



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, November 15, 2021, 6:00 PM

4:00PM Committee of the Whole - Reprecincting Maps

5:00PM Legislative Affairs Sub-Committee Meeting

5:15PM Public Safety Sub-Committee Meeting

5:30PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of November 8, 2021

Public Hearings

3. **21-392** Hearing called as ordered on the application of T-Mobile Northeast, LLC, 15 Commerce Way, Norton, MA 02766 seeking permission from the Revere City Council to install a wireless communications facility to include nine (9) roof mounted antennas and related equipment at 385 Broadway, Revere, MA 02151.
4. **21-393** Hearing called as ordered on the application of Wellness Connection of Massachusetts Inc., 44 Railroad Street, Revere, MA 02151 and Gunnar Holding LLC, 30 Railroad Street, Revere, MA 02151, seeking permission from the Revere City Council to revise and change the original site plan and the special permit conditions in the Notice of Decision, Application No. C-15-12/15-258 granted on December 7, 2015 and seeking permission to operate a commercial parking lot for the purpose of storing or parking automobiles, buses or trucks available to the public generally on a daily basis at 44 Railroad Street, Revere, MA 02151.

Legislative Affairs Sub-Committee Report

5. **21-368** An Ordinance Establishing Regulations for Sustainable Food Ware and Packaging. (language attached)
6. **21-306** Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft an ordinance and fee schedule for the following: That any autonomous driven vehicle, operated by a Revere resident, and housed in Revere must pay excise tax to the City of Revere and a use fee of \$5 dollars and a \$1 dollar per mile while operating in Revere. Said vehicle will follow all state, federal laws and be assigned to the City of Revere Hackney Division for oversight.

7. **21-364** Motion presented by Councillor Rotondo: That every public meeting conducted by a board, council, commission, and/or any group meeting in the Revere City Council Chambers begin all meetings with the Pledge of Allegiance.

Public Safety Sub-Committee Report

8. **21-322** Motion presented by Councillor Morabito: That the Mayor and the Traffic Commission look into launching a slow streets pilot program in the City of Revere to slow down drivers by introducing speed tables, speed humps, crosswalks, signage, and bollards to help curb the excessive speeding on cut-through streets, especially on streets nearby schools and city recreational spaces.

Zoning Sub-Committee Report

9. **21-314** Victoria Scaramuzzo, 60 Geneva Street, Revere, MA 02151 and Johnny Peguero and Ivonne Florez Montoya, 56 Geneva Street, Revere, MA 02151 to discontinue and abandon a certain portion of Italia Avenue as illustrated on the petitioners' plan.
10. **21-350** City of Revere, 281 Broadway, Revere, MA 02151 seeking a special permit from the Revere City Council to reconstruct a non-conforming structure to enable the appellant to construct a 37,500 s.f. public works building, at the Department of Public Works site, 321A Charger Street, Revere, MA 02151.
11. **21-355** An Ordinance Further Amending Title 6 of the Revised Ordinances of the City of Revere Relative to Non-domesticated Animals.

In accordance with Rule 23 of the City Council Rules of Order, the following motions are reported out of committee with the recommendation to be placed on file:

12. **21-099** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of cottage food operations, as permitted in other communities in Massachusetts and 28 states around the nation.
13. **21-115** Motion presented by Councillor Rotondo: That the City Council, Mayor, School Committee and the City of Revere denounce China for the genocide of the Uyghur people.
14. **21-214** Motion presented by Councillor McKenna, Council President Zambuto: That the Mayor request the Director of Municipal Inspections to develop an eco-friendly baiting procedure for rodent control. Evidence shows that animals and birds of prey within this food chain are dying after ingesting rodents poisoned by the type of bait currently being used.
15. **21-239** Motion presented by Councillor Rotondo: That the Mayor request the Department of Planning and Development to investigate the feasibility of creating inclusionary zoning and an affordable housing overlay district to extend from Route 60 to Revere Beach Boulevard.

16. **21-240** Motion presented by Councillor Rotondo: That the City of Revere establish a linkage fee for any housing development with over 75 units. Furthermore, that the City look into the feasibility of including commercial properties of 30,000 square feet or greater. Said linkage fee contribution would be based square footage of developments greater than 75 units and appropriated to the City's Affordable Housing Trust Fund.

Communications

17. **21-394** Communication from John V. Festa, 385 Broadway, Revere, MA requesting the City Council accept a certain parcel of land for conservation purposes, Lot C Emanuel Street (MBP 018-324G-001B).
18. **21-395** Communication from the City Auditor relative to Revere TV invoice payment.
19. **21-396** Communication from the Mayor relative to the appointment of Ida Cody to the Retirement Board.
20. **21-397** Communication from the City Auditor relative to the Gibson Park Municipal Vulnerability Preparedness MVP grant.

Motions

21. **21-398** Motion presented by Councillor Keefe: That the Mayor request the DPW to install an illuminated LED crosswalk at the crosswalk currently located at the end of Vane Street at the intersection of Dale Street.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, November 8, 2021

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of October 25, 2021

RESULT: ACCEPTED

- 3 21-334 Motion presented by Councillor Morabito, Councillor Keefe: That the City Council award Certificates of Commendation to the Patriettes for winning the 2021 Revere Youth Girls Softball Championship.

Councillors Keefe and Morabito presented the Patriettes with Certificates of Commendation in recognition of their 2021 Revere Youth Softball championship title.

RESULT: PLACED ON FILE

Public Hearings

- 4 21-277 Hearing called as ordered on the following: An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than four

units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence of the definition for “Commercial use”. Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than four units” after the word “units” in the first sentence.

Proponents

Annette & Marvin Gold, 776 Sumner Street, Revere, MA
Ira Novoselsky, 53 Dehon Street, Revere, MA

Opponents

none

Councillor Novoselsky is recorded as recused for discussion and voting on this matter. Mr. Novoselsky spoke as a proponent of the ordinance as a resident and tenant of 53 Dehon Street, Revere, MA.

Councillor Rotondo stated that the residential meter rate should be applied to all apartment units whether or not the structure is owner-occupied as this would assist residents who are unable to own their own property.

Rich Viscay, CFO addressed the City Council to provide an estimate on the proposed changes. Only about 55 properties could potentially be affected by this change at a cost of about \$135,000 per yer.

RESULT:	REFERRED TO WAYS & MEANS
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- 5 21-355 Hearing called as ordered on the following: An Ordinance Further Amending Title 6 of the Revised Ordinances of the City of Revere Relative to Non-domesticated Animals.

Proponents

Dr. Nathalee Kong, Chief of Public Health & Human Services
Megan Connelly, 36 Breedens Lane, Revere, MA
Brittney Sao, 22 Morris Street, Revere, MA
Ralph DeCicco, 49 Washington Street, Revere, MA
Dimple Rana, Director Health Community Initiatives

Opponents

none

The Council sought clarification that roosters will not be allowed, which was confirmed by Dr. Kong.

RESULT:	REFERRED TO ZONING
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6 21-361 Hearing called as ordered on a loan order in the amount of \$2,589,359 for the costs of replacing the water boiler at the Beachmont School.

Proponents

Rich Viscay, CFO

Opponents

none

"SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$2,589,359 FOR THE COST OF REPLACING THE WATER BOILER AT THE BEACHMONT SCHOOL?"

**Approved Loan Order
Boiler Replacement - Beachmont School**

ORDERED: That \$2,589,359 is appropriated to pay costs of replacing the boiler at the Beachmont Veterans Memorial School located at 15 Everard Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the "Project"), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the School Committee; 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) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

FURTHER ORDERED: That any premium received by the City 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 order 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.

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.

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

- 7 21-368 Hearing called as ordered on the following: An Ordinance Establishing Regulations for Sustainable Food Ware and Packaging. (language attached)

Proponents

Ralph DeCicco, 49 Washington Street, Revere, MA
Dimple Rana, Director Health Community Initiatives

Opponents

none

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 8 21-380 Hearing called as ordered application of 128 Revere Street Realty Trust, Revere, MA 02151 requesting an amendment to the Zoning Map of the City of Revere as follows: Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

Proponents

Victor Buonfiglio, 128 Revere Street, Revere, MA
Paul Buonfiglio, 128 Revere Street, Revere, MA

Opponents

none

RESULT:	REFERRED TO ZONING
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Ways & Means Sub-Committee Report

The Ways & Means Sub-Committee met on Monday, November 8, 2021 at 5:00PM. Committee members present were Councillors Giannino, McKenna, Powers, Serino, Zambuto (ex-officio), and Chairman Visconti. There were several items pending before the committee:

1. **21-061** Communication from Fire Fighter Kevin O'Hara, President Local 926 requesting approval of the attached special legislation: An Act Relative to the Reserve Time of

Public Safety Personnel in the City of Revere.

Fire Fighter Kevin O’Hara, President of Local 926 representing the 65 fire fighters who were affected by PERAC’s misinterpretation of a ruling that eliminated credit for years of service on the Fire Fighter Reserve List. This Special Act will restore that credit for the 65 fire fighters at an approximate cost of \$1.7 million, which has already been set aside for this purpose. The Retirement Board also favorably approved adoption of this act. Voting to offer a favorable recommendation to the City Council were Councillors McKenna, Powers, Serino, Zambuto, and Chairman Visconti. Councillor Giannino is recorded as recused from discussion and voting on this matter.

2. **21-100** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a resident entrepreneur grant program to assist local residents with seed money for solo-entrepreneurs, remote workers, free lancers, small businesses and other startups.

Councillor Rotondo requested that this motion be placed on file.

3. **21-112** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of utilizing funding from the American Rescue Plan to create a homeless shelter in Revere.

Councillor Rotondo requested that this motion be placed on file.

4. **21-113** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of creating a healthcare trust fund to increase the City's resiliency against future pandemics.

Councillor Rotondo requested that this motion be placed on file.

5. **21-114** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of purchasing military surplus portable medical tents utilizing American Rescue Plan funds. These units can be used for emergency housing for Revere residents displaced from fire, natural disaster, and medical use such as treatment and quarantine capacities.

Councillor Rotondo requested that this motion be placed on file.

6. **21-215** Motion presented by Councillor Morabito, Councillor Giannino, Councillor McKenna, Councillor Serino: That the Mayor be requested to dedicate all parking meter revenue generated at the Central Avenue / Sprague Street Municipal Parking Lot for building maintenance and improvement purposes for the Rossetti Cowan Senior Center.

In accordance with MGL Chapter 40, Section 22A, parking meter revenue shall only be expended on Parking Department related expenditures. Therefore, parking meter revenue cannot be used to repair the senior center. It is the recommendation of the committee to place this motion on file.

7. **21-266** Motion presented by Councillor Rotondo: That the City of Revere provide public wifi at city-owned parks and squares utilizing ETP funds, online advertisers, and donations.

Councillor Rotondo requested that this motion be placed on file.

8. **21-320** Motion presented by Councillor Rotondo: That the City of Revere establish a Revere Futures Committee. The purpose of the committee would be to act as a think tank for Revere in the realm of education, business, and infrastructure. In addition, committee members would also help to foresee and mitigate future problems and challenges, then present several proposals and solutions to be presented to the Mayor. This group would also be instructed to actively search for future potential candidates that could help the membership grow and evolve.

Councillor Rotondo requested that this motion be placed on file.

- 9 **21-061** Communication from Fire Fighter Kevin O'Hara, President Local 926 requesting approval of the attached special legislation: An Act Relative to the Reserve Time of Public Safety Personnel in the City of Revere.

Kevin O'Hara and several members of the Revere Fire Department were present in the Council Chamber to express their support for swift passage of the Special Act.

Chairman Visconti offered a minor amendment regarding the language of the Special Act. Since there is no reserve list for the Police Department, the Police Department has been stricken from reference in the approved language.

"SHALL THE CITY COUNCIL APPROVE AN ACT RELATIVE TO THE RESERVE TIME OF PUBLIC SAFETY PERSONNEL IN THE CITY OF REVERE, AS AMENDED?"

AN ACT RELATIVE TO THE RESERVE TIME OF PUBLIC SAFETY PERSONNEL IN THE CITY OF REVERE

Be it enacted by the Senate and House of Representatives in General Court assemble, and by the authority of the same, as follows:

SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, and in order to promote the public good, the Revere Retirement Board is hereby authorized and directed to provide creditable service for so-called "Reserve Time" to certain public safety personnel in the City of Revere in the same manner as it was allowed prior to the issuance of PERAC Memo #11/2020.

SECTION 2. The change, referenced in Section 1 above, shall be available to any member of the Revere Fire Department who was a member of the Revere Retirement System on or before February 11, 2020.

RESULT:	ORDERED - ROLL CALL [10 TO 0]
AYES:	Guinasso, Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
RECUSED:	Giannino

- 10 21-100 Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a resident entrepreneur grant program to assist local residents with seed money for solo-entrepreneurs, remote workers, free lancers, small businesses and other startups.

RESULT:	PLACED ON FILE
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- 11 21-112 Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of utilizing funding from the American Rescue Plan to create a homeless shelter in Revere.

RESULT:	PLACED ON FILE
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- 12 21-113 Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of creating a healthcare trust fund to increase the City's resiliency against future pandemics.

RESULT:	PLACED ON FILE
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- 13 21-114 Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of purchasing military surplus portable medical tents utilizing American Rescue Plan funds. These units can be used for emergency housing for Revere residents displaced from fire, natural disaster, and medical use such as treatment and quarantine capacities.

RESULT:	PLACED ON FILE
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- 14 21-215 Motion presented by Councillor Morabito, Councillor Giannino, Councillor McKenna, Councillor Serino: That the Mayor be requested to dedicate all parking meter revenue generated at the Central Avenue / Sprague Street Municipal Parking Lot for building maintenance and improvement purposes for the Rossetti Cowan Senior Center.

RESULT:	PLACED ON FILE
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- 15 21-266 Motion presented by Councillor Rotondo: That the City of Revere provide public wifi at city-owned parks and squares utilizing ETP funds, online advertisers, and donations.

RESULT:	PLACED ON FILE
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- 16 21-320 Motion presented by Councillor Rotondo: That the City of Revere establish a Revere Futures Committee. The purpose of the committee would be to act as a think tank for Revere in the realm of education, business, and infrastructure. In addition, committee members would also help to foresee and mitigate future problems and challenges, then present several proposals and solutions to be presented to the Mayor. This group would also be instructed to actively search for future potential candidates that could help the membership grow and evolve.

RESULT:	PLACED ON FILE
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Appointments Sub-Committee Report

The Appointments Sub-Committee met on Monday, November 8, 2021 at 5:30PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Zambuto (ex-officio), and Chairman Guinasso. Several appointments were before the committee for consideration:

21-339 Appointment of Jan Dumas to the Affordable Housing Trust Fund.

Ms. Dumas was unable to attend due to illness. As a well-known member of the community, her appointment received a favorable recommendation despite her absence.

21-340 Reappointment of John Dove to the Library Board.

Mr. Dove was unable to attend the meeting, but since this is a re-appointment, Chairman Guinasso did not require attendance for confirmation. Mr. Dove's appointment received a favorable recommendation.

21-341 Reappointment of Mark Ferrante to the Library Board.

Mr. Ferrante addressed the sub-committee and received a favorable recommendation.

21-342 Reappointment of Frank Schettino to the Library Board.

Mr. Schettino addressed the sub-committee and received a favorable recommendation.

21-343 Reappointment of Nancy Sponpinato to the Library Board.

Ms. Sponpinato was unable to attend the meeting, but since this is a re-appointment, Chairman Guinasso did not require attendance for confirmation. Ms. Sponpinato's appointment received a favorable recommendation.

21-357 Appointment of Feeney Brothers as a Licensed Drain Layer.

A representative from Feeney Brothers addressed the sub-committee and received a favorable recommendation.

- 17 21-339 Communication from the Mayor relative to the Appointment of Jan Dumas to the Affordable Housing Trust Fund Board of Trustees

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF JAN DUMAS TO THE AFFORDABLE HOUSING TRUST FUND?”

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

- 18 21-340 Communication from the Mayor relative to the Reappointment of John Dove to the Library Board of Trustees

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF JOHN DOVE TO THE LIBRARY BOARD OF TRUSTEES?”

