



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, November 14, 2022, 6:00 PM

5:00PM Economic Development Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of October 24, 2022

Economic Development Sub-Committee Report

3. **22-084** Communication from Attorney Evan James Pilavis, 9 York Terrace, Lynn, MA on behalf of his client, Paul Ferragamo, requesting that the City Council accept a land donation MBP 4-90-002 Revere Beach Parkway.
4. **22-233** Motion presented by Councillor Keefe: That the Mayor request the Housing Liaison and the Affordable Housing Trustees to collaborate with the Revere Housing Authority, in planning use of vacant and underutilized land and properties to add more affordable space for Revere's residents. This collaboration could involve a public and private partnership to increase affordability for the City's senior population.
5. **22-264** Motion presented by Councillor Silvestri: That the City Council conduct a financial impact study relative to medical and recreational marijuana within the City Revere. Further, that this discussion be referred to the Economic Development Sub-Committee.

Communications

6. **22-303** Communication from the Board of Assessors requesting that the City Council hold a public hearing for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2023.
7. **22-304** Communication from Joseph Festa Construction Company, 385 Broadway, Revere, MA requesting acceptance by donation certain parcels of land on Naples Road for conservation purposes.

Motions

8. **22-305** Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to the Revere High School girls Volleyball team and their coaches for finishing their season undefeated with a record of 20-0.

9. **22-306** Motion presented by Councillor Cogliandro: That the City Council award a Certificate of Commendation to Coach Lianne O'Hara Mimmo for being the recipient of the GBL Volleyball Coach of the year after her Spring 2022 season coaching the RHS Boys Volleyball Team.

10. **22-307** Motion presented by Council President Visconti: That the Mayor request Representative Turco to direct the Department of Conservation & Recreation to install a crosswalk at The Atlantica, 360 Revere Beach Boulevard in the interest of public safety.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, October 24, 2022

Regular Meeting of the City Council was called to order at 6:50 PM. President Gerry Visconti presiding.

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of October 17, 2022

RESULT: ACCEPTED

Communications

Council President requested suspension of the City Council Rules of Order for the purpose of taking up Council Orders 22-294, 22-277, and 22-295 out of order for the Chief of Police and Election Commissioner.

3 22-294 Communication from Chief of Police David Callahan relative to a 5-year taser device purchasing agreement

Addressing the City Council on this request was Police Chief Callahan. Axon Enterprise, Inc. was also present in the Council Chamber to answer any questions regarding the taser devices.

"PURSUANT TO MGL CHAPTER 30B, SECTION 12(B), THAT THE CITY COUNCIL HEREBY APPROVES THE 5-YEAR CONTRACT BETWEEN THE CITY OF REVERE AND AXON ENTERPRISE, INC. IN THE AMOUNT OF \$232,921.16 FOR THE PURCHASE OF FIFTY (50) TASERS AND VIRTUAL REALITY TRAINING SYSTEM

FOR USE BY THE REVERE POLICE DEPARTMENT."

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

- 4 22-277 Communication from the Chief of Police for the purpose of presenting the Fiscal Year 2022 Justice Assistance Grant Program.

Police Chief Callahan addressed the City Council for the purpose of presenting the Fiscal Year 2022 Edward Byrne Memorial Justice Assistance Grant Program. Chief Callahan explained that the funding will be used for police overtime to conduct and/or participate in school and community outreach/engagement activities and events, and for community outreach educational materials. Additionally, funding will be used to expand and enhance domestic violence services.

RESULT:	PLACED ON FILE
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- 5 22-295 Communication from the Election Commissioner regarding state election on November 8, 2022.

Paul Fahey, Election Commissioner addressed the City Council and requested approval of the warrant for the State Election on November 8, 2022.

The City Council referred back to the regular order of business.

RESULT:	ORDERED - VOICE VOTE
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Public Hearings

- 6 22-272 Hearing called as ordered on a petition submitted by National Grid to install an underground electrical conduit to pole #1577 on Campbell Avenue, near the intersection of Revere Beach Parkway, Revere, MA.

Proponents

Alexander Glanville, National Grid
Abdel Nabat, National Grid

Opponents

none

Many of the Councillors expressed concern with National Grid's and their contractors' sub par standards of work. Many work sites are disastrous; debris, port-a-potties, and vehicles are left in neighborhoods for extended periods of time and residents are not notified timely of work being performed and street closures. For these reasons, the Council referred the matter to Public Works Sub-Committee for further discussion regarding both Campbell Avenue petitions.

