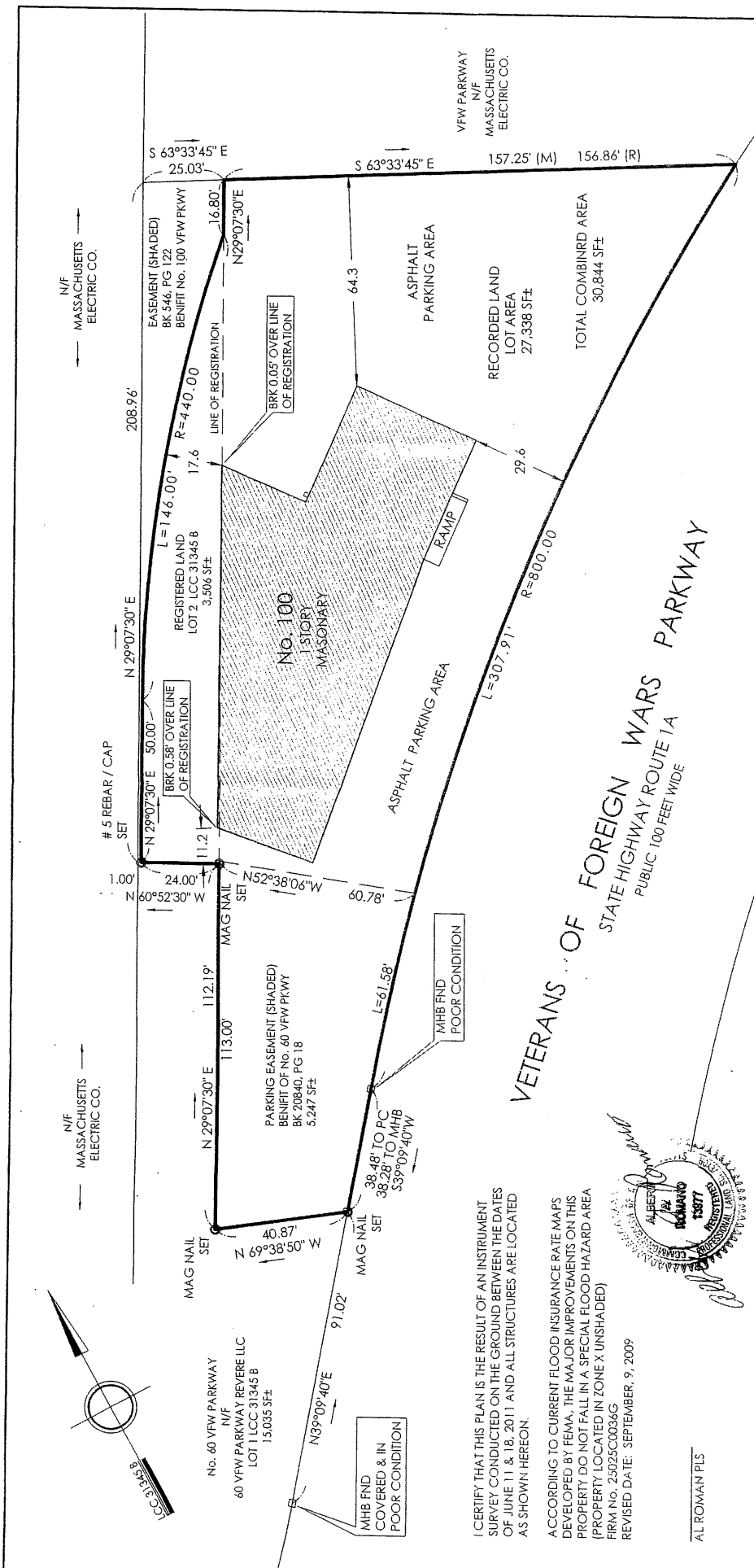
Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Checked attached #372  
09/02/2020  
09/09/2020

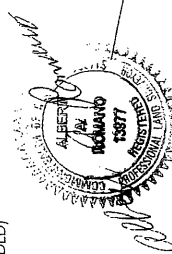
Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)





I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN THE DATES OF JUNE 11 & 18, 2011, AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS DEVELOPED BY FEMA, THE MAJOR IMPROVEMENTS ON THIS PROPERTY DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA (PROPERTY LOCATED IN ZONE X UNSHADED)  
 FIRM No. 25025C0036G  
 REVISED DATE: SEPTEMBER, 9, 2009



AL ROMAN PLS

REFERENCES

- DEED: BOOK 45100, PAGE 288
- DEED: BOOK 625, PAGE 54, COT 125854
- PLAN: LCC 31345 A
- PLAN: LCC 31345 B
- PLAN: BOOK 20840, PAGE 18
- ASSESSORS PARCEL ID: 8-149-5 & 8-149-2B
- ZONING DISTRICT: HB

PREPARED FOR: ROGER LITMAN  
 100 VFW PARKWAY  
 REVERE, MA 01880

**PLAN OF LAND**  
 SHOWING PARTIAL LOT-LINE RETRACEMENT  
 LOCATED AT  
**100 VFW PARKWAY**  
**REVERE, MA**

SCALE: 1 INCH = 30 FEET



**GLORAL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PROFESSIONAL ENGINEERS  
 9 BROADWAY,  
 WAKEFIELD, MA 01880  
 T 17811 244 0246 E 17811 244 4999



Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



FORM B

APPLICATION NO. C-20-32  
DATE: 8/25/2020

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

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 205.
- 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: Sandra M. Tapia

Address: 57 Chamberlain Ave. Revere, MA 02151

Tel. #: 617-642-2937

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

Owner  Other (Describe)

SHPC@icloud.com

2020 AUG 25 AM 11:00  
OFFICE CITY CLERK  
REVERE, MASS

FILED

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

**Plot Plan Requirements  
Relative to the Submission of  
Variance Application to the Zoning Board of Appeals  
Special Application to the Revere City Council**

1. Applications to the Zoning Board of Appeals must include a plot plan illustrated in black ink on 8½' x 14; mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

10/28/88

12/1/89            amended

2/2/94             amended

3/27/05            amended



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

Name: Same as Tenant

Title: \_\_\_\_\_

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

Tel. #: \_\_\_\_\_

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

Name: Peter Litman

Address: 76 Noanett Rd. Needham, MA 02494

Tel. #: 917-749-7252

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

Book 45100, Page 288. Certificate # (if registered) \_\_\_\_\_,

Book 625, Page 54.

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

\_\_\_\_\_

Lot # \_\_\_\_\_ Sq. Ft. \_\_\_\_\_

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

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

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

yes

no

do not know

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

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

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

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



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.):

- Location is 100 VFW Parkway.
- Abutting building is Beach Sales at 80 VFW Parkway.
- All utilities are currently in working and available
- Originally used for North Shore Fuel Offices
- Dimensions are 40Ft.x36Ft x 2 Floors
- 10 Assigned parking spaces

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

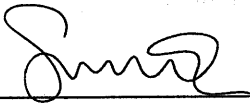
- Property to be used as a dog daycare and training facility.

Date of denial by Building Inspector and/or Planning Board

06/23/2020

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

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

08/17/2020

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Designated Representative

\_\_\_\_\_  
Date

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

\_\_\_\_\_

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

**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: Sandra M. Tapia

Address: 57 Chamberlain Ave. Apt. 1. Revere, MA 02151

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

Name: Peter Litman

Address: 76 Noanett Rd. Needham, MA 02494

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: N/A

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

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

Trustee's Name: N/A

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

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

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

Joint Venture Name: N/A

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

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

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

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:           N/A          

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:           N/A          

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

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

General Partner's Name  
of Limited Partnership:           N/A          

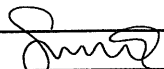
Address: \_\_\_\_\_

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

          N/A          

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

                      
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

### Request for Finding of Fact – Special Permit

Now comes the applicant Sandra M. Tapia  
 who has applied to this Honorable City Council for a special permit for property located at \_\_\_\_\_  
100 VFW Parkway, 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) Convenience and ease of access to local residents
  - (b) Improve the quality of life for both dogs & owners by giving them access to training & a structured daycare.
  - (c) Giving residents a safe/convenient location to house their dogs while away.
  - (d) Opening up job opportunities for local residents
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) Ease of street access
  - (b) Location
  - (c) Distance to any residential homes.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are two existing restrooms: There will not be more than 6 staff members and up to 2-3 clients training at a time.
  - (b)
  - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) No major construction
  - (b) Surrounding area will be well maintained. Proper waste disposal and cleaning procedures will be used to minimize any odor
  - (c) Structured daycare limits the barking and excessive noise.