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

- 19 21-341 Communication from the Mayor relative to the Reappointment of Mark Ferrante to the Library Board of Trustees

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF MARK FERRANTE TO THE LIBRARY BOARD OF TRUSTEES?”

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

- 20 21-342 Communication from the Mayor relative to the Reappointment of Frank Schettino to the Library Board of Trustees

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF FRANK SCHETTINO TO THE LIBRARY BOARD OF TRUSTEES?”

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

- 21 21-343 Communication from the Mayor relative to the Reappointment of Nancy Sponpinato to the Library Board of Trustees

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF NANCY SPONPINATO TO THE LIBRARY BOARD OF TRUSTEES?”

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

22 21-357 Communication from the Mayor relative to the Appointment of Feeney Brothers Excavation LLC as Licensed Drain Layer.

“SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF FEENEY BROTHERS EXCAVATION, LLC AS A LICENSED DRAIN LAYER?”

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

Zoning Sub-Committee Report

The Zoning Sub-Committee held a meeting on November 8, 2021 at 5:50PM. Committee members present were Councillors Giannino, Guinasso, Serino, Visconti, Zambuto (ex-officio) and Chairman Keefe. There was one Planned Unit Development application pending before the committee this evening:

21-353 PUD-21-02 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

Representing the applicant, Attorney Larry Simeone, 300 Broadway, Revere, MA addressed the committee on the request. Attorney Simeone provided Chairman Keefe with his findings along with the conditions of the PUD Review Board conditions. Both documents were reviewed, accepted, and made part of the record:

Findings presented by Attorney Larry Simeone

The Project is a Planned Unit Development (P.U.D.) to convert an existing office building on the Property to establish twelve (12) apartment units, therein, in accordance with R.R.O. 17.20.010-17.20.190 and the Table of Use Regulations R.R.O. 17.16.010.

1. The Project is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.
2. The Project site, Lot C, Lee Burbank Highway, consists of nine thousand fifty-three (9,053) square feet of land improved by a four (4) story office building consisting of Fourteen Thousand Two Hundred and Eighty (14,280) sq. ft..
3. In accordance with R.R.O. 17.20.080, the P.U.D. Project Review Board filed its written recommendations on October 26, 2021.

4. The Project Final Plan is entitled “ Final Plan Planned Unit Development (PUD), 333 Lee Burbank Highway, Revere, MA, dated November 2, 2021, prepared by Williams & Sparages”.
5. The Project site’s address is 333 Lee Burbank Highway. The Property has frontage of one hundred and seven, fifty-four one hundredths (107.54) feet on Lee Burbank Highway a public way.
6. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.
7. The Project site is presently serviced by municipal water and sewer; as well as electricity and gas.
8. It is the determination of the City Council that the Project (the proposed use) will have beneficial effects which outweigh the detrimental effects of the proposed use on the city and the neighborhood, in view of the particular characteristics of the site and of the proposal in relation to that site.

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

The Project advances economic needs of this commercial/industrial neighborhood in the TED district and will not adversely affect the neighborhood wherein the Project will not create adverse impacts such as noise, odor, smoke or dust and will not substantially generate traffic. The Project does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has commercial residential leaseholds in concert with a wide gamut of business and industrial facilities.

The Project site is an appropriate location for the Project located in the TED district, which allows the use by special permit.

Traffic flow and safety

The Project’s minimal residential use of the Property will not substantially generate traffic. Based on these findings the City Council determines that the Project will not negatively impact or impede the movement of vehicles, pedestrians or bicyclists within the Project site, to abutting properties or along adjacent roadways.

Adequacy of utilities and other public services.

The public ways adjacent to the Project site are sufficient to support the Project and the neighborhood which currently has commercial /industrial uses including but not limited to an two (2) oil storage farms, a disposal and collection company, a hotel and rental car business which operate a commercial parking lot accessory to the principal use exist in the zoning district. The current infrastructure and roadways handle the existing requirements of this area.

Neighborhood character and social structures.

The Project is in harmony with the other commercial/industrial uses in the neighborhood, the zoning district and with the general purpose and intent of the Revere Revised Ordinance. As noted, this neighborhood currently has wide gamut of commercial/industrial uses. Further

approval of the Project will allow 333 Lee Burbank LLC to improve the condition of the Project site, and therefore benefit the neighborhood and the general public at the community.

Impacts on the natural environment.

The Project site is almost entirely redeveloped with no natural vegetation with the exception of limited landscaping and a drainage culvert. The Project will have no negative impact on the natural environment existing at the Project site.

Respecting the natural environment existing on abutting properties surrounding the Project site, the Project will not impede light, air, and space to adjoining properties nor will the Project over crowd or have any negative affect on neighborhood density, wherein the Project impacts shall remain within the existing building on the Project site.

Potential Fiscal Impact

The Project shall provide new jobs and additional municipal revenue including but not limited to real estate tax revenue and municipal development related fees.

PUD Project Review Board Conditions

1. An easement shall be provided on the plan for the creation of 8 parking spaces on the adjacent lot D in order to provide a total of 26 parking spaces for the proposed 12-unit residential conversion at 333 Lee Burbank Highway.
2. A complete Chapter 34 code review shall be undertaken by the applicant for the existing building conversion and provided to the Project Review Board.
3. A sewer and water discharge demand analysis shall be undertaken by the applicant and submitted to the City Engineer.
4. The proposed water service, sewer service and storm water management plan shall be approved by the City Engineer and DPW.
5. A 4-ft wide landscaped strip shall be provided with granite curbing along the frontage of the building along Green Street and 3 street trees (minimum caliper of 2 ½ ") shall be planted within the landscaped strip.
6. The removal the existing asphalt on the south side of the building and the planting of the trees and grass along the south face of the building is required.
7. This development is subject to a sewer I/I fee in the amount of \$19,890 based on the increased waste water discharge of the previous use as a result of the proposed 24 bedrooms.
8. In accordance with Section 17.47. of the Revised Revere Zoning Ordinance, the development is subject to a Capital Improvement Trust Fund fee equal to 3% of the total cost of construction for the conversion of the building into 12 residential units.

9. A utility access easement shall be provided to the City of Revere along the south side of the building for access and maintenance of Green Creek and the Green Creek headwall.

- 23 21-353 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE PETITIONER THROUGH A PLANNED UNIT DEVELOPMENT TO CONVERT THE EXISTING OFFICE BUILDING INTO 12 APARTMENT UNITS AT 333 LEE BURBANK HIGHWAY, REVERE, MA SUBJECT TO THE FINDINGS AND CONDITIONS OF PUD PROJECT REVIEW BOARD?”

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

Rule 23's: In accordance with Rule 23 of the City Council Rules of Order, the following Council Orders will be placed on file.

- 24 21-034 Motion presented by Councillor Serino: That the Mayor direct the City's Chief Innovation Officer to implement a "ZBA Tracker" on the City's website, similar to that of the City of Boston. The City of Boston recently announced a tool that allows residents to quickly access and gather information about ongoing projects that are before the Zoning Board of Appeals. This feature would give Revere residents more direct access to information and would allow residents to quickly search for a specific appeal that has been submitted to the ZBA, or to search for appeals based on criteria such as location or applicant, in order to identify the status of the appeal.

RESULT: **PLACED ON FILE**

- 25 20-039 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of adding zoning to permit vertical farming within the city limits.

RESULT: **PLACED ON FILE**

- 26 20-040 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of creating micro unit zoning for 55 and older persons and disabled veterans. (Micro unit is less than 300 sq feet and includes bathroom and kitchenette).

RESULT: PLACED ON FILE

- 27 20-041 Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of installing a camera and telephone in every playground and park within the city limits similar to the safety cameras and telephones on college campuses. Furthermore, that the City of Revere hire staff or fulfill this need with trained volunteers to monitor cameras to aid dispatch.

RESULT: PLACED ON FILE

- 28 20-082 Motion presented by Councillor Keefe: That the City Council request the McMackin Little League Board of Directors to appear before the City Council to explain the intentions of their organization to restore the use of the property as a baseball field.

RESULT: PLACED ON FILE

- 29 21-030 Motion presented by Councillor Giannino, Councillor Serino: That the City Council approve the attached Resolution: Resolution Urging Fair and Full Employment Opportunities at Amazon.

RESULT: PLACED ON FILE

- 30 21-070 Communication from the CFO/City Auditor relative to the adoption of MGL Chapter 32B, Sections 21-23.

RESULT: PLACED ON FILE

- 31 21-089 Communication from the City Auditor relative to a presentation on Municipal Health Insurance.

RESULT: PLACED ON FILE

- 32 21-133 Motion presented by Councillor Rotondo: That the following proposed ordinance amendment be ordered to a public hearing: An Ordinance Further Amending the Requirements for the Storage of Trash Section 1. Section 8.06.020(C) Requirements for the Storage of Trash of the Revised Ordinances of the City of Revere is hereby amended by inserting "containers that have a city waiver sticker" after the words "rodent-proof material".

RESULT: PLACED ON FILE

- 33 21-137 Hearing called as ordered on An Ordinance Amending Street and Sidewalk Openings - Construction Procedures.

RESULT: PLACED ON FILE

- 34 21-164 Motion presented by Councillor Morabito: That the Mayor request the Fire Chief to conduct an inspection of all city-owned buildings and provide the City Council with an inspection report, determining whether buildings pass or fail fire safety codes.

RESULT: PLACED ON FILE

- 35 21-167 Motion presented by Councillor Serino: That the Mayor request representatives from Capitol Waste to appear before the City Council to discuss consistent missed pickups. A similar motion was filed in July, 2020, and went totally ignored by Capitol Waste.

RESULT: PLACED ON FILE

- 36 21-216 Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to consider adjusting the number of visitor permits from 1 to 2 per household.

RESULT: PLACED ON FILE

- 37 21-236 Motion presented by Council President Zambuto, Councillor Novoselsky, Councillor Rotondo: That the Mayor investigate the feasibility of remodeling and repairing the Veterans' Memorial on the American Legion Lawn as requested by Veteran Affairs Director Silvestri.

RESULT: PLACED ON FILE

- 38 21-242 Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of providing space at the McKinley School or other city-owned building to non-profits in the City of Revere which educate, advocate, and advance the rights of immigrants, refugees, low income women, and their families through organizing leadership development and service delivery.

RESULT:	PLACED ON FILE
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- 39 21-264 Motion presented by Councillor Rotondo: That the City Council order to a public hearing the following amendment to the Revised Ordinances of the City of Revere: Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding a new Chapter 17.27 Affordable Housing and Section 17.27.010 Percentage of Rental Units Designated for Affordable Housing - Any new development of housing with 100 units or more must designate at least 15% of all units as affordable rental units per state and federal guidelines. In conjunction with the proposed ordinance above, that \$2 million from the Affordable Housing Trust Fund be dedicated to home improvement infrastructure.

RESULT:	PLACED ON FILE
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Communications

- 40 21-381 Communication from the Election Commissioner requesting approval of the in-person early voting schedule.

Election Commissioner Diane Colella addressed the City Council on this request.

“SHALL THE CITY COUNCIL APPROVE THE EARLY VOTING SCHEDULE FOR THE SPECIAL STATE PRIMARY ON TUESDAY, DECEMBER 14, 2021 IN ACCORDANCE WITH CHAPTER 255 OF THE ACTS OF 2020, AS AMENDED BY CHAPTER 5 OF THE ACTS OF 2021?”

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

- 41 21-382 Communication from Attorney Evan James Pilavis requesting that the City Council accept a donation of land for open space and conservation purposes MBP 4-90-002 Revere Beach Parkway presently owned by Mr. Paul Ferragamo.

Attorney Pilavis addressed the City Council on the request indicating that the Conservation Commission did approve of the donation back in May. The property owner did reach out to abutters to attempt to sell the land, but there were no offers.

Several Councillors indicated that this property abuts Sales Creek and is not in very good condition including downed trees, shopping carts, and other debris. The Council suggested that the land be cleaned prior to the City acceptance.

RESULT:	REFERRED TO WAYS & MEANS
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42 21-383 COMMUNICATIONS FROM THE CITY AUDITOR RELATIVE TO THE PARITY SALARY ORDINANCE

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/22/2021 6:00 PM
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43 21-384 Communication from the Chairman of the Board of Assessors requesting that the City Council hold a public hearing for the purpose establishing the Minimum Residential Factor for adoption of the Fiscal Year 2022 tax rate.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/22/2021 6:00 PM
----------------	---------------------------------------	---------------------------------

44 21-385 Communication from the Mayor relative to the 2021 Proposed Ward and Precinct Map

Reuben Kantor provided a brief synopsis on some of the changes that will be happening in Wards 2, 3, and 5.

The City Council will be holding hearings on the proposed reprecincting maps on Monday, November 15th at 4:00PM, and Thursday, November 18th at 6:00PM.

RESULT:	REFERRED TO COMMITTEE OF THE WHOLE
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Motions

45 21-386 Motion presented by Councillor Giannino: That the Revere City Council proclaim November 8, 2021 as World Pancreatic Cancer Day. Proclamation attached.

City of Revere, Massachusetts Proclamation

WHEREAS, in 2021, an estimated 60,430 people in the United States will be diagnosed with pancreatic cancer, one of the deadliest cancers, and 48,220 (25,270 men and 22,950 women will die from the disease; and

WHEREAS, pancreatic cancer surpassed breast cancer last year to become the third leading cause of cancer death in the United States second only to lung and colon cancer; and

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 72 percent of pancreatic cancer patients die within the first year of their diagnosis; and

WHEREAS, the good health and well-being of the residents of the City of Revere are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes and effective treatments; and

WHEREAS, on World Pancreatic Cancer Day, people around the world will unite to demand better in the fight against the world’s toughest cancer.

NOW, THEREFORE, be it resolved that we, the Revere City Council, do hereby proclaim, November 8, 2021 as:

“World Pancreatic Cancer Day”

This Proclamation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this eighth day of November in the year of Our Lord, two thousand and twenty-one and of the Independence of United States of America the two hundred and forty-fifth.

RESULT: ORDERED - VOICE VOTE

- 46 21-387 Motion presented by Councillor Rotondo: That the Mayor be requested to have the Inclusionary Committee provide an update to the City Council on a weekly basis. Furthermore, that the committee provide the City Council with a copy of any polls they are using to gather community input.

RESULT: ORDERED - VOICE VOTE

- 47 21-388 Motion presented by Council President Zambuto: That the City Council order to a public hearing an ordinance repealing Section 2.03.050(E) of the Revised Ordinances of the City of Revere.

RESULT: ORDERED TO PUBLIC HEARING - CC **Next: 11/22/2021 6:00 PM**

- 48 21-389 Motion presented by Councillor Rotondo: That the City Council create an Inclusionary Zoning and Affordable Housing Sub-Committee.

RESULT: REFERRED TO ZONING

- 49 21-390 Motion presented by Councillor Rotondo: That the City Council award a Certificate of Appreciation to WBZ reporter and Revere resident Cheryl Fiandaca for her diligence and reporting on the removal of parking meters on Revere Beach. Without her coverage the meters would have never been removed.

RESULT: ORDERED - VOICE VOTE

- 50 21-391 Motion presented by Councillor Novoselsky: That the Mayor request the Board of Health and the License Commission to take the necessary actions

to ban the sale of nips from all establishments in the City of Revere effective as soon as possible.

Anthony Cogliandro, 105 Newman Street, Revere, MA addressed the City Council in opposition of Councillor Novoselsky's request. Several other Councillors also spoke in opposition of the motion citing hardships being placed on small business owners.

Dan Rizzo, 35 Roland Road, Revere, MA submitted a letter to the Council in opposition of the motion:

I am writing this letter in response to Council Motion 21-391, a Motion presented by Councillor Novoselsky: requesting that the Mayor request the Board of Health and the License Commission take the necessary actions to ban the sale of nips from all establishments in the City of Revere effective as soon as possible.

This is yet another hardship thrust upon the business community of our city. If the goal here is to eliminate the sale of nips for reasons of cleanliness, I suggest that Inspectional Services keep close eye on establishments that are not keeping their areas clean. I would suggest, most are. Furthermore, if you refuse people the ability to buy smaller quantities of alcohol, you are forcing them to buy larger quantities (i.e. half pints and pints or greater) which is not necessarily an overall great idea for those limiting their consumption. It is time the city thinks about ways to help the businesses of our community rather than add further and more arduous regulations and conditions.