RESULT: REFERRED TO PUBLIC WORKS

7 22-273 Hearing called as ordered on a petition submitted by National Grid to install an underground electrical conduit to pole #1577 on Campbell Ave. near the intersection of Revere Beach Parkway, Revere, MA.

Proponents

Alexander Glanville, National Grid
Abdel Nabat, National Grid

Opponents

none

Councillor Zambuto requested suspension of the City Council Rules of Order for the purpose of filing reconsideration on the both National Grid petitions that were referred to Public Works. Request for suspension of rules failed. Councillors Keefe, Morabito, Rizzo, Silvestri, Zambuto and Council President Visconti voting "YES". Councillors Cogliandro, McKenna, Novoselsky, and Powers voting "NO". Councillor Serino was absent.

RESULT: REFERRED TO PUBLIC WORKS

8 22-274 Hearing called as ordered on a joint petition submitted by National Grid and Verizon to install one jointly owned pole #P3298-1 on the sidewalk in front of 1510 North Shore Road, Revere, MA.

Proponents

Alexander Glanville, National Grid
Abdel Nabat, National Grid
Nico DiCesare, 596 Revere Beach Boulevard
Vinny DiCesare, 596 Revere Beach Boulevard

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID AND VERIZON TO INSTALL A JOINTLY OWNED POLE #P3298-1 AT 1510 NORTH SHORE ROAD IN ACCORDANCE WITH THE PLAN ON FILE?”

RESULT: ORDERED - ROLL CALL [8 TO 2]
AYES: Keefe, McKenna, Morabito, Novoselsky, Rizzo, Silvestri, Zambuto, Visconti
NAYS: Cogliandro, Powers
ABSENT: Serino

9 22-275 Hearing called as ordered on a petition submitted by National Grid to install an underground electrical conduit from proposed new pole #P3298-1 at 1510 North Shore Road to 1499 North Shore Road, Revere, MA.

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Proponents

Alexander Glanville, National Grid
Abdel Nabat, National Grid
Nico DiCesare, 596 Revere Beach Boulevard
Vinny DiCesare, 596 Revere Beach Boulevard

Opponents

none

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL AN UNDERGROUND CONDUIT FROM POLE #P3298-1 TO 1499 AND 1510 NORTH SHORE ROAD IN ACCORDANCE WITH THE PLAN ON FILE?”

RESULT:	ORDERED - ROLL CALL [8 TO 2]
AYES:	Keefe, McKenna, Morabito, Novoselsky, Rizzo, Silvestri, Zambuto, Visconti
NAYS:	Cogliandro, Powers
ABSENT:	Serino

- 10 22-276 Hearing called as ordered, on a petition submitted by National Grid to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures for the transmission to electricity, said underground conduits to be located on Railroad Street Revere, MA in accordance with the plan on file.

Proponents

Alexander Glanville, National Grid
Abdel Nabat, National Grid

Opponents

none

Councillor Novoselsky questioned the ability of the businesses located on Railroad Street to operate during National Grid’s work at this site. The businesses are in the heavy trucking industry and does not think that the trucks will be able to maneuver down Railroad Street.

“SHALL THE CITY COUNCIL GRANT THE PETITION OF NATIONAL GRID TO INSTALL AN UNDERGROUND ELECTRICAL CONDUITS ON RAILROAD STREET IN ACCORDANCE WITH THE PLAN ON FILE?”

RESULT:	ORDERED - ROLL CALL [7 TO 3]
AYES:	Keefe, McKenna, Morabito, Rizzo, Silvestri, Zambuto, Visconti
NAYS:	Cogliandro, Novoselsky, Powers
ABSENT:	Serino

- 11 22-293 Hearing called as ordered on the application of Mario Zepaj, 78 Mill Street, Middleton, MA 01949 requesting a special permit in accordance with Section 17.16.040 of the Revised Ordinances of the City of Revere to

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enable the appellant to raze the existing single-family structure and construct two townhouse dwellings on Lot 6, Pt. Lot 17, & Lot 14B at 355 Mountain Avenue, Revere, MA 02151.