Page 2  
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using 100 VFW Parkway for the following reasons:  
(streets)

- (a) Sufficient designated parking.
- (b) Designated entry/exit for dogs while abiding to leash law.
- (c) Proper signage and available disposal for any dog waste outside the facility.

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

- (a) Adequate fence height and secured area for dogs.
- (b) Appropriate staffing available to accomodate the volume of dogs. IF not will be limiting the amount of dogs allowed for the day
- (c) Text

Date: 08/17/2020

Respectfully submitted by: 

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

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

Address of Applicant: \_\_\_\_\_  
(business address of above person, corporation or business enterprise)

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

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

Certification

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

  
\_\_\_\_\_

Signature of Individual or  
Corporate Name

by: \_\_\_\_\_  
Corporate Officer (if applicable)

Certification

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

  
\_\_\_\_\_

Signature of Individual or  
Corporate Name

by: \_\_\_\_\_  
Corporate Officer (if applicable)

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



1. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

2. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

3. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

4. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

5. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

6. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

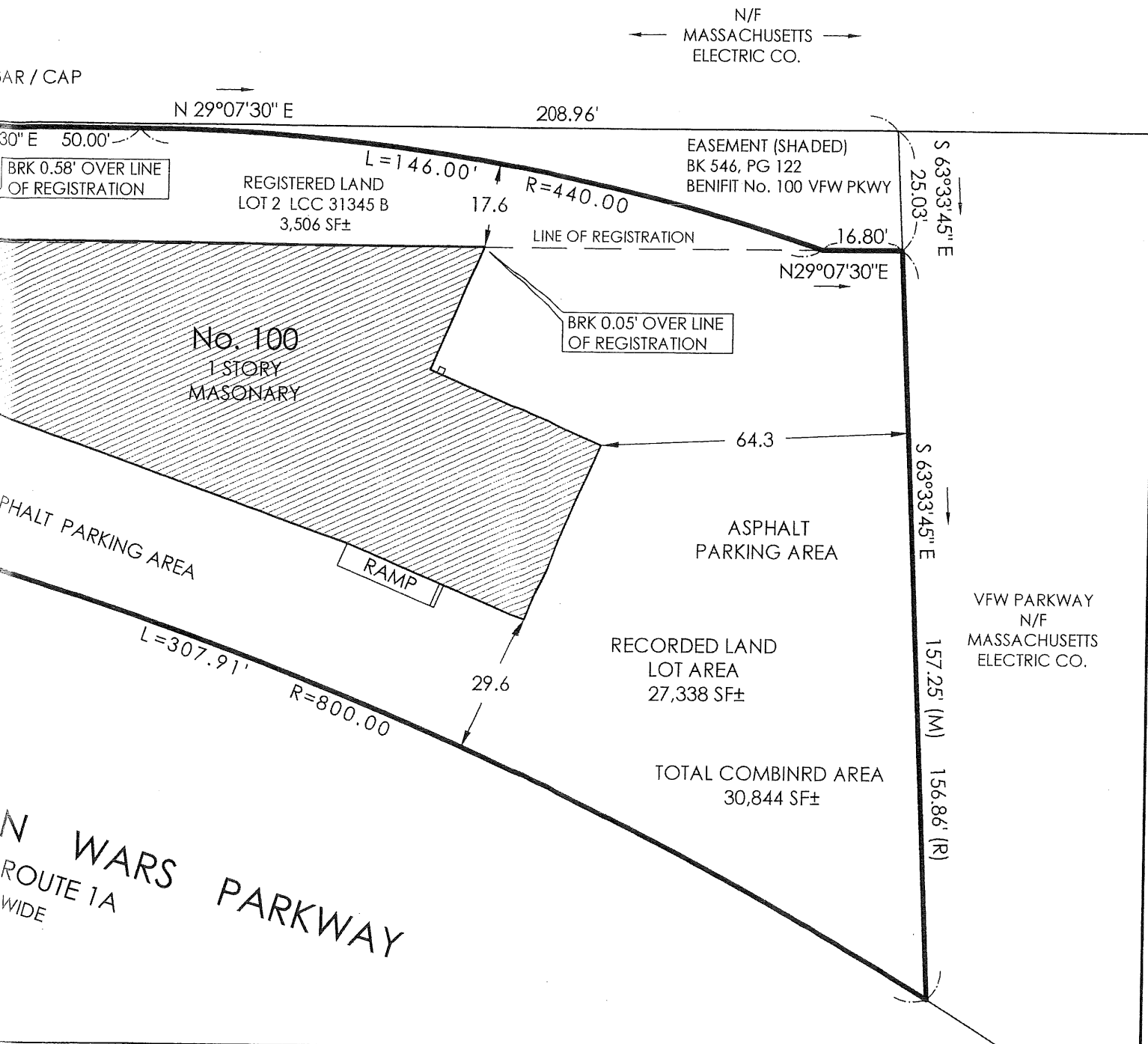
7. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

8. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

9. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

10. The applicant shall provide a copy of the proposed site plan to the Planning Commission for review and approval.

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

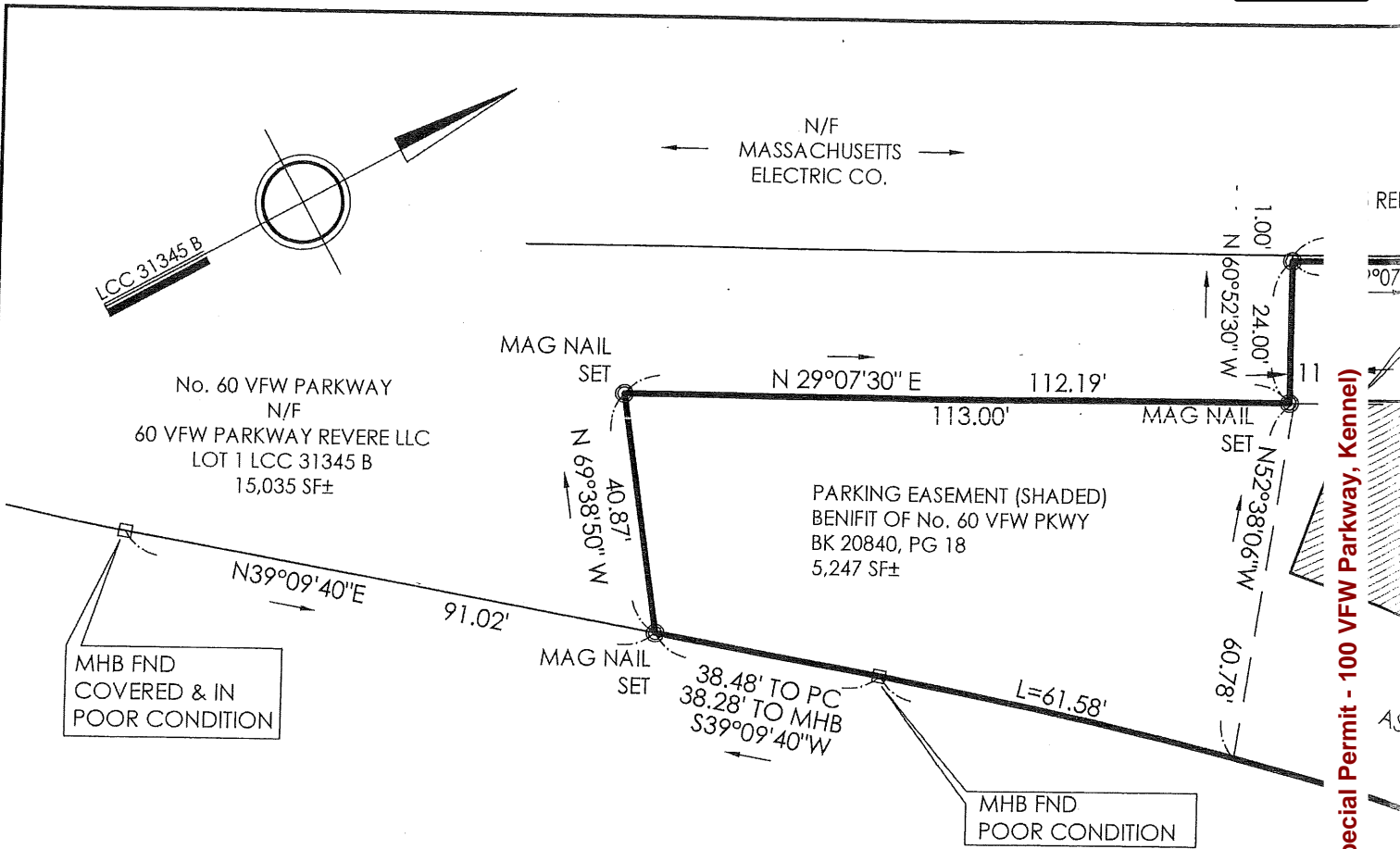


Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

LAND  
 LINE RETRACEMENT  
 AT  
 PARKWAY  
 MA

**GLORAL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PROFESSIONAL ENGINEERS  
 9 BROADWAY,  
 WAKEFIELD, MA 01880  
 T (781) 246-9345 F (781) 246-4333