Raj and Harry Patel, owners of Woody's Liquor, Broadway, Revere, MA submitted the following letter to the Council in opposition

As someone whose family owns independent retail package stores in Revere, Chelsea, Everett, and Saugus, I am writing in response to ever-growing constraints placed upon small businesses. I can say unequivocally, as a small business owner, it is not a blessing when ordinances are placed without consulting the retail owners. As of November 8, 2021, the Mayor of Revere requested the Board of Health and the License Commission to take the necessary actions to ban the sale of 50ml bottles of liquor-also known as "nips"- from all establishments in the City of Revere.

As I have stated previously when City of Chelsea had placed their ban, this is not a solution! Though Chelsea City Council has called it a success, I say otherwise. In the aftermath of City of Chelsea's ban, I have sold both my retail stores at a loss because of 22% decline in sales. Despite the ban, there is still presence of half pints and pints on the road. Again, THIS IS NOT A SOLUTION!

Now the City of Revere has debated to follow the same path and I resume my stand. We should not ban the legal sale of products that represent more 22% of the sales of independent stores at a time when revenues are being impacted by rising costs and out-of-state shippers. Overconsumption is an important public health and safety concern. Many customers enjoy smaller portion sizes. This policy would only urge people to consume more. Cities should work to meet their objective while ensuring local retailers can continue to be responsible employers. Independent retailers cooperate with the city when it comes to protecting the environment and public health. Like most local merchants, I keep our parking lots and sidewalks clean. I also educate my customers of disposing the trash accordingly provided signage and communication. Of course, stores have a responsibility to enforce laws regarding the sale of alcohol to minors

and to spot problem drinkers. That’s why we train our staff to become familiar with customers - to know them, talk with them, and monitor their purchases. We also train employees to spot problems and deny sales to customers who appear intoxicated. We additionally prevent second party sales and sales to minors to our best capabilities.

Banning the sale of smaller portions of alcohol is bad policy. There are alternative means less harmful to businesses that achieve the same results. Instead of bans, municipalities should forge partnerships with local businesses that meet the needs of the communities without infringing on commerce and livelihood of small businesses. Over the years, ban of flavor tobacco, menthol cigarettes, increasing tax on tobacco products and now the newly MBTA bus lane has already encroached on our sustainability. For an industry that pays workers average of \$42,000, the ongoing bans will be closing many doors on families and small retailers. Thank you for your consideration and support.

Woody’s Liquor - Revere

RESULT: REFERRED TO WAYS & MEANS

Ordered adjourned at 8:15 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Nov 8, 2021 6:00 PM (Salute to the Flag)

C-21-15

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.110 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 15, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of T-Mobile Northeast, LLC, 15 Commerce Way, Norton, MA 02766 seeking permission from the Revere City Council to install a wireless communications facility to include nine (9) roof mounted antennas and related equipment at 385 Broadway, Revere, MA 02151.

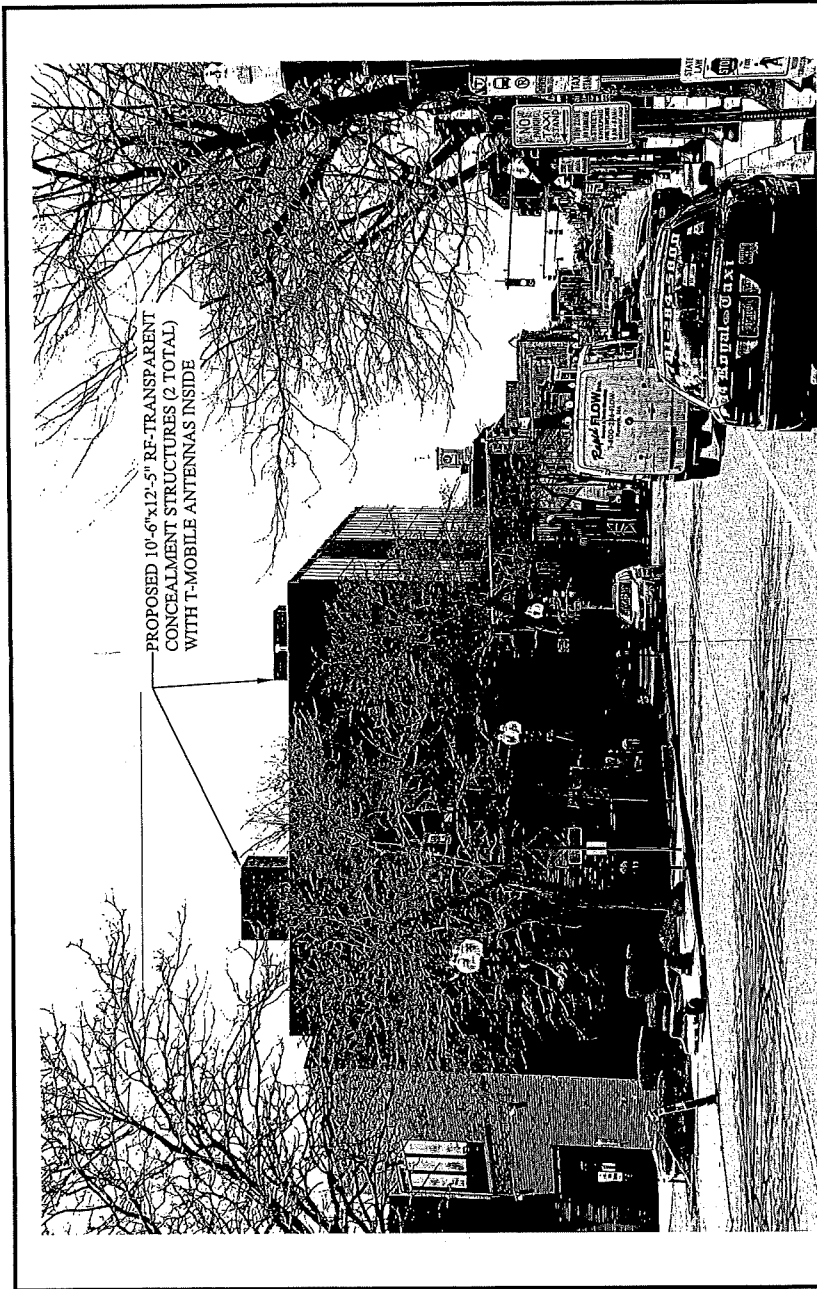
A copy of the aforementioned proposed plan and application (C-21-15) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #72604
10/27/2021
11/03/2021

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)



<p>PREPARED FOR: T-MOBILE NORTHEAST, LLC 15 CONNORCE WAY, SUITE B NORTON, MA 02783 OFFICE: (508) 286-2700 FAX: (508) 286-2893</p>	<p>PREPARED BY: ES ADVANCED ENGINEERING GROUP, P.C. 100 NORTH BROADWAY REVERE, MA 02151 PHONE: (617) 261-4000 FAX: (617) 261-4001</p>	<p>SITE NO: 4B00026A SITE NAME: 385 BROADWAY ROOFTOP ADDRESS: 385 BROADWAY REVERE, MA 02151</p>	<p>VIEW #1 PROPOSED VIEW FROM THE NORTH, ON BROADWAY</p>	<p>PAGE: V-1P DATE: 9/28/2021 DRAWN BY: MR REVISION: 1</p>
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

October 21, 2020

Revere City Council
City of Revere
Revere City Hall Broadway
Revere, MA 02151

Re: Application for Special Permit
Property Address: 385 Broadway
Assessor's Map 16, Lot 259/32 (the "Property")
Applicant: T-Mobile Northeast LLC

Dear Honorable Members of the City Council:

This firm represents T-Mobile Northeast LLC ("T-Mobile") in connection with an application for a special permit from the City of Revere (the "City") City Council (the "Council"), for the installation, maintenance and operation of a wireless Macro Telecommunications Facility on the building located on the Property. In connection with this application, please find the following:

- 1) Two (2) copies of the application package;
- 2) Two (2) checks made payable to the City to account for the notice requirements; and
- 3) Two (2) sets of abutter labels.

Thank you for your attention to this matter. Should you have any question please contact me directly. Thank you.

Sincerely,

Adam F. Brailard
617-456-8153
adam.brailard@princelobel.com

FILED
2021 OCT 22 AM 8:56
OFFICE CITY CLERK
REVERE, MASS

Enclosures

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

**APPLICATION FOR A SPECIAL PERMIT
FROM THE CITY OF REVERE CITY COUNCIL
FOR A WIRELESS TELECOMMUNICATIONS FACILITY**

T-Mobile Northeast LLC

**15 Commerce Way, Suite B
Norton, MA 02766**

Applicant

Property Location:

**385 Broadway
Map 16, Lot 259/32
Revere, MA**

**Prepared by: Adam F. Braillard, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8153
Facsimile: (617) 456-8100**

October 19, 2021

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

TABLE OF CONTENTS
APPLICATION FOR A SPECIAL PERMIT
FROM THE CITY OF REVERE CITY COUNCIL
FOR A WIRELESS TELECOMMUNICATIONS FACILITY

Property located at:

**385 Broadway
Map 16, Lot 259/32
Revere, MA**

City Council Application Forms	Tab 1
Zoning Analysis and Supporting Statement	Tab 2
Radio Frequency Information	Tab 3
Radio Frequency Propagation Maps	
Existing and Proposed Sites Map and List	
FCC Licenses	Tab 4
Architectural Plans and Design	Tab 5
Photograph Simulations of the Proposal	Tab 6
Initial Site Plan Denial	Tab 7

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

FORM B

APPLICATION NO. C-21-15
DATE: 10/22/21

**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 110.
- 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: T-Mobile Northeast LLC

Address: 15 Commerce Way, Norton, MA 02766

Tel. #: 617-456-8153

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

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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

The property is occupied by commercial/business tenants and located on the corner of Broadway and Central Avenue. The lot is .689 acres and is generally square in dimension.

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


Applicant is proposing to install a wireless communications facility at the property. The plan, as submitted, includes (9) roof mounted antennas and related equipment. The antennas will be concealed within two stealth fiberglass enclosures and the equipment and fiber cabling will be located within an existing interior space. A gas generator will be located on the ground level on the exterior of the building.

Date of denial by Building Inspector and/or Planning Board


9/24/21

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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

	Adam. F. Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC	10/19/21
_____ Signature of Applicant		_____ Date

		10/12/2021
_____ Signature of Owner		_____ Date

	Adam. F. Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC	10/19/21
_____ Signature of Designated Representative		_____ Date

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

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

**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: T-Mobile Northeast LLC

Address: 15 Commerce Way, Norton, MA 02766

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

Name: The 385 Broadway Real Estate LLC

Address: 7 Rantoul Street, Buite 100B, Beverly, MA 01915

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: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant T-Mobile Northeast LLC
 who has applied to this Honorable City Council for a special permit for property located at 385 Broadway
Revere, MA and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The property is located in a CB district and is considered a preferred location for communication sites.
 - (b) It is an existing rooftop.
 - (c) The design is intended to be visually unobtrusive.

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is within a CB zone.
 - (b) The building is utilized for commercial use.
 - (c) The area is densely populated and will benefit from improved wireless capacity/coverage.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The wireless communication facility will not require water or sewer.
 - (b)
 - (c)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The site is camouflaged within stealth enclosures on the rooftop and will be visually unobtrusive.
 - (b) No additional land or open space is needed.
 - (c) Traffic will not be adversely affected.

Page 2
Finding of Fact Form

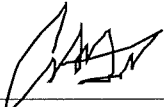
- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway _____ for the following reasons:
(streets)
 - (a) There is typically one monthly visit to the site once constructed for maintenance purposes.
 - (b) There is adequate parking on the site.
 - (c) All equipment will be secured.

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) The property is located in a preferred zone for telecommunication facilities.
 - (b) The property consists of a commercially used building.
 - (c) Wireless coverage and capacity will be enhanced for residents and users in the area.

10/19/21

Date: _____

Adam F. Brailard, of Prince Lobel Tye
LLP, for T-Mobile Northeast LLC

Respectfully submitted by:  _____

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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: T-Mobile Northeast LLC
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 15 Commerce Way, Norton, MA 02766
(business address of above person, corporation or business enterprise)

Location Address: 385 Broadway, Revere, MA
(location of property for which license or permit is required.)

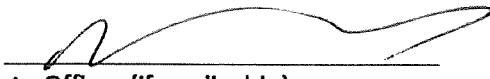
Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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.

THE 385 BROADWAY REAL ESTATE LLC

Signature of Individual or
Corporate Name

by: 

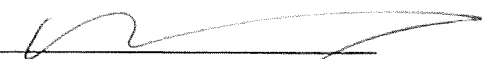
Corporate Officer (if applicable) BY WILLIAM COLOBERI, MAUBA

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.

THE 385 BROADWAY REAL ESTATE LLC

Signature of Individual or
Corporate Name

by: 

Corporate Officer (if applicable)

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)



October 19, 2020

Revere City Council
 City of Revere
 Revere City Hall Broadway
 Revere, MA 02151

Re: Application for Special Permit
Property Address: 385 Broadway
 Assessor's Map 16, Lot 259/32/ (the "Property")
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the City Council:

This firm represents T-Mobile Northeast LLC ("**T-Mobile**" or the "**Applicant**") in connection with an application for a special permit from the City of Revere (the "**City**") City Council (the "**Council**"), for the installation, maintenance and operation of a wireless Macro Telecommunications Facility¹ on the Property. The Applicant proposes to install its facility on the rooftop of the existing building, consisting of nine (9) wireless communications antennas within two faux penthouses to be installed on the rooftop of the building (the "**Building**"), together with appurtenant equipment within the Building and adjacent to the Building (the "**Facility**"). All of the equipment associated with the Facility on the rooftop will be installed out of view and either concealed behind the proposed faux penthouses or installed within the Building. The proposed Facility is described in more detail below and is illustrated on the plans attached hereto, which are incorporated herein by reference (the "**Plans**").

The Property is located in the Commercial Business (**CB**) zoning districts, and pursuant to Section 17.16.110 of the City Ordinance (the "**Ordinance**"), the use of the Property for a wireless Macro Telecommunications Facility is permitted by Special Permit from the Council.

I. Applicant's Background

The Applicant is licensed by the Federal Communications Commission (the "**FCC**") to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular in the City of Revere. A copy of the Applicant's FCC license is attached hereto. The Applicant continues to design

¹ Pursuant to Section 17.16.110 of the Ordinance, a Macro Telecommunications Facility is defined as "those which are located on existing buildings, poles or other existing support structures and which project more than three feet above the top of the structure but no more than ten feet above the roof line, parapet or top of the structure."

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and develop a telecommunications system to serve all of the Commonwealth of Massachusetts. One of the key design objectives of its systems is to provide seamless coverage. Such a system requires a grid of radio transmitting and receiving links located approximately .25 to 2 miles apart, depending on the location of existing and proposed installations in the surrounding area, the existing use of the network and the existing topography. The radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the Facility to the user on the ground. This dynamic requires the antennas to be located in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

II. Site History

As described in more detail below and within the attached radio frequency propagation maps and affidavit, the development of the Facility is required because of an existing gap in the Applicant's reliable service coverage. This gap in reliable service coverage is a result from inadequate capacity of the network in vicinity of the Property. The inadequate capacity of the Applicant's network is a result of one of the Applicant's existing surrounding facilities being decommissioned in October 2019.

On April 14, 2009, T-Mobile, through its predecessor, MetroPCS of Massachusetts, and the City entered into an agreement (the "**Lease**") allowing T-Mobile to operate a telecommunications facility at 400 Broadway (the "**Prior Facility**"). For ten (10) years, T-Mobile operated the Prior Facility and built its network coverage around the Prior Facility. However, in October 2019, the T-Mobile was required to decommission the Prior Facility and remove its equipment for that location as a result of the Lease term not being extended by the City. Since then, T-Mobile has been developing this new Facility.

III. RF Coverage Determination

The Applicant has performed a study of radio frequency coverage for the City and from the Property, the results of which are shown on the coverage maps submitted herewith. It has determined that a telecommunications facility located on the rooftop of the Building located on the Property will provide reliable service coverage to the targeted sections of the City and the immediately surrounding area if the Applicant's proposed antennas are located on the Building at the requested height.