Proponents

Mario Zepaj, applicant
 Joe DiRuzza, 18 Blaney Street, Revere, MA
 Rocco Conte, 361 Mountain Avenue, Revere, MA

Opponents

Laurien Denis, 347 Mountain Avenue, Revere, MA
 Mario Cruz, 294 Proctor Avenue, Revere, MA

Mr. Denis expressed concern over the character of the structure to be built and tree maintenance on the property. The abutter to the rear of the property was concerned with construction debris.

RESULT:	REFERRED TO ZONING	Next: 11/28/2022 6:00 PM
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Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday, October 24, 2022 at 5:00PM. Committee members present were Councillors Keefe, Novoselsky, Powers, Visconti (ex-officio) and Chairman Rizzo. Councillor Serino was absent. The following item was pending before the Committee:

22-247 `Loan order in the amount of \$29,500,000 for the Wonderland Property Acquisition.

Mayor Arrigo, Attorney John Leonard, and Superintendent Dr. Kelly were present in the Council Chamber and available for questions from the committee.

Councillor Keefe questioned as to why the appraisal company was selected and how close are the company's appraisals are to the actual settled price. Mayor Arrigo responded that the City has done its due diligence in selecting the best people in order to mitigate the risk going into this taking. Attorney Leonard also responded in that Mr. Bob Coleman is the premier appraiser in the Commonwealth of Massachusetts and has the best qualifications of anyone. Mr. Coleman was described as a moderate to conservative appraiser and the figure he provided is not an underestimate.

Councillor Morabito asked the City Auditor if the interest rates on the City's debt service scheduled are fixed. Rich Viscay responded that the best rates are based on what the market provides for.

Councillor Powers cited several concerns with the proposed location such as flooding and traffic and sought a commitment from Mayor Arrigo that to mitigate flooding in Ward 5. Mayor Arrigo responded that even when the new high school is built, the City will continue to have the financial capacity to make infrastructure improvements. Dr. Kelly pointed out that the existing

Revere High School site on School Street is dense and currently impacts traffic in a residential neighborhood. The proposed layout for the new high school on Wonderland will be built with roadways around the building that will allow the queuing of vehicles around the school and off the adjacent state roadways.

Council President Visconti questioned the potential cost over and above the bond authorization and if the City should assume that it will be going to court over this matter. President Visconti was also concerned with the City having to make a decision on an unknown factor which is not knowing what the actual settlement which could be \$30 million or more dollars. Attorney Leonard responded that court is possible, but there is a possibility of alternatives such as mediation or arbitration and reiterated that the current owner of the site has not been able to sell the property. Attorney Leonard estimated that the actual cost once settle in court would be around \$45 million. Mayor Arrigo also responded that the biggest risk is not court, but rather not building a school for the students and diverting from the plan which would put the taxpayers at more risk. President Visconti questioned if there was any possibility of building the new high school at the current high school location. Mayor Arrigo responded that there would be significant impacts to student learning if the current high school site was used.

Councillor McKenna asked if the tax revenue generated from the buildout of Suffolk Downs would be used to fund the cost of the new high school and what are the potential legal fees if the City were to litigate the eminent domain taking. Mayor Arrigo responded that not all of the revenue from Suffolk Downs will be spent on the new high school. Attorney Leonard estimated that a fully litigated taking could take 3-4 years at a cost of approximately \$750,000 - \$800,000. However, those estimated fees are not all attorney fees, but rather for the hiring of expert witnesses as this is the most complicated eminent domain taking he has seen in his career.

Councillor Zambuto stated that taking such a large parcel off the tax roles would be the biggest fiscal mistake the City Council could ever make. The potential tax revenue generated from a development on this site would be a huge loss for the City. Additionally, he believes the bond authorization amount should be larger to reflect the potential amount the taking could be settled for.

Councillor Silvestri noted that building a new high school on the site of the current high school is actually more expensive and that now is not the time to block the taking when the City Council has already agreed to this location. He also questioned if all of the land being taken is buildable. Mayor Arrigo responded that not all of the site is buildable and has not generated any revenue in ten years.

Councillor Novoselsky agreed with the City's proposal to construct a new high school at Wonderland and the revenue being spent on the new high school is a good thing. Councillor Novoselsky also stated students already cross American Legion Highway to get to the current high school location and asked if the City would be able to start working on the site once the taking is approved to which Attorney Leonard replied, yes.