PLAN DATE: JUNE 20, 2011  
 PROJECT No. 11-0106



No. 60 VFW PARKWAY  
N/F  
60 VFW PARKWAY REVERE LLC  
LOT 1 LCC 31345 B  
15,035 SF±

PARKING EASEMENT (SHADED)  
BENEFIT OF No. 60 VFW PKWY  
BK 20840, PG 18  
5,247 SF±

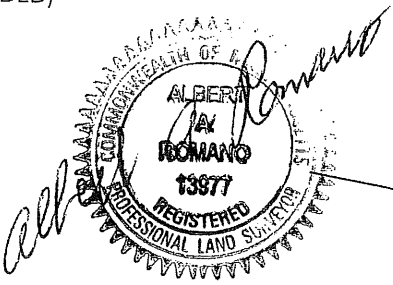
MHB FND  
COVERED & IN  
POOR CONDITION

MHB FND  
POOR CONDITION

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN THE DATES OF JUNE 11 & 18, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS DEVELOPED BY FEMA, THE MAJOR IMPROVEMENTS ON THIS PROPERTY DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA (PROPERTY LOCATED IN ZONE X UNSHADED)  
FIRM No. 25025C0036G  
REVISED DATE: SEPTEMBER, 9, 2009

VETERANS OF AMERICAN  
STATE HIGHWAY  
PUBLIC 1

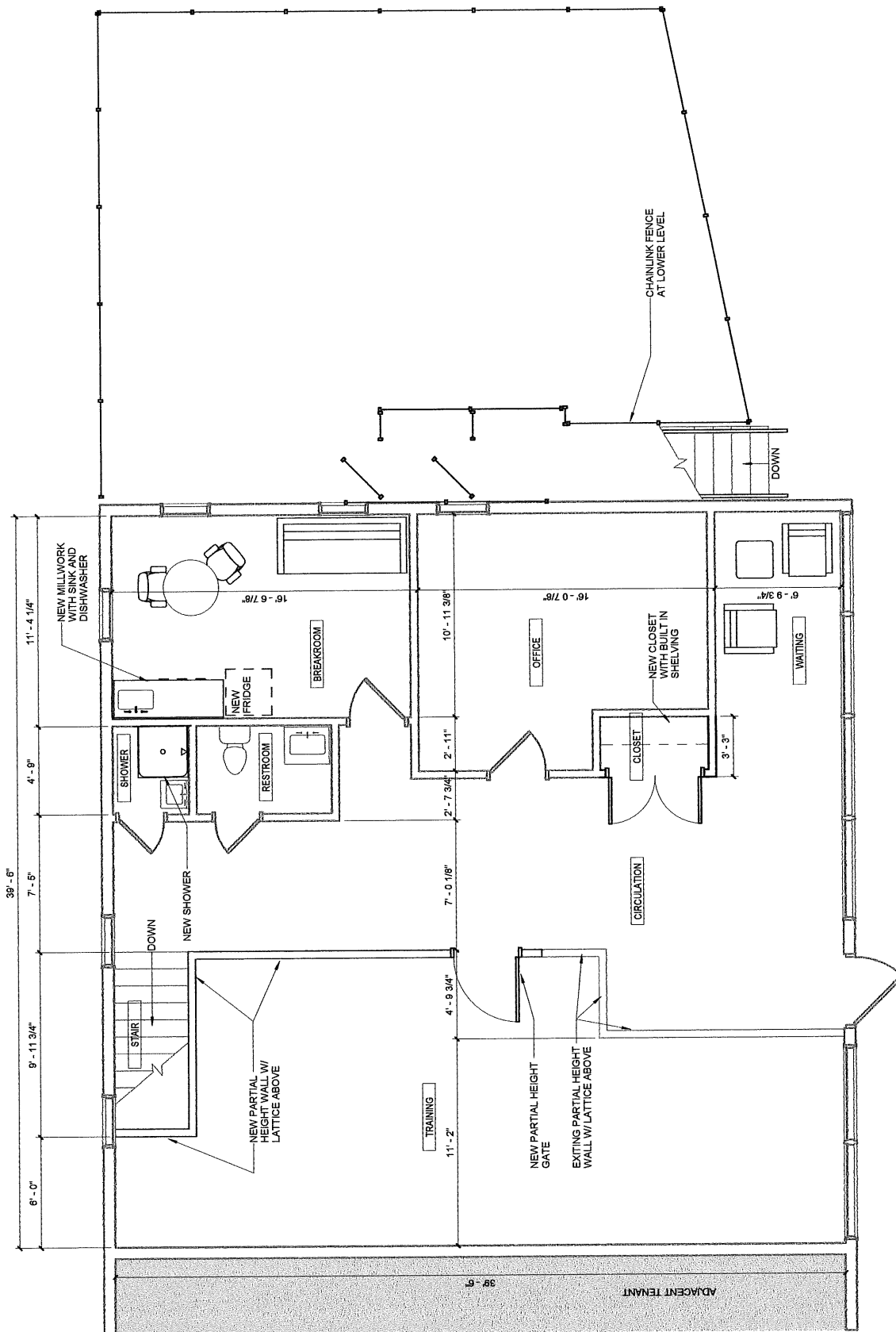


AL ROMAN PLS

**REFERENCES**  
DEED: BOOK 45100, PAGE 288  
DEED: BOOK 625, PAGE 54, COT 125854  
PLAN: LCC 31345 A  
PLAN: LCC 31345 B  
PLAN: BOOK 20840, PAGE 18  
ASSESSORS PARCEL ID: 8-149-5 & 8-149-2B  
ZONING DISTRICT: HB

PREPARED FOR: ROGER LITMAN  
100 VFW PARKWAY  
REVERE, MA

**PLAN C**  
SHOWING PARTIAL  
LOC  
**100 VFW**  
**REVERE**  
SCALE: 1 INCH = 30 FEET



LEVEL 01 FLOOR PLAN



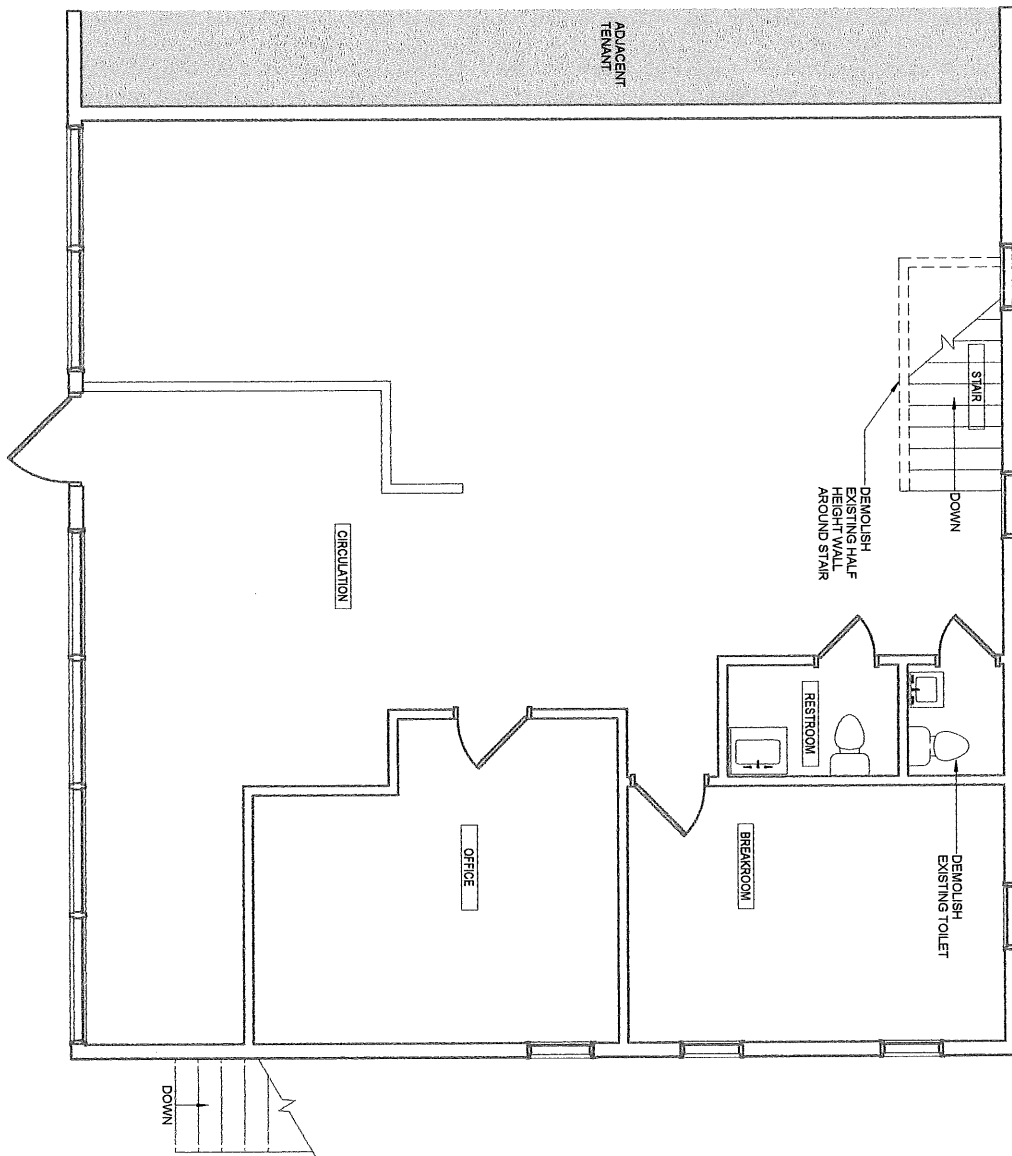
1/4" = 1'-0"