In connection herewith, the Applicant has submitted radio frequency propagation maps showing its current coverage as a result of the lack of capacity of the network, and the gap in coverage and increased capacity that the proposed site will fill, and a radio propagation map showing the anticipated coverage and increased capacity from the site. Additionally, the Applicant has submitted a report from its radio frequency engineer stating the necessity of this

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site to provide reliable network service to the Applicant's customers within the City, especially along Broadway, and within the surrounding neighborhoods.

IV. The Facility

As illustrated on the Plans, the Applicant proposes to install nine (9) wireless communications antennas on the rooftop of the Building within two (2) proposed faux penthouse, at a height of 63-feet, together with appurtenant equipment consisting of equipment cabinets and Remote Radio Heads (RRH). All of the Applicant's proposed equipment associated with the Facility on the rooftop will be installed out of view and concealed within the faux penthouses and within the Building. The exterior material of the proposed faux penthouses will be comprised of radio frequency (RF) transparent material, which will match the color, texture and existing architectural characteristics of the Building and existing appurtenances thereon. The Applicant also proposes to install a generator at the base of the Building for emergency backup power. The generator will be screen from view by proposed evergreen landscaping.

Pursuant to FCC mandate, enhanced emergency (E911) service is required to meet nationwide standards for wireless telecommunications systems. To comply with this federal standard, T-Mobile will install one (1) E911 Global Positioning System (GPS)/GSM antenna. As noted on the submitted Plans, the E911 GPS/GSM antenna will be mounted on the proposed cable tray on the rooftop of the Building.

After installation, the Facility will be unmanned and will require only biweekly visits by a single vehicle for routine maintenance. The only utilities required to operate this Facility are standard 120-volt electrical power as well as telephone service. Finally, the Facility will comply with all applicable local, state and federal safety codes, including FCC regulations related to radio frequency emissions.

V. Legal Argument

A. **Request for Relief from the Council:**

Pursuant to Section 17.16.1 1 0A(7) of the Ordinance, a Macro Telecommunications Facilities is defined as a facility that is "located on an existing building..." where the antennas "project more than three feet above the top of the structure but not more than ten feet above the roof line, parapet or top of the structure". The existing parapet on the roof of the Building measures to a height of 54-feet. As noted above, the Applicant proposes to install nine (9) panel antennas within two faux chimneys on the rooftop of the existing Building, to a height of 63-feet. Each faux chimney will not exceed 10-feet above the height of the Building's parapet. The Applicant's supporting equipment will be installed within the basement floor of the Building,

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and outside on the ground level adjacent to the Building. Consequently, the Applicant's proposed Facility is a Macro Telecommunications Facility and pursuant to Section 17.16.110C (2) of the Ordinance, Macro Telecommunications Facilities are allowed in a CB zoning district pursuant to a special permit from the Council followed by design review approval. The Applicant hereby requests a Special Permit to construct and operate the proposed Facility on the Property.

- B. The Applicant will comply with the requirements for Wireless Communications Facilities set forth in Section 17.16.110 of the Ordinance.**

Section 17.16.110.E: Requirements for Telecommunications Facilities.

- 1. General Requirements for All Telecommunications Facilities. The requirements set forth in this section shall govern the locations and construction of all telecommunications facilities governed by this section.**

- a. Building Code and Safety Standards. To ensure the structural integrity of telecommunications facilities, the owner of a telecommunications facility shall ensure that it is maintained in compliance with standards contained in applicable local and state building codes and applicable standards for such telecommunications facilities, as amended from time to time. Owners of telecommunications facilities shall conduct periodic inspections of such facilities at least once every year to ensure structural integrity. Inspections shall be conducted by a qualified, independent engineer licensed to practice in the Commonwealth of Massachusetts. The results of such inspection shall be provided to the inspector.**

The Applicant will comply with this provision of the Ordinance.

- b. Regulatory Compliance.**
- i. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate telecommunications facilities. If such standards and regulations are changed, the owners of the telecommunications facilities governed by this section shall bring such telecommunications facilities into compliance with such revised standards and regulations within the date established by the agency promulgating the standards or regulations.**

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The Applicant and its proposed Facility complies with this provision of the Ordinance.

- ii. **Owners of telecommunications facilities shall provide documentation showing that each telecommunication facility is in compliance with all applicable federal and state requirements. Evidence of compliance must be submitted every twelve months.**

The Applicant will comply with this provision of the Ordinance.

- c. **Security. All telecommunication facilities shall be equipped with an appropriate anti-climbing device or similar protective device to prevent unauthorized access to the telecommunications facility.**

The Applicant's Facility will comply with this provision of the Ordinance.

- d. **Lighting. No illumination is permitted on telecommunication facilities unless required by the FCC, FAA or other state or federal agency of competent jurisdiction or unless necessary for air traffic safety. If lighting is required or necessary, the inspector may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding uses and views.**

The Applicant's Facility will not require any lighting by the FAA.

- e. **Advertising. No advertising is permitted on telecommunication facilities. However, a whip antenna may be allowed on any legally permitted permanent billboard or outdoor advertising sign so long as the other requirements of this ordinance are met.**

The Applicant's Facility will comply with this provision of the Ordinance.

- f. **Visual Impact.**
 - i. **Telecommunication facilities shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA or other applicable federal or state agency, may be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.**

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The Applicant proposes to install the nine (9) panel antennas within two (2) faux penthouses on the rooftop of the Building. Each faux penthouse will be designed and finished to conform to the existing characteristics of the Building. The supporting radio equipment and cabinets, battery back-up cabinet and power/telco cabinet will be installed in the basement of the Building within an equipment room and out of view. The Applicant proposed emergency backup generator will be installed adjacent to and at the base of the Building screened from view. Coaxial cabling for the radio equipment and cabinets to the panel antennas will be installed within a cable tray and will along the side of the Building to the faux penthouses. The cable tray will be painted to match the color and texture of the brick face of the Building.

- ii. **If an antenna is installed on a structure other than a tower, the antenna and associated electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Roof-mounted antennas shall be made visually unobtrusive by screening to match existing air conditioning units, stairs, elevator towers or other background.**

As noted above, the Applicant has designed the Facility so that it will conform to the existing characteristics of the Building, but installing the antennas in faux penthouse, which will be painted to match the color and texture of the exiting Building.

- iii. **Where feasible, telecommunications facilities should be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.**

The Applicant has designed the Facility to conform to the requirements of this provision of the Ordinance. By proposing to install the proposed antennas in faux penthouses, which will be painted to match the Building, the Applicant is camouflaging the Facility.

- iv. **Telecommunications facilities shall not be placed in a direct line of sight with historic or scenic view corridors as designated by the Revere city council or by any state or federal law or agency.**

The Applicants proposed Facility complies with this provision of the Ordinance.

- v. **Any equipment shelter or cabinet that supports telecommunications facilities must be concealed from public view**

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or made compatible with the architecture of the surrounding structures or placed underground. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

The Applicant's proposed Facility complies with this provision of the Ordinance, as its radio equipment and cabinets will be installed in the basement of the Building, and the proposed emergency backup generator will be installed at the base of the Building and out of view behind proposed evergreen landscaping.

g. Landscaping

- i. Landscaping shall be used to effectively screen the view of the telecommunications facility from adjacent public ways, public property and residential property.**

As noted above, the Applicant proposed to install an evergreen buffer along Central Ave to screen the proposed emergency generator from view. The remainder of the proposed Facility will be installed on the rooftop and the basement of the Building, and out of view.

- ii. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.**

The Applicant proposes no vegetation removal.

- iii. The inspector may waive or modify the landscaping requirement where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries, and tree farms or where an antenna is placed on an existing structure. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived by the inspector.**

As noted above, the Applicant proposed to install an evergreen buffer along Central Ave to screen the proposed emergency generator from view. The remainder of the

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proposed Facility will be installed on the rooftop and the basement of the Building, and out of view.

- h. Maintenance Impacts. Equipment such as a transmission facility shall be automated to the greatest extent possible to reduce traffic and congestion. Where the site abuts or has access to a local street, access for maintenance vehicles shall be exclusively by means of the local street.**

The Applicant's Facility will be unmanned and require only two (2) vehicle trips per month for routine maintenance. Consequently, the traffic generated from the Facility will be de minimis. Further, the applicant proposes to use existing roadways and parking to access its Facility.

- i. Principal, Accessory and Joint Uses.**
- i. Accessory structures used in a direct support of a telecommunications facility shall be allowed but not be used for offices, vehicle storage or other outdoor storage. Mobile or immobile equipment not used in direct support of a telecommunications facility shall not be stored or parked on the site of the telecommunications facility.**

The Applicant will comply with this provision of the Ordinance.

- ii. Telecommunications facilities may be located on sites containing another principal use in the same buildable area.**

The Applicant's Facility complies with this provision of the Ordinance.

- j. Lot size and setbacks.**
- i. The following setback requirements shall apply to all telecommunication facilities, provided however, that the city council may reduce the standard setback requirements of this section if the goals of this section would be better served thereby.**
- a. Telecommunications towers must be set back a distance equal to the height of the tower from any off-site residential structure.**
- b. Towers, guy wires and accessory facilities must satisfy the minimum zoning district setback requirements.**
- c. Telecommunications facilities must be setback from any property line a sufficient distance to protect adjoining**

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property from the potential impact of telecommunications facility failure by being large enough to accommodate such failure on site, based on the engineer's analysis required in subsections (E) and (F) of this section.

The Applicant's Facility complies with this provision of the Ordinance.

- ii. **For antennas attached to the roof or a supporting structure on a rooftop, a 1:1 setback (example ten foot high antenna and supporting structure requires ten foot setback from edge of roof) shall be maintained unless an alternative placement is shown to reduce visual impact.**

Pursuant to the Plans, attached herewith, the Applicant's Facility complies with this provision of the Ordinance. The Applicant proposes to install the nine (9) panel antennas within two (2) faux penthouses. Each faux penthouse will measure 13-feet in height above the rooftop deck, and will be located approximately 13-feet from the edge of the rooftop of the Building.

C. The Applicant complies with the General Special Permit Criteria set forth in Chapter 40A, Section 9 of the Massachusetts General Laws

- 1. **The special permit may be issued only for uses which are in harmony with the general purpose and intent of the Bylaw.**

The Applicant determined that there are no structures exist in the targeted area, other than the existing Building, that are feasible for the installation of the Applicant's Facility. Further, the Applicant proposes to design its Facility so that it conforms to the existing characteristics of the Building. Accordingly, the Applicant's proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the intent and purpose of the Ordinance.

- 2. **Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The Applicant's proposed Facility will not obstruct existing rights-of-way or pedestrian access and will not change the daily conditions of access, egress, traffic, congestion hazard, or character of the neighborhood. The installation will not require the

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addition of any new parking or loading spaces. The use is passive in nature and will not produce any offensive noise, odors, fumes, or waste. The Facility requires no water, sewer, or other municipal services.

As mentioned above, once constructed, the Applicant's proposed Facility will be unmanned and will only require infrequent visits by a technician, typically two times per month, for routine diagnostics and/or maintenance, except in cases of emergency. These visits will not result in any material increase in traffic or disruption to patterns of access or egress that will cause congestion hazards or cause a substantial change in the established neighborhood character. The Applicant's maintenance personnel will make use of the existing access roads and parking at the Property.

3. The continued operation of or the development of adjacent uses as permitted in the Bylaw would not be adversely affected by the nature of the proposed use for the following reasons:

As described above and illustrated on the attached Plans, the addition of the Applicant's Facility on the Property will produce a minimal change in the appearance of the Building and the neighborhood. Moreover, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge of noxious substances, nor will it pollute waterways or groundwater. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communication.

4. Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The operations of the Applicant's proposed Facility will not adversely impact the health, safety, and the welfare of the residents of the City of Revere. On the contrary, the proposed use will benefit the City and promote the safety and welfare of its residents, businesses and commuters by providing reliable state-of-the-art digital wireless voice and data services. Further, the site will improve the reliability of emergency communications with the police and fire departments by eliminating dropped or blocked calls due to inadequate signal strength or insufficient network capacity to handle call volume, particularly important during emergency situations.

The proposed Facility will comply with all federal, state and local safety requirements including the standards established by the FCC, FAA, the American Standards Institute (ANSI), and the MDPH.

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Moreover, granting the requested relief will not be contrary to the public interest because:

- The proposed use complies with the Ordinance to the extent reasonably feasible;
- The proposed location of the proposed Facility is necessary for the effective deployment of the Applicant's network;
- The proposed Facility will comply in all respects with RF emission standards established by the FCC;
- The proposed Facility will not have any adverse effect on the value of land and buildings in the neighborhood or on the amenities thereof. The use will be passive and require no employees on the premises. Specifically, the proposed Facility will require approximately two vehicle trips per month by a service technician for routine maintenance and will require no water, septic, or other municipal services;
- The proposed Facility will promote and conserve the convenience and general welfare of the inhabitants of the Town by enhancing telecommunication services;
- The proposed Facility will involve no overcrowding of land or undue concentration of population because it is an unmanned facility;
- The proposed Facility will preserve and increase the amenities of the Town by enhancing telecommunications services;
- The proposed Facility will lessen the danger from fire and natural disasters by providing increased network access for emergency communications in the event of such fires and natural disasters;
- The proposed Facility will involve no adverse effects on public and private water supplies and indeed will utilize no water at all;
- The proposed Facility will facilitate the adequate provision of transportation by improving mobile telecommunications for business, personal, commuters and emergency uses;

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- The proposed Facility will involve no adverse effects on drainage, schools, parks, open space, or other public amenities;
- The proposed Facility will involve no excessive noise or pollution to the environment;
- The proposed Facility will involve no adverse effects on historic sites;
- The proposed Facility will be an appropriate use of land in the Town;
- The proposed Facility will be a benefit to the community by allowing for more competitive wireless telecommunications services to the residents and businesses of the Town.

5. For other reasons, the proposed installation will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The Applicant's proposed Facility is designed to blend with the existing characteristics of the Building. Accordingly, the Applicant's proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the purpose and intent of the Ordinance. As mentioned above, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge or noxious substances, nor will it pollute waterways or groundwater. Furthermore, the proposed Facility will not impair the integrity of the intent or purpose of the Ordinance because the proposed Facility:

- will not contribute to traffic congestion because the traffic produced thereby will be limited to a single vehicle for biweekly visits for routine maintenance checks;
- will conserve health by not producing any pollutants or wastes, while being in compliance with all applicable state and federal safety codes;
- will contribute to securing safety from fire, flood, panic and other dangers by providing more reliable wireless coverage with E911 enhanced emergency service and Global Positioning System technology;
- will not inhibit adequate light and air;

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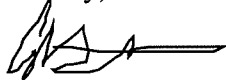
- will not contribute to overcrowding of land or the undue concentration of population;
- will encourage the most appropriate use of land throughout the Town because the Property is currently used for public utilities;
- will increase the Town's amenities by providing more reliable and competitive wireless coverage to the residents and businesses of Lawrence; and
- will encourage multiple uses of land thereby providing for orderly expansion and development.

VI. Conclusion

The Applicant hereby request that the Board determine that the Applicant has satisfied the requirements for the grant of the requested special permit, and to further determine that the proposed Facility will not have an adverse impact upon the subject neighborhood and the City of Revere. The Property is an appropriate location for the installation and operation of the proposed Facility and the proposal set forth herein represents the least intrusive means through which the Applicant can close a significant gap in reliable service coverage under the Ordinance.

For the foregoing reasons, the Applicant respectfully request that the Board grant the foregoing zoning relief in the form of a special permit, and such other relief as the Board deems necessary in order to allow the installation and operation of the proposed Facility on the Property.