Councillor Rizzo questioned as to why old comps from 2015, 2016, and 2017 were used since the market is much different today and that Wonderland was the largest taxpayer in the City at one time. Attorney Leonard replied that for eminent domain takings, sites with buildings cannot be used for comparable sales. Comparable properties must be vacant. Councillor Rizzo then

questioned if the City would need a Proposition 2 ½ Override to fund the cost of the new high school or debt exclusion. Rich Viscay responded that the City would be able to pay for the school without using those mechanisms.

Some committee members wanted to leave the matter in committee for further discussion however, Brian Dakin addressed that the City cannot get on the site for borings and review of other environmental issues which are needed to develop schematic design figures as required by the MSBA. Delaying a vote would delay access to the site.

The committee ultimately decided to vote favorably to recommend approval of the bond authorization as presented. Councillors Keefe, Novoselsky, Powers, and Visconti voting “YES”. Chairman Rizzo voting “NO”. Councillor Serino was absent.

12 22-247 Loan order in the amount of \$29,500,000 for the Wonderland Property Acquisition.

Stephanie Desisto, 7 Reservoir Avenue, Revere, MA addressed the City Council in opposition of the proposed loan order: Ms. Desisto requested the number of parents in the public school system who pay taxes and stated that the highest and best use for the Wonderland property is not a school. She also referenced Lynn Classical which was built on a site in which the pilings sank resulting in litigation.

Approved Loan Order Wonderland Property Acquisition Bonds

ORDERED: That the City is authorized to acquire by eminent domain the following properties for school purposes: 190 VFW Parkway (9-154B-1); Banks Street (9-174D-1A); Beach Terrace (9-174B-1A); Dow Street (9-174C-1A); Dunn Road (9-174A-1A); Dunn Road (9-174D-8); Dunn Road (9-175-1A); Dunn Road (9-175-21A); Shawmut Street (9-179B-12); Shawmut Street (9-179B-14); Shawmut Street (9-179B-3A); and Shawmut Street (9-179B-9).

FURTHER ORDERED: That \$29,500,000 is appropriated to pay costs of said land acquisition project, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

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

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended and reconsideration fails. Councillor Zambuto is recorded as "NO".

RESULT:	ORDERED - ROLL CALL [8 TO 2]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Powers, Silvestri, Visconti
NAYS:	Rizzo, Zambuto
ABSENT:	Serino

Communications

13 22-296 Communication from the Mayor relative to the appointment of Lorraine Greenfield to the Public Art Commission

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF LORRAINE GREENFIELD TO THE PUBLIC ART COMMISSION FOR A TERM BEGINNING ON MARCH 22, 2021 AND EXPIRING ON MARCH 22, 2024?"

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

14 22-297 Communication from the Mayor relative to the Memorandum of Agreement Between the City of Revere and Revere Public Works Department AFSCME Council 93, Local 880

“THAT THE CITY COUNCIL HEREBY APPROVES THE APPROPRIATION NECESSARY TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND REVERE PUBLIC WORKS DEPARTMENT AFSCME COUNCIL 93, LOCAL 880 COVERING THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2024.”

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

Motions

15 22-298 Motion presented by Councillor Keefe: That the Mayor request the Chief of Police to provide the City Council with the Police Department's hiring and interviewing procedures in order to stay in line with attrition and expanded staffing needs.

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RESULT: ORDERED - VOICE VOTE

16 22-299 Motion presented by Councillor Rizzo: That the Mayor provide a status report as to Council Order 22-246 submitted on August 22, 2022 as follows: That the City Council review the city's current hiring guidelines for Chiefs of Police along with a review of the assessment center results that was completed in 2017. Further, that the Mayor appear before the City Council in Executive Session to discuss his knowledge of prior and/or current allegations of misconduct against the current Chief of Police and what actions and/or financial settlements have been made on behalf of the city as a result of these allegations. Additionally, that the Mayor provide the City Council with an accounting of all financial settlements and explanations why they were made with officers of the department, past and present, since 2017. Also, that the Mayor provide the City Council with a list of any and all disciplinary actions taken against members of the Revere Police Department including terminations and suspensions and reasons for them.