LEVEL 01 DEMOLITION PLAN

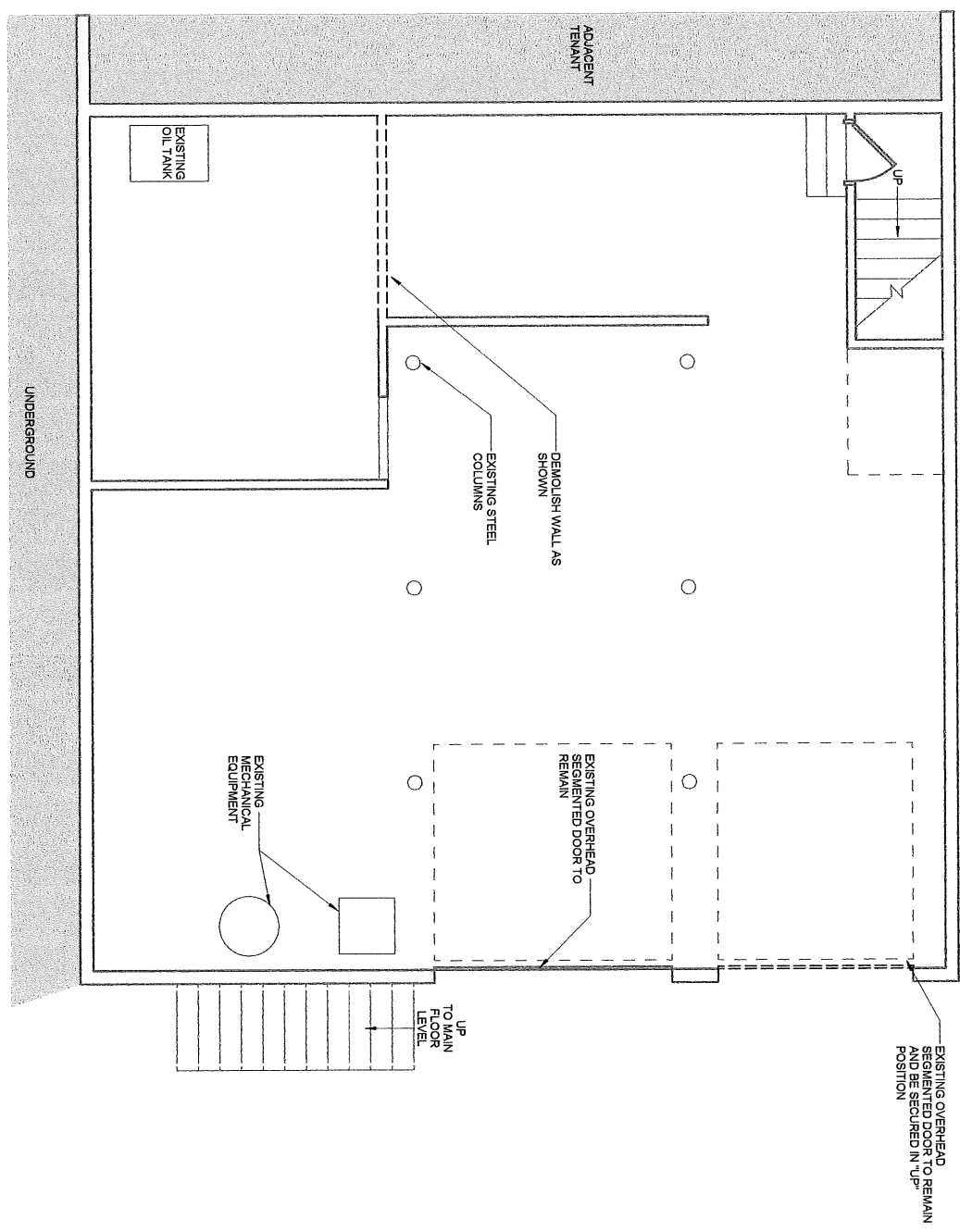
1/4" = 1'-0"

0 32'





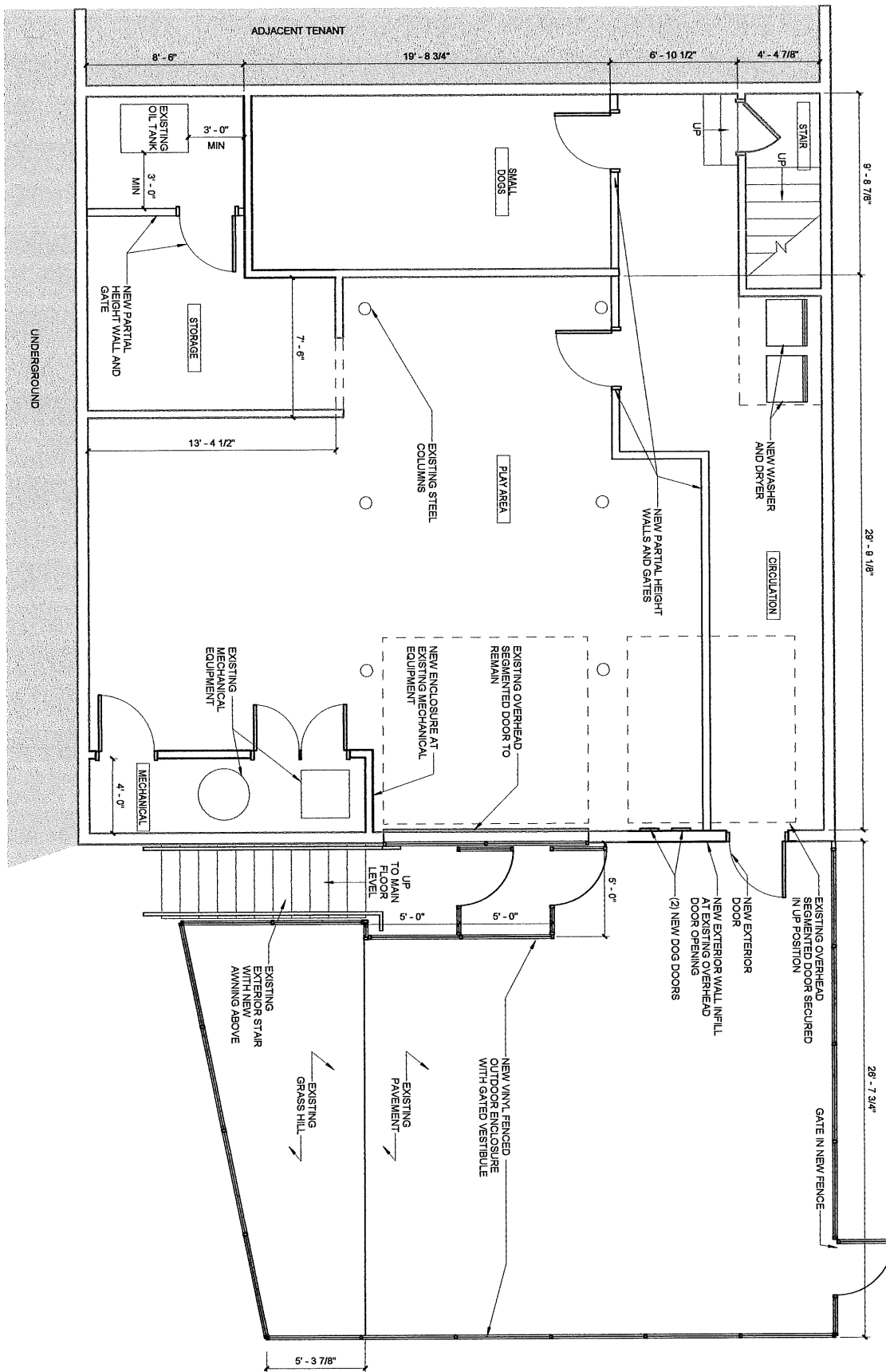
LOWER LEVEL DEMOLITION PLAN  
1/4" = 1'-0"







LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0"



Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



477 BEACH ST DNO NOMINEE REALTY TRUST GOLDBERG C/O LORRAINE 290 WILDERERNESS RD SEVERNA PARK, MD 21146	8-148-12A LUC: 326	VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	8-149-4 LUC: 423	21 KIMBALL AVE BAHLOUL IMAD M BAHLOUL ISSAM 81 CAMPBELL AVE Revere, MA 02151	8-150-20 LUC: 111
483 BEACH ST ALFARO CATARINO ALFARO MARIA J 483 BEACH ST Revere, MA 02151	8-148-16 LUC: 105	100 VFW PKWY 100 VFW PARKWAY LLC C/O ROGER LITMAN 76 NOANETT RD NEEDHAM, MA 02494	8-149-5 LUC: 325	25 KIMBALL AVE THONG LIN A THONG VON 25 KIMBALL AVE REVERE, MA 02151	8-150-21 LUC: 101
485 BEACH ST HART JOSEPH BRADFORD 311 MASSACHUSETTS AVE ARLINGTON, MA 02474	8-148-17 LUC: 105	120 VFW PKWY REVERE PARKWAY ROSEN TRUST C/O REMIC PROPERTIES POST OFFICE BOX 620626 NEWTON LOWER FALLS, MA 02462	8-149-6 LUC: 325	VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	8-156-1A LUC: 423
487 BEACH ST TERESA CERBONE REVOCABLE TRUST CERBONE TERESA TRUSTEE 3 ELK SPRING DR WAKEFIELD, MA 01880	8-148-18 LUC: 105	506 BEACH ST NUNEZ JORGE POST OFFICE BOX 760728 MELROSE, MA 02176	8-150-13 LUC: 104	VFW PKWY UE REVERE LLC 210 ROUTE 4 EAST PARAMUS, NJ 07652	8-156-6A LUC: 323
489 BEACH ST SOUZA PIMENTA JADIR SOUZA SUERLI 489 BEACH ST REVERE, MA 02151	8-148-19 LUC: 105	500 BEACH ST BEACH REVERE INVESTMENT LLC C/O NEW BOSTON MGMNT LLC 111 EVERETT AVE 2ND FLR	8-150-14 LUC: 111		
491 BEACH ST MIOTA JACINTO RETIS VICTORIA L 491 BEACH ST REVERE, MA 02151	8-148-20 LUC: 105	23 VFW PKWY PARKWAY REVERE INVESTMENT LLC C/O NEW BOSTON COMPANIES 111 EVERETT AVE CHELSEA, MA 02150	8-150-15 LUC: 105		
BEACH ST BRIDGE MASS BAY TRANS AUTHORITY 10 PARK PLAZA BOSTON, MA 02116	8-149-1 LUC: 920	VFW PKWY CASTELLANOS SIGFREDO 7-9 KIMBALL AVE Revere, MA 02151	8-150-16 LUC: 132		
60 VFW PKWY CHELSEA POINT NOMINEE TRUST PORTER ROBERT F TRUSTEE 135 SARGENT ST WINTHROP, MA 02152	8-149-2A LUC: 340	7 KIMBALL AVE CASTELLANOS SIGFREDO 7-9 KIMBALL AVE Revere, MA 02151	8-150-17 LUC: 109		
VFW PKWY 100 VFW PARKWAY LLC LITMAN C/O ROGER 76 NOANETT RD NEEDHAM, MA 02492	8-149-2B LUC: 391	11 KIMBALL AVE MERDANI SHPRESA 11 KIMBALL AVE REVERE, MA 02151	8-150-18 LUC: 104		
VFW PKWY MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286	8-149-3 LUC: 423	15 KIMBALL AVE MELITO RICHARD J LIFE ESTATE MELITO LINDA M LIFE ESTATE 15 KIMBALL AVE REVERE, MA 02151	8-150-19 LUC: 101		

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

DATE: 2/18/20

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

CITY OF RE  
OFF  
11/11



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
100		VFW PKWY, REVERE
<b>OWNERSHIP</b>		
Owner 1:	100 VFW PARKWAY LLC	
Owner 2:	C/O ROGER LITMAN	
Owner 3:		
Street 1:	76 NOANETT RD	
Street 2:		
Town/City:	NEEDHAM	
Sr/Prov:	IMA	Crtry
Postal:	02494	
	Own Occ:	Type:

**PREVIOUS OWNER**

Owner 1: 100 VFW PARKWAY LLC -  
Owner 2: -  
Street 1: 76 NOANETT RD  
Town/City: NEEDHAM  
Sr/Prov: IMA  
Postal: 02494

**NARRATIVE DESCRIPTION**

This Parcel contains .632 Acres of land mainly classified as STORE with a(n) STORE Building Built about 1946, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 2 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Value	Land Size	Land Value	Total Value	Legal Description	User Acct
325	455,800	14,400	611,200	0.632	1,081,400	1,081,400	1,081,400 PTPCL	8/149/5/
<b>Total Card</b>								
	455,800	14,400	611,200	0.632	1,081,400	1,081,400	Entered Lot Size	
<b>Total Parcel</b>								
	455,800	14,400	611,200	0.632	1,081,400	1,081,400	Total Land: 27529	
<b>Source: Market Adj Cost</b>								
			Total Value per SQ unit /Card: 162.89				Land Unit Type: SF	07/28/17

**Parcel ID** 8-149-5

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	455,800	14,400	611,200	1,081,400	1,081,400		12/18/2019
2020	325	NC	455,800	14,400	611,200	1,081,400	1,081,400		10/30/2019
2019	325	FV	445,200	14,400	523,900	983,500	983,500		12/19/2018
2018	325	FV	445,200	14,400	429,300	888,900	888,900		12/29/2017
2017	325	FV	422,100	11,900	392,900	826,900	826,900		12/22/2016
2016	325	FV	421,200	11,900	392,900	826,000	826,000		12/28/2015
2015	325	FV	421,200	11,900	392,900	826,000	826,000		12/22/2014
2014	325	FV	412,500	11,900	378,400	802,800	802,800		12/23/2013

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
100 VFW PARKWAY	56835-22		9/20/2016	CONVENIENCE	1	No	No		
LITMAN MAX,	44032-173		8/11/2008	CONVENIENCE	1	No	No		
UNKNOWN	7138776		1/1/1900		No	No	No		

**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
100 VFW PARKWAY	56835-22		9/20/2016	CONVENIENCE	1	No	No		
LITMAN MAX,	44032-173		8/11/2008	CONVENIENCE	1	No	No		
UNKNOWN	7138776		1/1/1900		No	No	No		

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
100 VFW PARKWAY	56835-22		9/20/2016	CONVENIENCE	1	No	No		
LITMAN MAX,	44032-173		8/11/2008	CONVENIENCE	1	No	No		
UNKNOWN	7138776		1/1/1900		No	No	No		

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				u		
o				t		
n				i		
Census:						
Exempt						
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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

Use Code	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Neigh Mod	Neigh Infl	Infl 1 TOPO	Infl 2	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact Code	Use Value	Notes
325	STORE	27529		Sq Feet	SITE	1.0	21,1057 CG							611,194	0				611,200	

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/25/2018	B18000960	ROOF	30,150	C				BEA STEEL INTERNAL
5/1/2017	16371	SIGN	30,000	C				DIGITAL DISPLAY SI
1/13/2016	14631	SIGN	10,000	C				NEW RUBBER ROOF/6
6/4/2007	5297	Commercial	17,000	C				COMM FREESTANDING
8/9/1995	3230			C				