Sincerely,



Adam F. Braillard
617-456-8153
adam.braillard@princelobel.com

Enclosures

RADIO FREQUENCY EXPERT
STATEMENT OF
PROJECT TECHNICAL OBJECTIVE AND DESIGN CRITERIA

The undersigned, hereby respectfully submit this affidavit in support of the application by T-Mobile Northeast LLC a wholly owned subsidiary of T-Mobile USA, Inc. (hereinafter referred to as “T-Mobile”) to construct a cell site installation with related equipment cabinets located at 385 Broadway, Revere, MA (hereinafter referred to as the “Wireless Communications Facility”):

1. I am a Radio Frequency Engineer working for T-Mobile for the last 15 years. My responsibilities include radio / personal communication service network design for the New England market area.
2. I have training and experience with respect to T-Mobile’s wireless system and technology. More specifically, I have been trained to identify gaps in reliable service in wireless communications systems, either caused by deficiencies of coverage and/or operational quality and to assess the ability of proposed antenna sites to remedy gaps in signal coverage.
3. As enabled under its Federal Communications Commission (FCC) license T-Mobile seeks to design its wireless network in order to provide reliable wireless services to its customers, whether those customers are on the street, in a vehicle, or in a building. Providing reliable wireless service to its customers in each context is critical for T-Mobile to provide the quality of wireless service that customers demand, and to meet the objectives of Congress that a robust, competitive and low cost wireless communications capacity be developed to serve the entire nation.
4. I have thoroughly reviewed the radio frequency engineering studies, reports, and computer model prepared by T-Mobile with respect to the subject Wireless Communications Facility. I used a propagation modeling software by TEOCO named Asset. This software calculates frequency strength over distance taking into account geographical, and topographical land

features and other contributors to signal loss. Finally, this calculation has also been adjusted by empiric data obtained from field measurement.

5. Using precise computer prediction model and following a thorough review of the RF engineering studies and reports prepared by T-Mobile it was determined that the proposed wireless facility will have a significant improvement to the overall engineering and technical plan for T-Mobile's network.
6. The subject location has specific characteristics, of topography, relationship to existing structures and its location within the narrow search limits specified by the above referenced computer model, makes it uniquely suitable to address T-Mobile's need for a proposed wireless telecommunications transmission facility. With the above considerations the proposed site was determined to be the most appropriate location for a facility to fill the existing gap in service coverage within the context of available land parcels provided to me for analysis.
7. Without a wireless transmission facility located at or near this location, a significant area of inadequate, unreliable coverage and capacity would remain in T-Mobile's wireless network in the vicinity of the proposed installation. This lack of service area or "gap" in coverage and inadequate capacity would adversely impact the service T-Mobile is able to provide to businesses and residents of this area.
8. As noted, T-Mobile currently has a significant gap in reliable wireless service in the vicinity of the Site based on a lack of adequate system capacity. The existing significant gap in reliable service prevents T-Mobile from providing seamless wireless service to current and future public and private users of its mobile radio communications system, including police, fire, ambulance and emergency response personnel. This gap in service is both a signal level deficiency and a capacity deficiency.
9. All proposed wireless communications equipment will be installed, erected, maintained and operated in compliance with all applicable Federal, State and local regulations, including, but not limited to: the radio frequency emissions regulations set forth in the 1996 Federal Communications Act, applicable regulations administered by the Federal Aviation

Administration (FAA), Federal Communications Commission (FCC), Massachusetts Aeronautics Commission and the Massachusetts Department of Health. All equipment proposed is authorized by the FCC Guidelines for Evaluating the Environmental effects of Radio Frequency Emissions. The radio frequency exposure levels generated by the proposed facility are substantially below the maximum allowable health and safety standards established by the FCC. In addition, the proposed equipment and transmission characteristics are in compliance with standards set forth by the American National Standards Institute (ANSI) and the National Council of Radiation Protection (NCRP).

Conclusion:

Based on the foregoing, it is my professional opinion that the proposed Wireless Facility is necessary to ensure adequate wireless service to area residents and businesses in accordance with system specifications and respectfully request that the application by T-Mobile be favorably considered and the requested approval be granted forthwith.

Respectfully submitted,

Ryan Monte de Ramos

Ryan Monte de Ramos

RF Engineer

T-Mobile, USA

Date: October 12, 2021

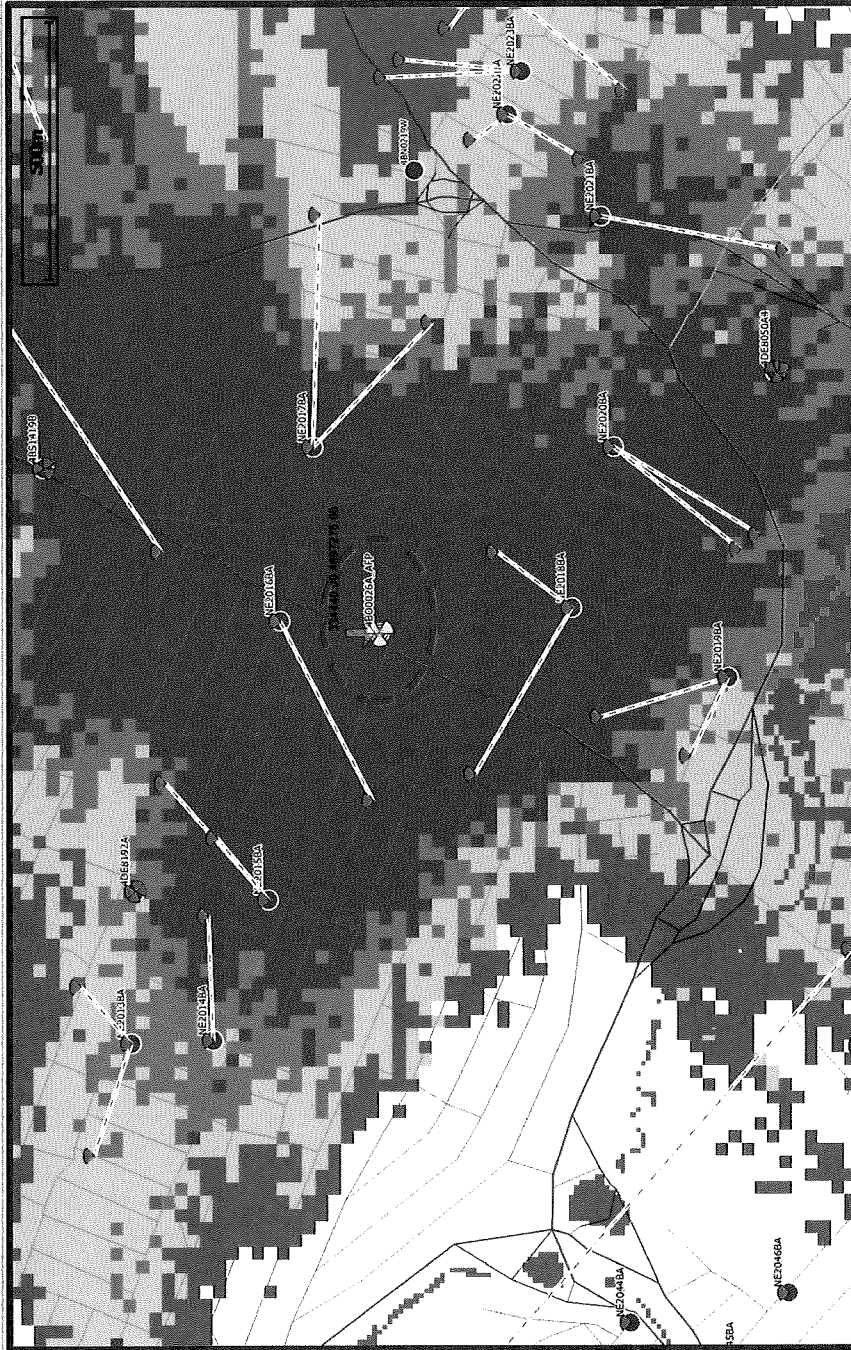
T-Mobile Existing site within Revere City Limits and within 1 Mile of City Limi

Site ID	Address	Town	Type of Structure	Height (Feet)
4BSM027A	585 Lebanon St	Melrose	Roof Top Mount	69
4BSM042A	250 Revere Street	Revere	Steeple	112
4BSM130A	57 Cheever St	Saugus	Self Support Tower	150
4BSM151A	50 Essex Street	Saugus	Steeple	38
4BN0150A	10 Linwood Street	Malden	Roof Top Mount	48
4BS0417A	381 Ferry Street	Everette	Roof Top Mount	93
4BS0460B	38 Main Street	Malden	Roof Top Mount	53
4DE8051A	510_515 Revere Beach Blvd	Revere	Roof Top Mount	125
4DE8052A	30 Chelsea St	Everette	Roof Top Mount	88
4DE8192A	204 Proctor Ave	Revere	Roof Top Mount	45
4DE8193A	2 Rice Street	Saugus	Roof Top Mount	79
4DE8056C	211 Kennedy Drive	Malden	Roof Top Mount	90
4DE8183A	195 Pleasant St	Malden	Roof Top Mount	123
4DE8186A	10 Ward Street	Revere	Monopole	50
4DE8187A	40 Jones Ave	Chelsea	Roof Top Mount	73
4DE8319A	698 Eastern Avenue	Malden	Roof Top Mount	64
4DE8321C	Slayton Road	Melrose	Bell Tower	45
4DE8326A	292 Salem St	Revere	Roof Top Mount	57
4DE8329A	72-78 Stone Place	Melrose	Smokestack	115
4BN0032A	407 Squire Road	Revere	Roof Top Mount	75
4BN0097A	83 Chestnut Street	Saugus	Roof Top Mount	54
4BN0079G	19 Essex Street	Saugus	Wood Pole	60
4BN0189B	12 Mount Vernon Street	Melrose	Roof Top Mount	65
4BN0196A	39 Parlin Street	Everette	Roof Top Mount	66
4BS0462A	120 Mountain Avenue	Malden	Roof Top Mount	105
4BS0652A	50 Walnut Avenue	Revere	Roof Top Mount	110
4BN0262B	304 Lincoln Ave	Saugus	Roof Top Mount	35
4BN0520A	103 Garland Street	Everette	Roof Top Mount	60
4BSM132A	1070 Broadway	Revere	Monopole	43
4BSM150A	630 Salem St	Malden	Roof Top Mount	113
4BN0503A	215-233 Essex St	Melrose	Roof Top Mount	56
4BN0217A	1 Carey Circle	Revere	Roof Top Mount	56
4BN1037A	595 Lynnway	Lynn	Roof Top Mount	66
4BN0076B	101 Waite Street	Malden	Roof Top Mount	39
4BS0320C	408 Lebanon Street	Melrose	Roof Top Mount	67
4BN0004A	585 Lebanon St	Melrose	Roof Top Mount	
4BS1419B	725 Broadway	Revere	Roof Top Mount	39
4BN0047F	71 Linden Street	Lynn	Smokestack	94

Proposed Sites within Revere

4BSS010A	85 American Legion Highway	Revere	Roof Top Mount	82
4BSS128A	1123 Revere Beach Pkwy	Revere	Roof Top Mount	62

Propose Coverage of 4B00026A in Revere, MA



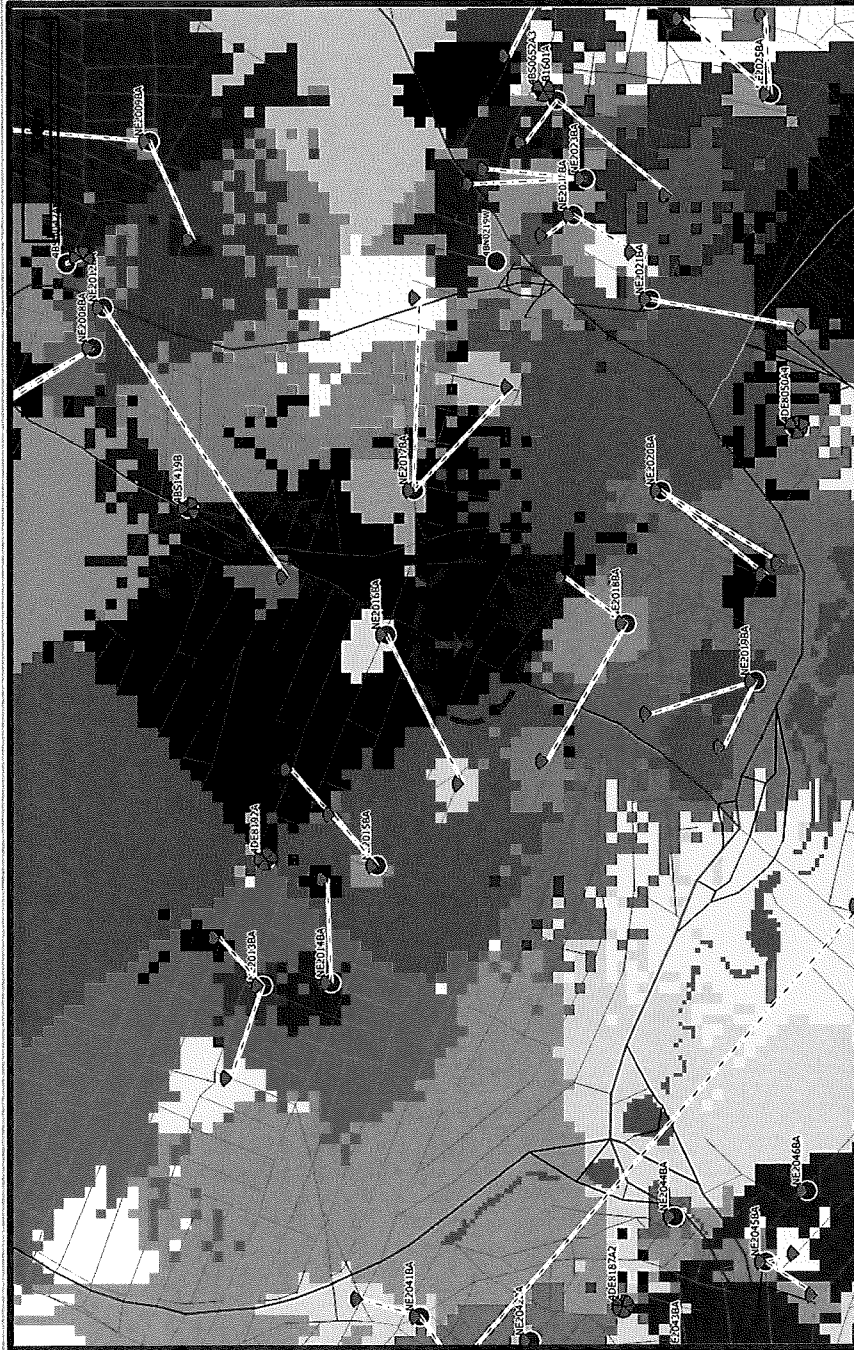
- Existing T-Mobile On-Air Site
- Propose T-Mobile Site

- Other_Road Line 1
- Primary_Road Line 1
- Secondary_Road Line 1
- Neighborhood_Road Line 1

Minimum	Maximum	Label	Colour
-115	-108	Outdoor	[Color swatch]
-108	-100	In-Vehicle	[Color swatch]
-100	-95	In-Building Resid	[Color swatch]
-95	0	In-Building Com	[Color swatch]