RESULT: ORDERED - VOICE VOTE

17 22-300 Motion presented by Councillor McKenna: That the City Council order the following amendment to the Revised Ordinances of the City of Revere to a public hearing: An Ordinance Amending the Composition of the Public Art Commission Section 1. Section 2.89.020(A) Commission composition, terms, appointments, and vacancies of the Revised Ordinances of the City of Revere is hereby amended by deleting the words, "five and no more than seven" and inserting in place thereof the words, "seven and no more than nine".

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 11/28/2022 6:00 PM

Late Communication

18 22-301 Communication from the Mayor relative to a Resolution to repurpose surplus Commonwealth property parallel to Route 1A

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

**RESOLUTION
MASSDOT ROUTE 1A CORRIDOR**

WHEREAS: Logan International Airport is of economic importance to the Commonwealth of Massachusetts and New England Region; and

WHEREAS: The negative impacts from traffic, pollution, and congestion generally are concentrated in the nearby communities to Logan International Airport; and

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WHEREAS: The Commonwealth of Massachusetts, through its Department of Transportation, currently owns vacant property located along Route 1A that could be used to reduce pollution and traffic, improve public safety and mitigate community impacts emanating from Logan International Airport and disproportionately harming the residents of the City of Revere; and

WHEREAS: The Massachusetts Department of Transportation has been undertaking a study for more than one year of how to use this vacant land; THEREFORE BE IT

RESOLVED: That a petition to the Governor of the Commonwealth and Secretary of Transportation of the Commonwealth be issued by the City to request:

1. The repurposing of the abandoned MassDOT property running parallel to Route 1A to provide direct and immediate benefit to the communities in closest proximity to Logan International Airport;
2. The creation of a haul road extension from the current end of the Coughlin Bypass along the abandoned MassDOT property to connect initially to Route 1A at the Revere City Line and then ultimately to Bell Circle thereby creating an alternative means for trucks, buses, and other commercial vehicles to access Logan Airport by avoiding Route 1A and neighborhood streets;
3. The creation of a pedestrian walkway and bike path along the waterfront to enable the communities of Revere, East Boston, and Chelsea to better experience the Chelsea Creek waterfront which has been closed off to us for generations;
4. The construction of barriers, sea walls, and site grading that can be built as part of the transportation and pedestrian improvements thereby furthering the protection of the City of Revere from sea level rise.
5. The transformation of the un-used and neglected piece of Commonwealth property will for the first time provide direct benefit to the City of Revere and lighten the unending burdens placed on its citizens by Logan International Airport.

RESULT:	ORDERED - ROLL CALL [9 TO 0]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Powers, Rizzo, Silvestri, Visconti
ABSENT:	Serino
RECUSED:	Zambuto

Late Motion

- 19 22-302 Motion presented by Councillor Rizzo: That the Mayor be requested to ensure that residents are informed at least 48 hours in advance of work being done by National Water Main Cleaning Co. including the relining of sewer pipes using their cured-in-place pipe (CIPP) method. Methods of communication should include Revere’s 311 website, social media,

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Reverse 911 (email and phone) to inform the impacted neighborhoods and residents.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 8:25 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Oct 24, 2022 6:00 PM (Salute to the Flag)

Ashley Melnik

From: Evan Pilavis <ejpilavis@yahoo.com>
Sent: Monday, March 7, 2022 11:14 AM
To: Ashley Melnik
Cc: aluminum888@aol.com
Subject: Ferragamo Land Donation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Clerk Melnik:

As you are aware, I represent Mr. Paul Ferragamo, in connection with his offer to donate his land on Revere Beach Parkway, identified as MBP 4-90-002, to the city for conservation purposes.

By way of background, the item previously was docketed as City Council Item 21-382. Procedurally, the Conservation Commission unanimously approved the acceptance of the donation in May, 2021. The City Council initially heard the matter on November 8, 2021. The council identified issues to be addressed and referred our request to Ways and Means. The legislative term expired.

Mr. Ferragamo has asked me to renew his offer. Accordingly, I ask that you transmit this communication to be received by the council and scheduled for hearing. Also through this letter my client would like to supplement the prior testimony before the council by reporting that he has conducted a site examination with his land development expert and has been in communication with the abutting townhouse complex. The field survey reveals that the lot has enough land to possibly support pursuit of the 6000 sq. foot residential overlay to site a modest home or consider a telecommunications facility under the federal telecommunications act. The neighbors made it clear to my client that they prefer the land be donated in contrast to any development. I do re-emphasize that Mr. Ferragamo prioritizes the donation disposition of the land in contrast to a development effort.