**ACTIVITY INFORMATION**

Date	Result	Name	By
7/28/2017	PERMIT	MATT MCGRATH	336
9/21/2016	PERMIT	MATT MCGRATH	336
7/25/2008	PERMIT	TO	345
3/30/2006	MEASURED	JAMES HALL	345

**Signature:** \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

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

Use Code	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Neigh Mod	Neigh Infl	Infl 1 TOPO	Infl 2	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact Code	Use Value	Notes
325	STORE	27529		Sq Feet	SITE	1.0	21,1057 CG							611,194	0				611,200	

**Parcel LUC:** 325 | **STORE** | **Parcel LUC Desc:** COMM GOOD | **Prime NB Desc:** COMM GOOD

**Total SF/SM:** 27529.05 | **Total:** 611,194 | **Spl Credit:** | **Total:** 611,200



**EXTERIOR INFORMATION**

Type:	78 - STORE
Sty Ht:	1 - 1 STORY
(Liv) Units:	2
Total:	2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	21 - CONC BLO
Other Fix:	10 %
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	RED BRICK
View / Desir:	

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:		Rating:
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDO INFORMATION**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	5 - LINOVINYL
Sec Floors:	4 - CARPET
50 %	

**DEPRECIATION**

Phys Cond:	AV - Average	35 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	0.93828136
Const Adj.:	1.01396251
Adj \$ / SQ:	76.111
Other Features:	14824
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	701265
Depreciation:	245443
Depreciated Total:	455822

**COMMENTS**

BEACH SALES STORE NORTH SHORE FUEL BLDG SQR'D FOR SKETCH.

**RESIDENTIAL GRID**

1st Res Grid:	Desc:	# Units		
Level:	FY LR DR D K FR RR BR FB HB L O			
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals:	RMS:	BRS:	Baths:	HB3

**REMODELING**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

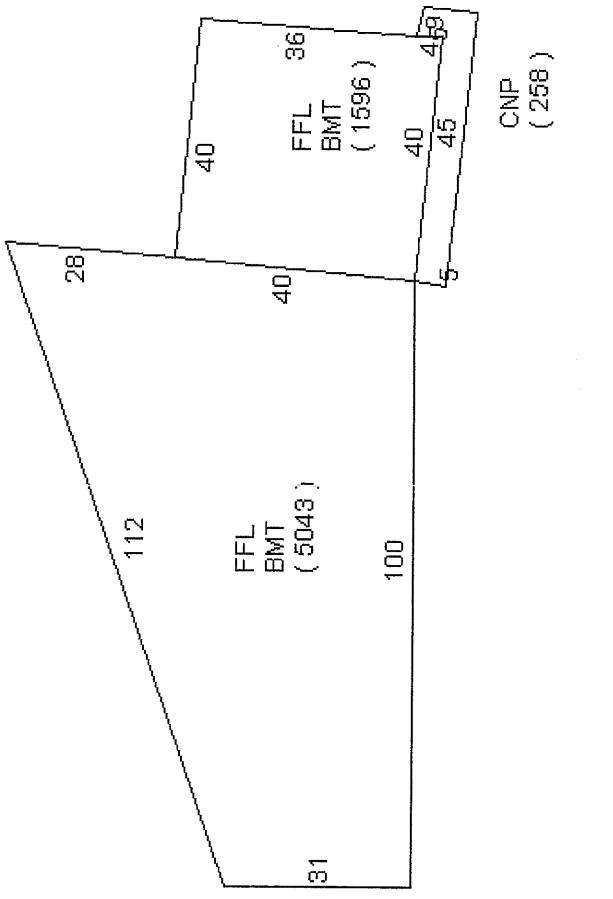
**PARCEL ID**

Parcel ID	8-149-5
Unit Price	73.51 T
Qual	A
Con	AV
Year	1995
Size/Dim	60 325
Year	2017
Qual	G
Con	GD
Year	1995
Size/Dim	60 325
Year	2016
Qual	A
Con	AV
Year	2016
Size/Dim	15 325
Year	1990
Qual	A
Con	AV
Year	1990
Size/Dim	6,000 1,900

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty
84	SIGN-ILU	D	Y	137
84	SIGN-ILU	D	Y	172
85	PAVING	D	Y	18000
84	SIGN-ILU	D	Y	128

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descrp	% Ten
BMT	BASEMENT	6,639	21,410	142,115				
FFL	FIRST FLOOR	6,639	76,110	505,298				
CNP	CANOPI	258	151,270	39,028				
				Total:	13,536			
Size Ad	6639	Gross Area	13536	F nArea	6639			
Net Sketched Area:	13,536	Total:	686,441					

**SUB AREA DETAIL**

Code	Description	Area	Rate	Undepr Value	Sub	%	Descrp	%	Qu	%	Ten
BMT	BASEMENT	6,639	21,410	142,115							
FFL	FIRST FLOOR	6,639	76,110	505,298							
CNP	CANOPI	258	151,270	39,028							
				Total:	13,536						
Size Ad	6639	Gross Area	13536	F nArea	6639						
Net Sketched Area:	13,536	Total:	686,441								

**IMAGE**





## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Janine Grillo Marra of 229 Rice Ave to the Human Rights Commission.

Janine Grillo Marra's ongoing education and training about the challenges surrounding diversity, equality, and inclusion qualify her to be an asset on the Human Rights Commission. As a yoga instructor and spiritual thinker, her diverse mindset will help foster important conversations on the commission, and I am fully confident of Janine's fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Janine Marra HRC (20-324 : Appointment of Janine Marra to HRC)



# JANINE GRILLO MARRA (she/her)

229 Rice Ave, Revere, MA · 781-254-3726

[janine@tranquilflameyoga.com](mailto:janine@tranquilflameyoga.com)

My mindfulness and compassion training, coupled with a personal commitment to ongoing education and training about the challenges surrounding diversity, equality and inclusion, qualify me as an asset to the City of Revere Human Rights Commission.

## WORK EXPERIENCE

**MAY 2002 – PRESENT**

**OWNER, TRANQUIL FLAME YOGA & WELLNESS, REVERE, MA**

Primary teacher and responsible for overseeing all aspects of classes, workshops and retreats to support integrated well-being as well as managing business needs.

**1989 – 2003**

**GROUP EXERCISE DIRECTOR & INSTRUCTOR**

- BOSTON SPORTS CLUBS, BOSTON
- SKY CLUB, BOSTON
- NORTH SHORE ATHLETIC CLUB, REVERE

Taught various group exercises classes. Managed staffing, class schedule and continuing education. Worked with other managers for program and health club development.

**1983 – 1997**

**PHYSICAL THERAPIST & REHAB MANAGER, VARIOUS SETTINGS GREATER BOSTON**

Worked as staff and per-diem physical therapist in multiple settings. P.T./Rehab Manager in out-patient clinics (Everett & Melrose) and Visiting Nurse Association of Greater Salem.

## EDUCATION

**MAY 1983**

**B.S., PHYSICAL THERAPY** MCGILL UNIVERSITY, Montreal, Canada

## CERTIFICATIONS & TRAINING

- Licensed Physical Therapist, Comm. of MA
- Yoga & Meditation Teacher Training
- Reiki I & II
- Shake Your Soul® Dance
- Strength & Conditioning Specialist (C.S.C.S.)
- Various past Group Exercise Certifications
- Currently participating in programs exploring racism, whiteness and LGBTQ

## RELEVANT EXPERIENCE

2009-present: Volunteer Meditation Teacher, Suffolk County House of Corrections

2011-present: Natural Dharma Fellowship/Wonderwell Mountain Refuge - Core Meditation Teacher; Movement Coordinator; Retreat Manager; Online Auction Coordinator 2017 & 2019



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Jalon Fowler of 112 B Florence Ave to the Human Rights Commission.

As an active community member, advocate, and professional Jalon Fowler will be a welcome addition to the Human Rights Commission. With years of experience in the tech industry and education from Northeastern and Bentley, Jalon's expertise and professionalism will foster intelligent conversations within the Human Rights Commission. I am fully confident of Jalon Fowler's fairness and her capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Jalon Fowler HRC (20-325 : Appointment of Jalon Fowler to HRC)

Jalon Fowler  
 112 B Florence Ave  
 Revere, MA 02151  
 1 (617) 818-4914  
[jalon100@yahoo.com](mailto:jalon100@yahoo.com)

## SUMMARY

Technologist with proven leadership in directing enterprise integration and middleware projects. Deep experience strategically planning for and aligning resources for ease of scalability and management. Well-versed and committed to secure solutions that protect assets and mitigate risks. Strong development, configuration and administration skills across a variety of technologies. Proven expertise managing onshore and offshore resources as well as communicating with customers and vendors. Team player with track record of cheerleading process improvement initiatives. Recipient of highest customer and vendor relations feedback across multiple projects and departments.