Existing Best Server Coverage in Revere, MA

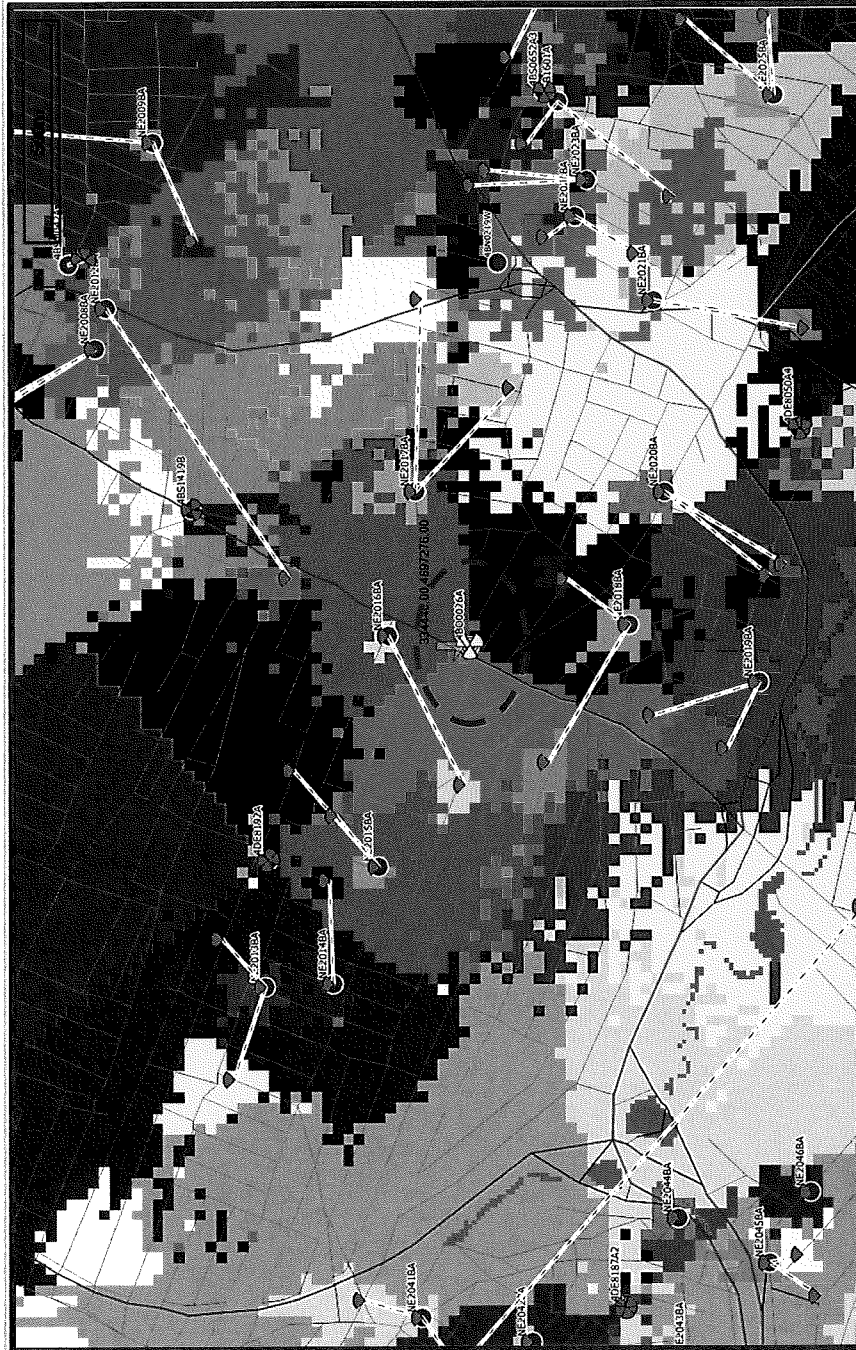


- Existing T-Mobile On-Air Site
- Propose T-Mobile Site

- Other_Road Line 1
- Primary_Road Line 1
- Secondary_Road Line 1
- Neighborhood_Road Line 1

T-Mobile

Propose Best Server Coverage with 4B00026A in Revere, MA



- Existing T-Mobile On-Air Site
- Propose T-Mobile Site

- Other_Road Line 1
- Primary_Road Line 1
- Secondary_Road Line 1
- Neighborhood_Road Line 1

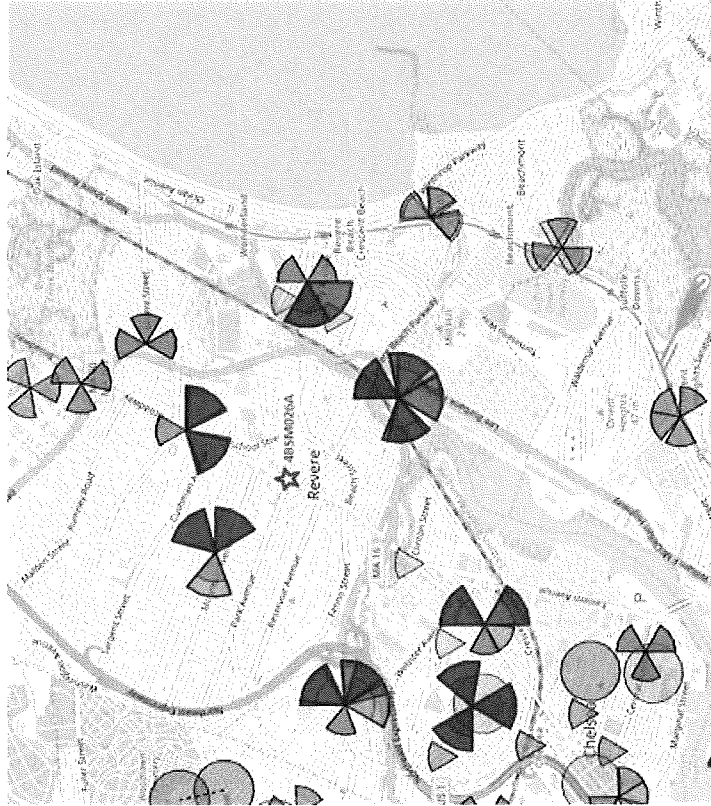
Propose Best Server Coverage with 4B00026A, 4BSS010A and 4BSS128A
in Revere, MA



Additional Sites to add coverage and capacity
to T-Mobile Network

11-210011e*

Cell Sites Mostly Affected after Off-Air of 4BSM026A



- 4BSM026A was Decommissioned last October 2019
- Surrounding cell site start experiencing traffic congestion above 70% traffic utilization
- Cell Sites highlighted in blue affected and shown sudden increase in traffic capacity, affecting user data performance
- User data experience shows decrease in data speed due to congestion

Propose Site 4B00026A is Replacement for 4BSM026A

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQIZ578	File Number 0008577570
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-13-2029	Print Date 05-31-2019
Market Number BEA003	Channel Block A	Sub-Market Designator 0	
Market Name Boston-Worcester-Lawrence-Lowe			
1st Build-out Date	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQIZ578

File Number: 0008577570

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL852	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

Grant Date 06-14-2017	Effective Date 06-15-2017	Expiration Date 06-14-2029	Print Date
Market Number PEA007	Channel Block B	Sub-Market Designator 0	
Market Name Boston, MA			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL852

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL853	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

Grant Date 06-14-2017	Effective Date 06-15-2017	Expiration Date 06-14-2029	Print Date
Market Number PEA007	Channel Block C	Sub-Market Designator 0	
Market Name Boston, MA			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL853

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

Call Sign WRAM889	File Number 0008585885
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-30-2029	Print Date 05-31-2019
Market Number BTA201	Channel Block C	Sub-Market Designator 4	
Market Name Hyannis, MA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 07/27/2004 and File No. 0001765259.

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 S.E. 38TH STREET
BELLEVUE, WA 98006

Call Sign KNLH311	File Number 0007725350
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 06-08-2017	Effective Date 06-08-2017	Expiration Date 06-27-2027	Print Date 06-09-2017
Market Number BTA201	Channel Block D	Sub-Market Designator 0	
Market Name Hyannis, MA			
1st Build-out Date 06-27-2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

Call Sign WPOJ753	File Number 0008585870
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-30-2029	Print Date 05-31-2019
Market Number BTA229	Channel Block C	Sub-Market Designator 3	
Market Name Kingsport-Johnston City, TN-Br			
1st Build-out Date 06-30-2004	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)



LOGOUT, ADAM



CITY OF REVERE

Navigate to...

REVIEW COMMENTS

Home / Services / Development Projects / View Permit / Reviews / Review Comments

File #: 21-019001

Permit #: SPR21-000138

Address: 385 BROADWAY REVERE MA 02151

Work Description: Installation of a Telecommunications Facility on the rooftop of the building

Task: Site Plan Review

Status: Denied

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.16.110 (C) (2) of the Revised Revere Zoning Ordinance, telecommunications facilities within the CB District shall only be allowed by special permit of the City Council.

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

2015 COPYRIGHT BY ONLINE SOLUTIONS, LLC



Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Request for Abutters List

Per 10/4/2021

Date: 9/29/21

Property Location: 385 Broadway, Revere, MA

Map: 16 Block: 259 Parcel: 32

Property Owner: 385 Broadway Real Estate LLC

Is request for special permit or variance? YES x 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: Adam Brillard, Esq.

Address: Prince, Lobel, Tye LLC

One International Place, Suite 3700, Boston, MA 02110

Telephone: 617-456-8153

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)



PROPERTY LOCATION
No 385 Direction/Street/City
BROADWAY, REVERE

OWNERSHIP
Unit #:
Owner 1: 385 BROADWAY REAL ESTATE LLC
Owner 2:
Owner 3:
Street 1: SUITE 100B
Street 2: 7 RANTOUL ST
Twn/City: BEVERLY
St/Prov: MA Cntry
Postal: 01915

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.689	2,230,800	75,100	1,090,600	3,396,500
Total Card	0.689	2,230,800	75,100	1,090,600	3,396,500
Total Parcel	0.689	2,230,800	75,100	1,090,600	3,396,500

Source: Market Adj Cost
Total Value per SQ unit /Card: 118.69 /Parcel: 118.69

PREVIOUS ASSESSMENT
Parcel ID 16-259-32
16787!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	340	FV	2,252,000	75100	689	1,090,600	3,417,700	3,417,700	Year End Roll	12/15/2020
2021	340	PTCH	2,252,000	75100	689	1,090,600	3,417,700	3,417,700	Year End Roll	8/19/2020
2020	340	FV	2,252,000	75100	689	1,090,600	3,417,700	3,417,700	Year End Roll	12/18/2019
2020	340	NC	2,252,000	75100	689	1,090,600	3,417,700	3,417,700	Year End Roll	10/30/2019
2019	340	FV	2,252,000	75100	689	1,022,500	3,349,600	3,349,600	Year End Roll	12/19/2018
2018	340	FV	2,252,000	75100	689	852,100	3,179,200	3,179,200	Year End Roll	12/29/2017
2017	340	FV	1,890,900	59400	689	783,900	2,734,200	2,734,200	Year End Roll	12/22/2016
2016	340	FV	1,890,900	59400	689	783,900	2,734,200	2,734,200	Year End Roll	12/28/2015

SALES INFORMATION
TAX DISTRICT
PAT ACCT.
6787

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDBERG BROTH	640-36		12/30/2011	CONVENIENCE	10 No	No			
CITIZENS BANK O	637-41		5/5/2011	INTRA-CORP	2,175,000	No			LEASE BACK
FESTA B'WAY NOM	1/1		5/6/1998		2,996,680	No			
UNKNOWN	552/161		11/18/1996	CONVENIENCE	1 No	No			

NARRATIVE DESCRIPTION
This parcel contains 689 Acres of land mainly classified as OFFICE with a OFFICE Building built about 1973, having primarily BRICK VENTR Exterior and 28616 Square Feet, with 13 Units, 0 Bath, 0 3/4 Bath, 12 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. lrt

PROPERTY FACTORS

Item Code	Description	%	Item	Code	Description
Z			water		
o			Sewer		
n			Electri		
			Exmpt		
			Topo		
			Street		
			Gas:		

LAND SECTION (First 7 lines only)

Code	Description	LUC Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	USE	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Spec Land	J Code	Notes
340	OFFICE		30020			SITE	1.0	0	16.	2.27	CA		USE	100			1,090,624	0		1,090,600

LEGAL DESCRIPTION
SE COR CENTRAL AVE PLAN 37703B
CERT TITLE 98656

ENTERED LOT SIZE
Total Land: 30020
Land Unit Type: SF

PRINT
Date Time
10/06/21 12:19:24
LAST REV
Date Time
08/11/21 15:35:17
aprc

PREVIOUS ASSESSMENT
Parcel ID 16-259-32
16787!

SALES INFORMATION
TAX DISTRICT
PAT ACCT.
6787

NARRATIVE DESCRIPTION
This parcel contains 689 Acres of land mainly classified as OFFICE with a OFFICE Building built about 1973, having primarily BRICK VENTR Exterior and 28616 Square Feet, with 13 Units, 0 Bath, 0 3/4 Bath, 12 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

LEGAL DESCRIPTION
SE COR CENTRAL AVE PLAN 37703B
CERT TITLE 98656

ENTERED LOT SIZE
Total Land: 30020
Land Unit Type: SF

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2021	PERMIT	336	MATT MCGRATH
2/25/2015	MEAS & INSP	372	Patrick W
11/17/2011	Change - H	102	JM
5/1/2007	MEAS & INSP	336	MATT MCGRATH
10/2/2006	MEASURED	336	MATT MCGRATH
9/20/2005	PERMIT	336	MATT MCGRATH

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/14/2021	B21000519	INTER RE	65,975	O			INT RENO TO BANK	
8/13/2019	B19000870	OTHER	17,869	C			REPOSITION ATM FOR	
1/27/2014	11572	Commerci	5,000	C			REMO/REPLACE CITIZ	
3/12/2013	10673	HVAC	64,000	C			DUCT	
3/5/2013	10673	Commerci	2,188,989	C			FIT OUT SEE PLANS	
1/14/2013	10555	Commerci	3,700	C			SMALL IN-FILL	
10/22/2012	11017	ROOF	41,000	C			REROOF 71 SQS	
9/26/2012		HVAC	15,900	C			REPAIR & REWORK OF	
7/13/2012	10069	Commerci	36,500	C			TENANT BUILD-OUT	
6/6/2012	9955	Commerci	9,000	C			NEW PARTITIONS	

VERIFICATION OF VISIT NOT DATA

SALES INFORMATION
TAX DISTRICT
PAT ACCT.
6787

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

LEGAL DESCRIPTION
SE COR CENTRAL AVE PLAN 37703B
CERT TITLE 98656

ENTERED LOT SIZE
Total Land: 30020
Land Unit Type: SF

APPROXIMATE
3,396,500/ 3,396,500
USE VALUE:
3,396,500/ 3,396,500
ASSESSED:
3,396,500/ 3,396,500

ACTIVITY INFORMATION

BUILDING PERMITS

SALES INFORMATION
TAX DISTRICT
PAT ACCT.
6787

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

LEGAL DESCRIPTION
SE COR CENTRAL AVE PLAN 37703B
CERT TITLE 98656

ENTERED LOT SIZE
Total Land: 30020
Land Unit Type: SF

349 BROADWAY D & Z FAMILY REALTY TRUST ZIZZO VINCENT A TRUSTEE 21 FOAM AVE REVERE, MA 02151	15-257-24 LUC: 340	PASSAGEWAY CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	16-259-30 LUC: 930	18 CENTRAL AVE RAFFA FAMILY IRREVOCABLE TRUS RAFFA ELENA TRUSTEE 20B CENTRAL AVE REVERE, MA 02151	16-260-3 LUC: 109
14 SPRAGUE ST NGUYEN NHUONG THI 14 SPRAGUE ST REVERE, MA 02151	15-259-13 LUC: 101	379 BROADWAY LUMAJ BROADWAY REALTY TRUST LUMAJ ARDJAN 379-381 BROADWAY REVERE, MA 02151	16-259-31 LUC: 013	22 CENTRAL AVE DO PHAT N 51 PLYMOUTH RD MALDEN, MA 02148	16-260-4 LUC: 111
10 SPRAGUE ST DOBLADO JOSE H 10 SPRAGUE ST REVERE, MA 02151	15-259-14 LUC: 105	385 BROADWAY 385 BROADWAY REAL ESTATE LLC SUITE 100B 7 RANTOUL ST BEVERLY, MA 01915	16-259-32 LUC: 340	26 CENTRAL AVE VIOLET M PAGE FAMILY TRUST PAGE VIOLET M TRUSTEE 274 DOVER RD WESTWOOD, MA 02090	16-260-5 LUC: 013
2 SPRAGUE ST STEVENS NICHOLAS D 2 SPRAGUE ST Revere, MA 02151	15-259-15 LUC: 111	21 CENTRAL AVE BERRIO CARLOS AUGUSTO JIMENEZ ALBA 21-23 CENTRAL AVE Revere, MA 02151	16-259-33 LUC: 104	467 BROADWAY REVERE WORKS, LLC 30 HUNTER LN CAMP HILL, PA 17011	16-261A-1 LUC: 325
361 BROADWAY PEREZ ISACIO 11 INTRIN ST APT 1 EAST BOSTON, MA 02128	15-259-17B LUC: 325	25 CENTRAL AVE DEROSA BARBARA 38 EASTERN AVE REVERE, MA 02151	16-259-34 LUC: 104	PARK AVE BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-17 LUC: 337
367 BROADWAY NGUYEN LONG DUC 6 BURNETT RD REVERE, MA 02151	15-259-18 LUC: 031	23A CENTRAL (REAR) AVE PACHECO MARCONI P 23A CENTRAL (REAR) AVE REVERE, MA 02151	16-259-36 LUC: 101	374 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18 LUC: 326
375-377 BROADWAY 375 BROADWAY REALTY TRUST HILL JAMES J TRUSTEE 375 BROADWAY REVERE, MA 02151	16-259-19 LUC: 013	25A CENTRAL (REAR) AVE PORZIO MARY LIFE ESTATE PORZIO GENE A REMAINDERMAN 25A CENTRAL (REAR) AVE REVERE, MA 02151	16-259-37 LUC: 101	372 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18A LUC: 342
8-10 AUCELLA CT COLANNINO FAMILY IRREVOCABLE TRUST COLANNINO NORINA TRUSTEE 3 AUCELLA CT REVERE, MA 02151	16-259-20 LUC: 104	29A CENTRAL (REAR) AVE TEFERA SOLYANA SISSAY ARAYA TEMESGEN 29A CENTRAL AVE Revere, MA 02151	16-259-38 LUC: 101	370 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18B LUC: 325
18 AUCELLA CT SERMENO LISANDRO ALAS ROSA 4 AUCELLA CT REVERE, MA 02151	16-259-21 LUC: 104	411 BROADWAY BANKNORTH NA C/O TD BANK 380 WELLINGTON ST TOWER B, 10TH FLR LONDON, ON N6A-4S4	16-260-1 LUC: 341	368 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18C LUC: 325
AUCELLA CT CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	16-259-22 LUC: 930	14 CENTRAL AVE LESAGE ANN MARIE 14 CENTRAL AVE REVERE, MA 02151	16-260-2 LUC: 101	366 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18D LUC: 326