As to the issues identified in November by the ward councilor there was a single shopping cart to be removed from the large tract and the balance of the land is virgin in terms of natural vegetation and growth. There was the suggestion that Mr. Ferragamo thin the overgrowth but that would require a Conservation Commission filing of a Notice of Intent and acquisition of an Order of Conditions, the exercise of which would only make business sense if he were to seek the development options.

Thank you.

Evan James Pilavis
 Attorney-At-Law
 9 York Terrace
 Lynn, MA 01904
 Tel: (508) 858-6369
 Cell: (239) 438-6198
 Email: ejpilavis@yahoo.com

Attachment: FerragamoLandDonation03142022 (22-084 : Land Donation MBP 4-90-002 Revere Beach Parkway, Paul Ferragamo)

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Attachment: FerragamoLandDonation03142022 (22-084 : Land Donation MBP 4-90-002 Revere Beach Parkway, Paul Ferragamo)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

6.a

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

Revere City Council
c/o Ashley Melnick, City Clerk
281 Broadway
Revere, MA 02151

November 1, 2022

Dear Honorable Revere City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Revere Board of Assessors request that the Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor. Adopting a Residential Factor will allow the Board of Assessors to proceed with the establishment of the tax rate for Fiscal Year 2023.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Brian Arrigo, Mayor

Richard Viscay, Chief Financial Officer

Attachment: MinResFactorPublicHearingRequest11142022 (22-303 : Minimum Residential Factor FY2023 Public Hearing)

**JOSEPH FESTA CONSTRUCTION COMPANY INC
385 BROADWAY
REVERE, MA 02151**

November 2, 2022

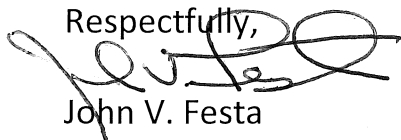
Revere City Council
281 Broadway
Revere, MA 02151

Re: Donation of Land – Lots 195-200 Naples Road

Dear Mr. President,

I am respectfully requesting your honorable body to approve a donation of several parcels of land located on Naples Road that was approved by the Revere Conservation Commission on October 5, 2022 for conservation purposes.

Respectfully,



John V. Festa
Joseph Festa Construction Company Inc.

OFFICE CITY CLERK
REVERE, MASS.

2022 NOV - 1 PM 2:33

FILED

Attachment: JosephFestaConstructionCoLandDonation (22-304 : Joseph Festa Construction Co Land Donation, Naples Road)



Brian M. Arrigo
Mayor

City of Revere

Office of the Conservation
Commission
249R Broadway
Revere, MA 02151
781. 286.8185
Email: concom@revere.org

October 27, 2022

Mayor Brian Arrigo
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Revere Conservation Commission Vote on recommendation of acceptance of a Land Donation of 6 lots for conservation purposes from Joseph Festa Construction Company Inc.

Dear Mayor Arrigo:

Please be informed that on Wednesday, October 5, 2022, the Revere Conservation Commission voted unanimously to recommend to the Revere City Council to accept a donation of land for conservation purposes from Joseph Festa Construction Company Inc. The parcel IDs are:

Blk-Pcl-Unit 018-324J-006 - Lot 195 Naples Road
Blk-Pcl-Unit 018-324J-007 - Lot 196 Naples Road
Blk-Pcl-Unit 018-324J-008 - Lot 197 Naples Road
Blk-Pcl-Unit 018-324J-009 - Lot 198 Naples Road
Blk-Pcl-Unit 018-324J-010 - Lot 199 Naples Road
Blk-Pcl-Unit 018-324J-011 - Lot 200 Naples Road

Please note that the City of Revere owns all the other vacant lots on Naples Road.

Sincerely,

John R. Shue, PE
Conservation Commissioner & Chair

Cc: Revere City Council
Ms. Ashley Melnik, City Clerk
Mr. Paul Capizzi, City Solicitor
John V. Festa, Joseph Festa Construction Co., Inc.

Attachment: Joseph Festa Construction Co Land Donation (22-304 : Joseph Festa Construction Co Land Donation, Naples Road)