## SKILLS

Coding: Cast Iron, TIBCO, Informatica, XML, Unix, AWK, SED, C/C++, SQL, SOQL, VB.Net, VBA, Windows scripting, HTML, JavaScript

SDLC Methodologies: Waterfall, Iterative, Agile

Other: Salesforce, Master Data Management, Sharepoint, Azure, MFT, Fortify, Clearcase, SVN, Samba, New Relic, Git

## EXPERIENCE

John Hancock Financial Systems

Senior Data Engineer

April 2019 – Present

- Leveraging latest MDM technology to provide 360 data views in support of business initiatives
- Leading technical team in all aspects of development and product delivery for agent domain capability in accordance with John Hancock technical framework
- Handling stakeholder requirement gatherings and external communications

SOA Integrations Manager

Jan 2015 – March 2019

- Established Cast Iron development and production support offering for US Division. Routinely created integration visions as well as project proposals and estimates. Effectively designed new interfaces, collaborated with business stakeholders and technical teams as well as guided rapidly expanding onshore and offshore development team.
  - Negotiated the repatriation of work from an outside vendor back to internal Cast Iron Team. Assessed the feasibility of taking project on, identified dependencies and rallied the team to meet the stretch goal. Project work complete, pending 2017 implementation.
  - Identified critical problem with IBM bulk connector which is commonly used for integrating between systems. Led the effort with IBM to create a custom fix specifically for JH but also available to larger commercial audience. Coordinated the subsequent testing and successful implementation of this fix across the Enterprise.
  - Established integration between CA Work Load Automation and Cast Iron including identifying and resolving a road-blocking CA vendor defect. Upon implementation, significant risk and effort associated with previous manual tasks have been eliminated.
  - Defined SLDC and process improvement tasks to solidify Cast Iron service offering including management of integrations, ease of throughput reporting, effective communication. As a result, Cast Iron was maximized to integrate millions of records with optimal throughput.

Web and Tibco Development Lead

June 2013 – Jan 2015

- Co-designed a composite TIBCO integration which evolved into a foundational piece for the company's US Division modernization program. This service is currently being re-used by other programs as well resulting



Jalon Fowler  
 112 B Florence Ave  
 Revere, MA 02151  
 1 (617) 818-4914  
[jalon100@yahoo.com](mailto:jalon100@yahoo.com)

and an increase in the efficiency of integrations across systems. This service required an understanding of data mapping and business logic validation principles along with TIBCO integration methodologies.

- Led migration of code from ClearCase to Subversion as well as defined TIBCO release management process in collaboration TIBCO team members and release management team. TIBCO was the first major adopter of the US Division's new Subversion tool. Ensured that the processes for code and release management would be effective and easy to use. Additionally, created a suite of Subversion job aids and led several knowledge-transfer and discussion sessions. As such, was instrumental in shaping how Subversion would be used for the company as a whole.

#### Senior Technical Lead

May 2006 – June 2013

- Responsible for all components of 24x7 operational needs of financially significant Unix-based applications, including installation, configuration, enhancements, maintenance, vendor relations and upgrades.
- Collaborated closely with actuarial staff to understand and developed complex algorithms which automated manual tasks as well as adhered to industry best practices as well as federal and customer reporting regulations.
- Established strategic application goals and then managed workload and mentored junior team members in support of shared goals.

#### Application Developer

December 2001 – May 2006

- Created code design and modules for various projects and initiatives. Delivered on time and within budget as well as created transitional documents for long-term support.
- Performed technical upgrades to ensure compliance with latest software versions and industry best practices.

#### Year 2000 Analyst

June 1998 – December 2001

- Inventoried, analyzed and reported on Company's Year 2000 preparedness

#### EDUCATION

M.S., Computer Systems, May 2001  
 Bentley College

B.A., Management Information Systems, June 1998  
 Northeastern University

#### VOLUNTEER + COMMUNITY

Special Education Surrogate Parent	2020 - Present
MLK Youth Mentor	1998, 2020
PTO President, Rumney Marsh Academy	2018 - 2020
Girls Who Code Instructor	2014 - 2015
Revere SEPAC member + 2012 Boston Marathon Fundraiser	2011 - Present



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Kathi Anne Reinstein of 5 Ensign Street to the Human Rights Commission.

For 15 years, Kathi Reinstein served as a State Representative for the 16<sup>th</sup> Suffolk District. During this time, she represented Revere residents with dignity, respect, and professionalism. Reinstein's commitment to the residents of Revere goes back generations, and I am fully confident of Kathi's fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Kathi Reinstein HRC (20-326 : Appointment of Kathi Reinstein to HRC)

## **Kathi Anne Reinstein**

5 Ensign Street, Revere, MA 02151 | 781.983.5486 | [kathi.reinstein@gmail.com](mailto:kathi.reinstein@gmail.com)

### PROFESSIONAL EXPERIENCE

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#### **Chief Development Officer & Head of External Affairs, Roca, Inc.**

1/2020 – Present

- Responsible for management, cultivation, stewardship & engagement with organizations & individuals pertaining to current, future & past donations.
- Responsible for driving Roca's policy & legislative agenda in Massachusetts by working with members of municipal governments, the State Legislature, the Governor, federal elected officials & various other government offices & agencies.
- Responsible for securing vital funding for our Young Mothers/Young Parents Program & our TEP (Transitional Employment) Program in FY21.
- Responsible for the planning & implementation of various in person & online events such as briefings, fundraisers, & updates.
- Responsible for working with the media & media consultants to obtain placement of stories/features which showcase the transformative & relentless work that Roca does for the young people at the center of urban violence, poverty & trauma.
- Created & implemented a social media plan to increase our public presence & grow our following on various social media platforms. Also implemented Roca's first social media fundraising event using #GivingTuesdayNow
- Work with the senior leadership team & site directors to build relationships with people & institutions that partner with & are vital to our work in 21 communities across Massachusetts.

#### **Adjunct Undergraduate Professor, Suffolk University**

9/2019 - Present

- Instruct undergraduates on the basics of American Politics.
- Engage students in conversation, participation in & understanding of the political process.
- Explain how they can affect opinion of leaders and elections through engagement and participation.

#### **Director of Policy and Legislative Affairs, Massachusetts State Treasurer**

12/2017 – 11/2019

- Served as the primary liaison between Treasury departments, elected officials, trade organizations, advocates & others regarding matters of legislation & policy and how they interact with facets of Treasury business & operations.
- Responsible for driving the Treasurer's policy & legislative agenda in Massachusetts by working with members of the Legislature, Governor, other constitutional offices & other state, federal & municipal agencies.
- Worked within Treasury across all departments to assist with identifying needs & how they could be assisted legislatively.
- Covered subject matter which included: Alcohol Beverage Control Commission (ABCC), MA School Building Authority (MSBA), Clean Water Trust, MA State Retirement Board (MSRB), Deferred Compensation, Pension Reserves Investment Management Board (PRIM), Unclaimed Property Division, Office of Economic Empowerment (OEE), Cash/Debt Management, Massachusetts State Lottery.
- Designed & implemented the Treasury's legislative strategy to bring the Lottery into the 21<sup>st</sup> century.