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

364 BROADWAY BOCK RANDALL S 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18E LUC: 325	7 PARK AVE 11 A.G.D. REALTY TRUST HUANG HUILI TRUSTEE 29 GIBSON ST MEDFORD, MA 02155	24-389-21-11 LUC: 102	7 PARK AVE 25 RAMEAU CLAVEAU RAMEAU MARIE S 7 PARK AVE UNIT 25 REVERE, MA 02151	24-389-21-25 LUC: 102
352 BROADWAY BOCK RANDALL 1660 SOLDIERS FIELD RD #1021 BRIGHTON, MA 02135	21-357-18F LUC: 325	7 PARK AVE 12 RADACA NISAD 6 NELL RD REVERE, MA 02151	24-389-21-12 LUC: 102	7 PARK AVE 26 AVDIC SULEJMAN AVDIC DERVISA 500 REVERE BEACH BLVD UNIT 408 REVERE, MA 02151	24-389-21-26 LUC: 102
BROADWAY 348 BROADWAY REALTY TRUST LEBLANC DIANE TRUSTEE 348 BROADWAY REVERE, MA 02151	21-357-19 LUC: 337	7 PARK AVE 13 PHAM AL-LINH 7 PARK AVE UNIT 13 Revere, MA 02151	24-389-21-13 LUC: 102	7 PARK AVE 31 WONG AI HUA 7 PARK AVE UNIT 31 REVERE, MA 02151	24-389-21-31 LUC: 102
430 BROADWAY NEW CREEK LLC C/O KIMCO REALTY CORP 500 BROADWAY SUITE 201 JERICHO, NY 11753	24-389-17 LUC: 325	7 PARK AVE 14 DERVISEVIE ALMIR MERETLIC MIRALEM 7 PARK AVE REVERE, MA 02151	24-389-21-14 LUC: 102	7 PARK AVE 32 COLBY NANCY O 50 WATER ST MEDFORD, MA 02155	24-389-21-32 LUC: 102
420 BROADWAY MASS BAY TRANS AUTHORITY ATTN LEASE ADMINISTRATOR 10 PARK PLAZA BOSTON, MA 02116	24-389-18 LUC: 920	7 PARK AVE 15 BSHARAT MOHAMMAD BSHARAT HANAN NAJI 806 WHITNEY LN ALLENDALE, NJ 07401	24-389-21-15 LUC: 102	7 PARK AVE 33 MORTEIRO IVONE 7 PARK AVE UNIT 33 REVERE, MA 02151	24-389-21-33 LUC: 102
400 BROADWAY CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	24-389-19 LUC: 931	7 PARK AVE 16 SANCHEZ ALVARO 743 REVERE BEACH PKWY REVERE, MA 02151	24-389-21-16 LUC: 102	7 PARK AVE 34 ZAPATA OSCAR 7 PARK AVE UNIT 34 REVERE, MA 02151	24-389-21-34 LUC: 102
388 BROADWAY ROLDAN OSCAR MAYA CECILIA 224 ARBORWAY JAMAICA PLAIN, MA 02130-3513	24-389-20A-1 LUC: 344	7 PARK AVE 21 LUO SHAO ZHONG HE JIAN FANG 7 PARK AVE UNIT 21 REVERE, MA 02151	24-389-21-21 LUC: 102	7 PARK AVE 35 EL HASSNAOUI MOHAMED 7 PARK AVE UNIT 35 REVERE, MA 02151	24-389-21-35 LUC: 102
396 BROADWAY MOUAAOUIA LAILA 396 BROADWAY REVERE, MA 02151	24-389-20A-2 LUC: 344	7 PARK AVE 22 MARENGHI PROPERTIES LLC 44 EMERALD DR READING, MA 01867	24-389-21-22 LUC: 102	7 PARK AVE 36 ELMASSDI NAJIB 189 EAST ST HANOVER, MA 02339	24-389-21-36 LUC: 102
398 BROADWAY BAGNERA REALTY TRUST BAGNERA JACQUELINE TRUSTEE 398 BROADWAY Revere, MA 02151	24-389-20A-3 LUC: 344	7 PARK AVE 23 WALDMAN SARA WALDMAN HARRY 29 TAMARACK RD EAST FALMOUTH, MA 02536	24-389-21-23 LUC: 102	7 PARK AVE 41 CASTILLO LUHATANY 7 PARK AVE UNIT 41 REVERE, MA 02151	24-389-21-41 LUC: 102
7 PARK AVE 7 PARK AVE CONDO ASSOC C/O ESSEX MANAGEMENT GROUP P.O BOX 2098 HAVERHILL, MA 01831	24-389-21-0000 LUC: N/A	7 PARK AVE 24 CESIC JASMINA CESIC ENES 568 WASHINGTON AVE REVERE, MA 02151	24-389-21-24 LUC: 102	7 PARK AVE 42 COLBY HOLLIS A 306 OLD COUNTRY RD WENHAM, MA 01984	24-389-21-42 LUC: 102

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

7 PARK AVE 43 24-389-21-43

LUC: 102

NUNZIATO JOHN L
23 CORTLAND LN
LYNNFIELD, MA 01940

7 PARK AVE 44 24-389-21-44

LUC: 102

D'ORLANDO LEONARD
D'ORLANDO C/O LISA
37 GREY LN
LYNNFIELD, MA 01940

7 PARK AVE 45 24-389-21-45

LUC: 102

LUMBI AHMADI M
LUMBI MWANJA
7 PARK AVE
UNIT 45
Revere, MA 02151

7 PARK AVE 46 24-389-21-46

LUC: 102

COLBY NANCY O
50 WATER ST
MEDFORD, MA 02155

7 PARK AVE 51 24-389-21-51

LUC: 102

ARROYAVE DANIEL ESTEBAN
ESPINOSA-ARROYAVE LEIDY C
7 PARK AVE
UNIT 51
REVERE, MA 02151

7 PARK AVE 52 24-389-21-52

LUC: 102

NUNZIATO JOHN
COLBY KAREN L
23 CORTLAND LN
LYNNFIELD, MA 01940

7 PARK AVE 53 24-389-21-53

LUC: 102

GALLANT DONNA LYN
12 MOUNTAIN HOME RD
LONDONDERRY, NH 03053

7 PARK AVE 54 24-389-21-54

LUC: 102

DERVISEVIC MERIMA
221 SARGENT ST
REVERE, MA 02151

7 PARK AVE 55 24-389-21-55

LUC: 102

FARAZI SAYED
7 PARK AVE
UNIT 55
Revere, MA 02151

7 PARK AVE 56 24-389-21-56

LUC: 102

LAQTIB SAMIR
7 PARK AVE
UNIT 56
REVERE, MA 02151

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

DATE:

Susan Shaffer
9-6-2021

Attachment: PH.C-21-15.385Broadway (21-392 : Special Permit C-21-15, 385 Broadway)

C-21-16
Also see
C-15-12

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws, Section 17.16.040, Section 17.48.100(B), and Section 17.08.572 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, November 15, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Wellness Connection of Massachusetts Inc., 44 Railroad Street, Revere, MA 02151 and Gunnar Holding LLC, 30 Railroad Street, Revere, MA 02151, seeking permission from the Revere City Council to revise and change the original site plan and the special permit conditions in the Notice of Decision, Application No. C-15-12/15-258 granted on December 7, 2015 and seeking permission to operate a commercial parking lot for the purpose of storing or parking automobiles, buses or trucks available to the public generally on a daily basis at 44 Railroad Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-21-16) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #3139
10/27/2021
11/03/2021

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

LAWRENCE A. SIMEONE JR.
ATTORNEY AT LAW
THE POST OFFICE PROFESSIONAL BUILDING
300 BROADWAY, P.O. BOX 321
REVERE, MASSACHUSETTS 02151

OFFICE CITY CLERK
REVERE, MASS

2021 OCT 26 PM 12: 23

FILED

TELEPHONE: (781) 286-1560
FACSIMILE: (781) 286-5532

October 26, 2021

Ashley Melnick,
City Clerk
City of Revere
281 Broadway
Revere, MA 02151

Re: Wellness Connection of Massachusetts Inc., Application for Special Permit
30 & 44 Railroad Street., Revere, MA 02151

Dear Ms. Melnik :

Please find enclosed Application for Special Permit in regards to the above-mentioned property.

Should there be a need for further information, please feel free to contact this office.

Very truly yours,



Lawrence A. Simeone Jr.
LAS/aw

Enclosures

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

FORM B

Application No. C-21-16

Date: October 26, 2021

City of Revere, Massachusetts
Revere City Council
Application for Special Permit

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (Revised Ordinances of the City of Revere)
- B. *Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 110, R.R.O. 17.48.100(B), R.R.O. 17.08.572.***
- C. Application for Special Permit for Alteration of Nonconforming Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030B.

1. Applicants submitting this application is:

Name: Wellness Connection of Massachusetts Inc.
Address: 44 Railroad Street, Revere, MA 02151
Tel. #: _____

Name: Gunnar Holdings LLC
Address: 30 Railroad Street, Revere, MA 02151
Tel. #: _____

2. Applicant is Wellness Connection of Massachusetts Inc.
Lessee X Prospective Purchaser _____
Owner _____ Other (Describe) _____

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

Applicant is Gunnar Holdings LLC
Licensee _____ Prospective Purchaser _____
Owner X Other (Describe) _____

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

Name: Lawrence A. Simeone, Jr., Esq.

Title: Attorney-At-Law

Address: 300 Broadway, P.O. Box 321, Revere, MA 02151

Tel: # 781-286-1560

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

Name: Gunnar Holdings LLC

Address: 30 Railroad Street, Revere, Ma. 02151

Tel. #: _____

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

Book _____ Page _____ *, Certificate # (if registered) _____

Book _____, Page _____

**See site plan*

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

See attached site plan submitted with this application, entitled "Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts" dated September 27, 2021, prepared by Engineering Alliance, 194 Central Street, Saugus, MA 01906 dated September 27, 2021, and assessor information the latter attached and marked Exhibit A.

Lot A (Parcel ID 7-211-3A) Railroad Street, Sq. Ft. 101,787

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

- 7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications Yes
(See attached and marked Exhibit B).
- 8. A locus map (8 ½” x 11”) copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes *(See attached and marked Exhibit C)*
- 9a. Is the site of this application subject to the Wetland Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Section 105)?

Yes **No** **Do not know**

- 9b. Is the location of the site of this application within 100 feet of:
 - a coastal beach _____; salt marsh _____; land under the ocean _____;
 - do not know _____? *No* *X*.

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

The Property is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot A Railroad Street, consists of one hundred and one thousand seven hundred and eighty seven (101,787) square feet of land with a nonconforming (commercial) multiple use structure¹ thereon. The Property’s address is 44 Rail Road Street. The Property has frontage of one hundred (100) feet on Rail Road Street a public way. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.

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

Wellness Connection of Massachusetts (“Wellness Connection”) and Gunnar Holding LLC (“Gunnar”) as the owner of 30B Railroad Street in Revere (“the Property”) filed for a special permit, in concert with a site plan², to operate a

¹ R.R.O. 17.08.530 entitled “Nonconforming structure” states in pertinent part: “Nonconforming structure” means a structure, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, which does not conform with the regulations of this title. (C.O.96-17 § 41; C.O. 83-3 § 17-2(B)(44))

² The site plan (referenced in special permit condition #3) was entitled “ Plan of Land in Revere, Mass. Dated October 29,2013, Rev. November 12, 2013, prepared by Jay Jarosz, professional land surveyor, 3 Mill Street, Manchester, MA 01944” (“Original Site Plan”). See attached and marked Exhibit D.

Medical Marijuana Treatment Center (“MMTC”) with the Revere City Council in Application No. C-15-12/15 – 258 which was granted on December 7, 2015 (“City Council Decision”) and filed with the Revere City Clerk on December 9, 2015. See attached and marked Exhibit E.

In accordance with R.R.O. 17.48.100(B)³, Wellness and Gunnar seek to revise, amend and otherwise make changes both the Original site plan and to the special permit conditions set forth and established in the City Council Decision.

The proposed changes⁴ with respect to the Original site plan are set forth in the Revised Site Plan attached and marked Exhibit A.

Applicants further propose the following changes to the special permit conditions set forth in the City Council Decision (new language is underlined):

Condition No. 2 to be changed as follows : The Parking Lot shall be cleared of all truck and trailers and shall striped for thirty nine (39) parking spot including 4 spaces for handicapped parking.

Condition No. 3 to be changed as follows : The site shall include pavement markings for the designated driveway entrance for two way traffic including pavement marking arrows showing traffic circulation within parking lot in accordance with the “Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts” dated September 27, 2021.

Condition No. 6 to be changed as follows: Deleted.

Condition No. 7 : The site shall be appropriately illuminated including all entrances to the building, parking lot and entrance driveways. Illumination shall be provided by attached flood lights to the building and free standing light poles to be provided on the “Revised Site Plan, 44 Railroad Street, Parcel ID 7-211-3A, Revere, Massachusetts” dated September 27, 2021.

³ R.R.O. 17.48.100(B) states in pertinent part : “ Any alterations, changes, or deviations from the attached site plan and/or special permit conditions shall constitute the need for a new filing of a special permit.”

⁴ The changes consist of: (1) Planters and paver strip which define the entrance per the last Site Plan Review are shown on this plan; (2) Drive isles were modified in order to maintain the existing utility poles and the relocated fire hydrant, (3) Dispensary Gross Floor Area was increased from 2,500 s.f. to 3,500 s.f. Grow facility was reduced from 39,700 s.f. to 4,290 s.f. wherein Building B will be removed from the site plan; (4) Office was increased from 2,000 s.f. to 3,913 sf. (5) required parking for all existing uses is now 30 spaces and site plan provides 9 additional spaces; (6) the easterly parking field is changed to allow for vehicle storage for the new use a park and fly facility; (7) a security booth was added for the Park and Fly use and (8) the existing hydrant is shown to be re-located.

Condition No. 8 to be changed as follows: Both interior and exterior security cameras shall be installed at the site in accordance with the Cannabis Control Commission and the Revere Police Department requirements.

Gunnar, as an applicant and owner, seeks to further revise and amend the City Council Decision to add an additional specifically permitted use; more specifically it seeks a special permit for commercial parking in accordance with the R.R.O. 17.08.572⁵ and the General Table of Uses R.R.O. 17.16.010. Gunnar proposes to use the portion of the Property, as shown on the "Revised Site Plan" dedicated for the commercial parking use.