#### **Government Affairs Manager, The Boston Beer Company**

1/2014 – 11/2017

- Served as the primary liaison between The Boston Beer Company & government agencies, elected officials, & trade organizations as a skilled & strategic lobbyist to advance the interests of the craft brewing industry.
- Worked with the Government Affairs Committee of the Brewers Association on planning and strategy for craft brewers across the United States. Assisted with the design & implementation of getting a small brewers tax through Congress. This was signed into law by the President of the United States in 2018.
- Managed government affairs personnel in several states & in Washington, DC to advance the interests of Boston Beer Company & the craft beer & cider industries as a whole.
- Designed & implemented the MA Brewers Guild's legislative strategy for Craft Brewers to be able to enter into contracts with beer wholesalers of their free will. Currently pending Approval in the Massachusetts Legislature

Attachment: Kathi Reinstein HRC (20-326 : Appointment of Kathi Reinstein to HRC)



**State Representative, Great and General Court of Massachusetts**

1/1999 - 1/2014

***Second Assistant Majority Leader, Floor Division Leader, & other various leadership positions***

- Represented the people of the Sixteenth Suffolk District in the Great and General Court of the Commonwealth of Massachusetts. Represented people from Revere, Chelsea & Saugus in the Massachusetts House of Representatives.
- First woman to be elected to position & the youngest woman to ever be in House Leadership.
- Served as the Second Assistant Majority Leader & was the 4<sup>th</sup> highest ranking person in the MA House of Representatives under Speaker DeLeo. Before Becoming the 2<sup>nd</sup> Assistant Majority Leader, I was the Third Division Floor Leader of the MA House of Representatives.
- Member of Massachusetts Speaker Robert DeLeo's Leadership Team & was present in policy & legislative decisions for the House of Representatives.
- Liaison between House Members & the Speaker of the Massachusetts House. Liaison to advocates & constituents.
- Instrumental in the Passage of Gaming Legislation in the House of Representatives.
- Formerly served on the following Joint Committees: Public Safety & Homeland Security, Taxation, Insurance, Election Laws, Bonding & Capital Asset Management, Higher Education, Veterans & Federal Affairs (former Vice-Chair) and Elder Affairs (former Vice-Chair and Chairwoman.)
- Past Chair of the Massachusetts Caucus of Women Legislators. Contraceptive coverage legislation was passed during my tenure.
- Co-Chaired Sub-Committee on Fire Safety which passed groundbreaking fire safe construction, sprinklers & firefighter grant legislation which was the first set of sweeping reform since the Coconut Grove fire in 1942.
- Championed the passage of the "Silver Alert" bill in July 2010, a significant piece of legislation that set up a state-wide alert for missing adults with Alzheimer's & dementia.
- Served as Chair of the Metropolitan Beaches Commission. Charged with finding reforms of state agencies, overseeing state-owned metropolitan beaches & ways to maintain water quality & civic participation.
- Part of the strategic team of Legislators & advocates that, in 2004, passed same-sex marriage in MA. The first in the world!
- Worked to better the lives of people in the communities of the 16<sup>th</sup> Suffolk District & across the entire Commonwealth through drafting & supporting various pieces of legislation, advocating for budget priorities & assisting constituents.

**Adjunct Undergraduate Professor, Emerson College**

9/2010 - 12/2013

- Instructed undergraduates on the skills needed to be an effective advocate & how to make valid arguments.
- Engaged students in conversation, participation & how their voice matters & can influence the world around them.
- Taught & assisted students with skills needed in public speaking, debating & everyday conversation.

**EDUCATION**

<b>Emerson College, Boston, Massachusetts</b> <i>Master of Arts, Political Communication</i>	1997
<b>Suffolk University, Boston, Massachusetts</b> <i>Bachelor of Science, Public Relations and Organizational Communication</i>	1993
<b>University of Massachusetts, Amherst, Massachusetts</b> ( <i>Undergraduate courses: Freshman &amp; Sophomore</i> )	
<b>Revere High School, Revere, Massachusetts</b>	1989
<b>Nazareth Academy, Wakefield, Massachusetts</b> ( <i>freshman, sophomore years of High School</i> )	

## AWARDS & RECOGNITION

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- MASSCAPs (Massachusetts Association of Community Action Programs) Self Sufficiency, Public Service Award. 2013
- Legislator of the Year, Community Action Programs, Inter City, Inc. (CAPIC) which is a private, non-profit corporation chartered in 1967 and designated to identify and eradicate the root causes of poverty in Chelsea, Revere and Winthrop.
- Legislator of the Year, MA Ambulance Association.
- Legislator of the Year, Silver Hair Legislature for my devotion to elder issues.
- Legislator of the Year, Massachusetts Correction Officers Federated Union (MCOFU) for my outstanding commitment to public safety and my tireless efforts to ensure public safety workers' rights.
- Senator William M. Bulger Award for Outstanding Creativity in Solving a Major Problem of the Boston Harbor from the Boston Harbor Association in 2007.
- Massachusetts Women's Political Caucus (MWPC) 2013 Abigail Adams Award that Recognizes Outstanding women leaders in Massachusetts who have worked to achieve parity for women. Award recipients are women who have demonstrated through their work and/or their community activism a firm commitment to the realization of equal political, economic & social rights for women.
- 2011 Save the Harbor/Save the Bay Boston Harbor Hero for my dedication, passion and commitment to the Boston Harbor and the MA public Metropolitan Beaches.

## MISCELLANEOUS

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- Extensive Public Speaking and Media Experience.
- Founding Member of the Revere Beach Partnership which is a non-profit group that builds financial and political support on behalf of Revere Beach in order to preserve its historic character and unique natural features.
- Member of the Bill Reinstein Senior Prom Committee which provided a free "prom" for Revere Senior Citizens for 20 years.
- Commissioner, Metropolitan Beaches Commission which is comprised of elected officials and community, civic, nonprofit, and business leaders from Boston and the metropolitan region's waterfront neighborhoods and beachfront communities. I served as Chair as a Legislator and also served as a business member when I was no longer in elected office. I was a member of this from its' inception until 2017.
- Former member of the Revere Democratic City Committee.
- Member of Revere 1<sup>st</sup>– which was a civic organization that brought free events to children & seniors in Revere throughout the year.
- Early work experiences also included doing events & public relations (with media partners) for Wonderland Greyhound Park and working for Merrill Lynch in the Corporate & Institutional Finance Group and for Josephthal, Lyon & Ross on the personal finance side.

## REFERENCES AVAILABLE UPON REQUEST

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## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Chaimaa Mansour Hossaini to the Human Rights Commission.

As a member of the Democratic City Committee of Revere as the Ward 2 Chair, Chaimaa is not only an active community member, but she is also an advocate for social justice and community organization. As a lead youth organizer for Revere Youth in Action, Chaimaa tutors students from grades K-12 and participates in workshops concerning social justice, community organizing, and human rights advocacy. This background makes Chaimaa perfect for a position on the Human Rights Commission, and I am fully confident of her fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Chaimaa Mansour Hossaini  
 T: 857-880-9277 E: chossaini@su.suffolk.edu  
 LinkedIn: <https://www.linkedin.com/in/chaimaa-hossaini-291394198/>

### **Education**

#### **Suffolk University**

*BS in Sociology with a Concentration in Health and Society*

Boston, MA

May 2023

GPA: 3.8

Suffolk University Honors Program

#### **Pioneer Charter School of Science**

Graduated in 2019

Everett, MA

June 2019

**Awards/Honors:** Marian L Heard Scholarship, Dean's Scholarship

### **Experience**

#### **Sunglass Hut**

*Sales Associate*

Boston, MA

March 2019 - Present

- Work with customers and expand sales expertise
- Utilize different techniques to pertain to customers needs and wants

#### **Revere Youth in Action**

*Lead Youth Organizer*

Revere, MA

July 2018- Present

- Tutoring students from grades K-12
- Participate in workshops concerning social justice, community organizing, and human rights advocacy and leadership

#### **Bulfinch Temporary Services with MGH**

*Patient Care Observer*

Boston, MA

November 2019 - July 2020

- Watch over patients and care for their needs
- Engage in conversation to provide comfortability to the patient

### **Community Involvement/Volunteer Work**

#### **Massachusetts General Hospital**

*Volunteer*

Boston, MA

July 2019 - Present

- Assist nurses around the Center of Perioperative Care
- Provide assistance to patients and their needs

### **Leadership**

#### **Unicef Unite Student Advocacy - Suffolk UNICEF**

*Co-Founder and President*

Boston, MA

October 2019 - Present

- Help advocate and fundraise for third world countries
- Inform the public on national and international humanitarian issues

#### **Democratic City Committee of Revere**

*Chair for Ward 2*

Revere, MA

May 2020 - Present

- Educate the citizens of Revere about the political and humanitarian issues city-wide and state-wide.
- Specifically, to call to action of ways to progressively evolve public health for the minority and underrepresented communities in Revere

### **Skills**

Leadership and Communication

Arabic (native fluency)

CPR, AED, and First Aid Certification

September 14 2020

Dear Council

My name is Rafael Feliciano would like to know why the Resident of Revere are not allowed first time preference for jobs when new hotels or other big company comes to place. The new holiday In Revere did not place any information your website. I was checking for moths in 311 and with the mayor's office no one was aware of when.

I Talked to the mayor during the election last year and had informed me that Revere Resident would get the information first. That did not happen.

Thanks for your matter on this

Sincerely,

Rafael Feliciano

Rafael Feliciano

Revere Resident

Attachment: RafaelFelicianoLettertoCouncil (20-333 : Rafael Feliciano)