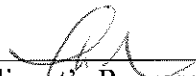
Date of Denial by Building Inspector and/or Planning Board

not required

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

Applicant

Date



Applicant's Representative

10/24/21

Date

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

⁵ R.R.O. 17.08.572 entitled "Parking lot/structure, commercial" states in pertinent part: "Commercial parking lot/structure" means a lot or structure for the purpose of storing or parking automobiles, buses or trucks which is available to the public generally on a daily basis for a fee and which is not incident to or related to a principal use on the same lot or adjoining lot or lots. Commercial parking lot/structure, for the purpose of >this section, includes public commuter parking and public remote parking facilities. (C.O. 91-23 § 4(part)).

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicants Wellness Connection of Massachusetts Inc. (“Wellness Connection”) and Gunnar Holdings LLC (“Gunnar”) as aforesaid, which has applied to this Honorable City Council for certain special permit for Property located at 30 Railroad Street (address of 44 Railroad Street) and requests that said Council make the following findings of fact:

Wellness Connection Special Permit

1. That the proposed changes to the Original Site Plan and the Special Permit Condition are in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
 - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
 - (c) said facilities shall remain within the existing multiple use building on the site;
 - (d) the approval of this use will allow Wellness Connection to improve the condition of the property, and therefore benefit the public at large in the community.

Gunnar Special Permit

2. 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 facilities will not impede light, air, and space to adjoining properties;
 - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
 - (c) said facilities shall remain within the existing multiple use building on the site;
 - (d) the approval of this use will allow Gunnar Holdings LLC to improve the condition of the property, and therefore benefit the public at large in the community.

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

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

4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and
 - (b) much of the adjacent property surrounding the property are commercial; the use will have no affect on these adjoining properties and their uses; and
 - (c) the proposed use does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has business operating similar parking facilities.

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
 - (a) the only traffic generated by the proposed facility shall not substantially effect on the present traffic patterns.

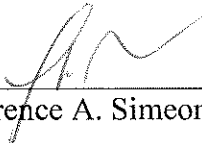
6. That adequate and appropriate facilities will be provided for the proposed use to for the following reasons:

The location is in a general industrial area known as the Technology Enterprise District (TED) district, the proposed commercial use shall be in harmony with the area, which include oil storage farm(s), a disposal and collection company,

commercial retail and wholesale uses, hotel, rental car business, and various commercial storage facilities. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this industrial/business area.

Date: October 26, 2021_

Respectfully submitted by:



Lawrence A. Simeone, Jr., Esq.

CERTIFICATION

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

Social Security Number or
Federal Identification Number

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

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

Social Security Number or
Federal Identification Number

Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad 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: Wellness Connection of Massachusetts Inc. and Gunnar Holdings LLC

Address: 30 Railroad Street, Revere, MA 02151

3. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: See above

Address: _____

(Attach additional pages, if necessary)

4. (If the Party is a Partnership, state the name and residential address of all partners within sixty (60) days of this application.)

Partner's Name: _____

Address: _____

5. (Name and residential address of each party to whom subject authorization will be issued).

6. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

7. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)

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

9. (If the Party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days from the date of this Application.)

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

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

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

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

Name of Applicant: Wellness Connection of Massachusetts Inc.
and Gunnar Holdings LLC
(Person, corporation or business enterprise applying for license of permit)

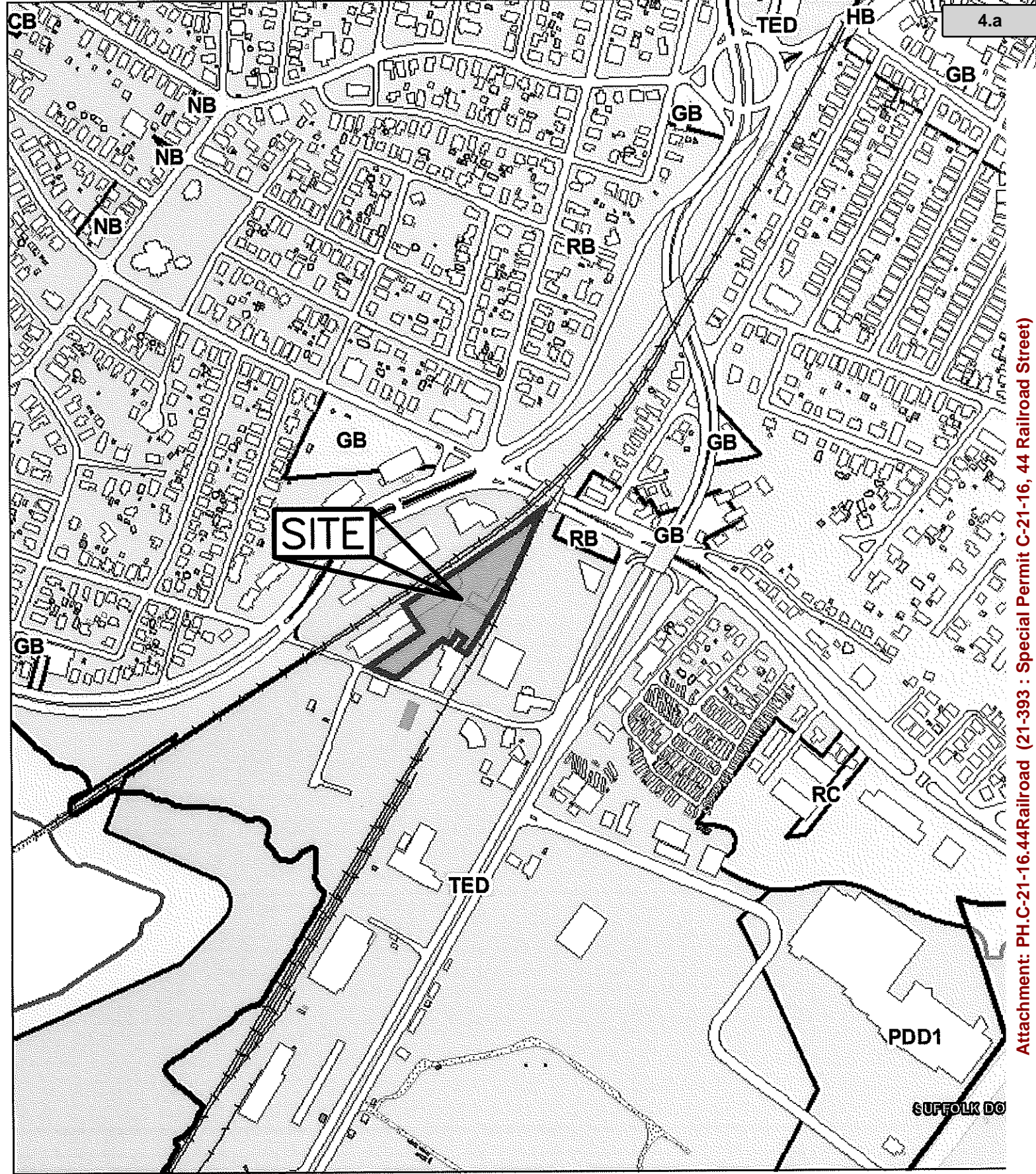
Address of Applicant: 30 Railroad Street, Revere, MA 02151
(Business address of above person, corporation or business enterprise)

Location Address: 44 Railroad Street, Revere, MA 02151
(Location of property for which license or permit is required.)

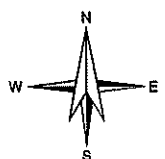
Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

EXHIBIT A

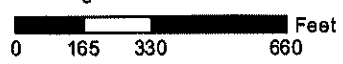
EXHIBIT B



Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)



Zoning Map EXHIBIT B



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

EXHIBIT C



Attachment: PH-C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

PREPARED BY:



Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street 1950 Lafayette Road
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 231-1349 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-7101

PROJECT:

Proposed Parking Plan

44 Railroad Street
 (Tax Map 7 Block 211 Lot 3A)
 Revere, Massachusetts

PROJECT#: 14-11205

DATE: June 22, 2020

SCALE: 1:25,000

DWG FILE NAME: FIGURES.DWG

DESIGNED BY: Calvin Reach

CHECKED BY: Richjard A. Salvo, P.E.

DRAWING TITLE:

EXHIBIT C - USGS LOCUS MAP

DRAWING #:

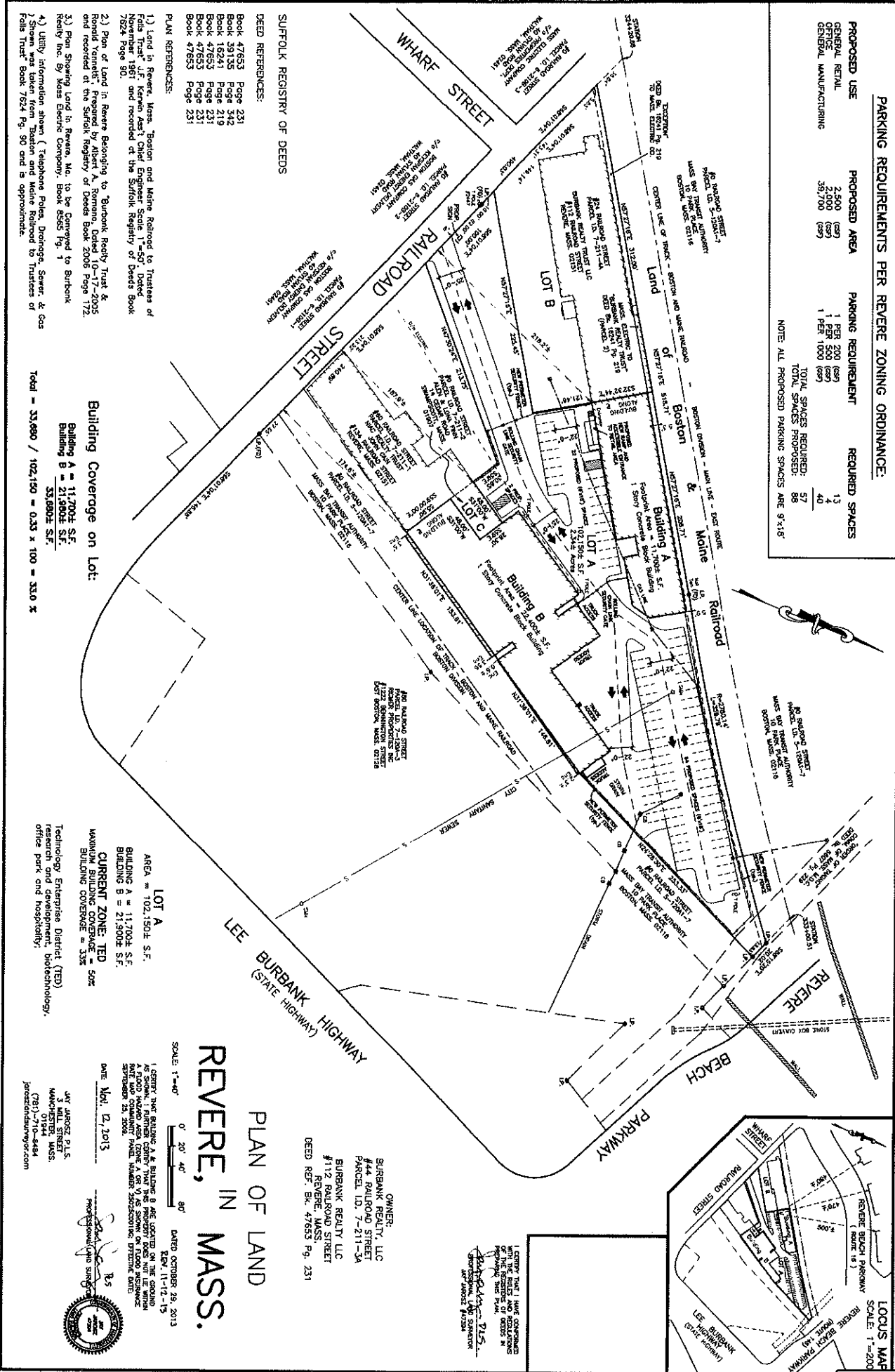
C

EXHIBIT D

PARKING REQUIREMENTS PER REVERSE ZONING ORDINANCE:

PROPOSED USE	PROPOSED AREA	PARKING REQUIREMENT	REQUIRED SPACES
GENERAL RETAIL	2,500 (687)	1 PER 200 (687)	13
GENERAL MANUFACTURING	36,700 (687)	1 PER 1000 (687)	41
			57
		TOTAL SPACES REQUIRED:	88
		TOTAL SPACES PROVIDED:	88

NOTE: ALL PROPOSED PARKING SPACES ARE 9'x18'



- SUFFOLK REGISTRY OF DEEDS**
- DEED REFERENCES:**
- Book 47653 Page 231
 - Book 39135 Page 342
 - Book 16241 Page 219
 - Book 47653 Page 231
 - Book 47653 Page 231
 - Book 47653 Page 231
- PLAN REFERENCES:**
- 1.) Land in Revere, Mass. Boston and Maine Railroad to Trustees of Falls Trust, J.F. Kernan Asst. Chief Engineer Scale 1"=50'. Dated November 1961 and recorded at the Suffolk Registry of Deeds Book 7624 Page 90.
 - 2.) Plan of Land in Revere Belonging to Burbank Realty Trust & Ronald Yarnett, prepared by Albert A. Romano, Dated 10-17-2005 and recorded at the Suffolk Registry of Deeds Book 2006 Page 172.
 - 3.) Plan Showing Land in Revere, Mass. to be Conveyed to Burbank Realty Inc. by Mass Electric Company. Book 8565 Page 1
 - 4.) Utility information shown (Telephone Poles, Drainage, Sewer, & Gas Lines) are shown as they appear and are not intended to be construed as a warranty of accuracy by the engineer.
 - 5.) Utility information shown (Telephone Poles, Drainage, Sewer, & Gas Lines) are shown as they appear and are not intended to be construed as a warranty of accuracy by the engineer.

Building Coverage on Lot:

Building A = 11,700± S.F.
 Building B = 21,900± S.F.
 33,600± S.F.

Total = 33,600 / 102,150 = 0.33 x 100 = 33.0 %

LOT A

AREA = 102,150± S.F.
 BUILDING A = 11,700± S.F.
 BUILDING B = 21,900± S.F.

CURRENT ZONE: TED
 MAXIMUM BUILDING COVERAGE = 50%
 BUILDING COVERAGE = 33%

Technology, Enterprise District (TED) research and development, biotechnology, office park and hospitality.

PLAN OF LAND

REVERE, IN MASS.

OWNER:
 BURBANK REALTY, LLC
 644 RAILROAD STREET
 FALLEN RD., 7-211-3A
 BURBANK REALTY LLC
 #112 RAILROAD STREET
 REVERE, MASS.
 DEED REF. BK. 47653 Pg. 231

DATE: OCTOBER 29, 2013
 REV. 11-12-13

SCALE: 1"=40'
 0' 20' 40'

DATE: NOV. 12, 2013

JAY JARRET P.L.S.
 3 MILL STREET
 MAWHESTER MASS.
 (781)-710-4844
 jjarret@jayjarret.com

PROFESSIONAL SEAL

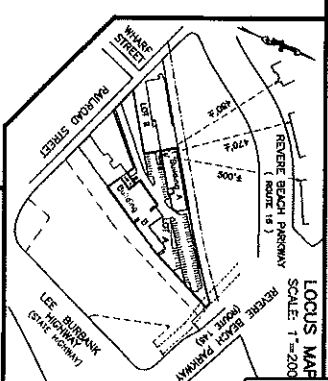


EXHIBIT E

FORM D

CITY OF REVERE, MASSACHUSETTS
REVERE CITY COUNCIL

NOTICE OF DECISION
ON SPECIAL PERMIT

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

Applicant

Kathleen Donovan, Secretary
Wellness Connection of Massachusetts, Inc.
44 Railroad Street
Revere, Massachusetts 02151

Date:

December 9, 2015

Owner

Gumar Holdings, LLC
30 Railroad Street
Revere, Massachusetts 02151

Application No.

C-15-12/15-258

Premises Affected

Lot A at 44 Railroad Street, Revere, Massachusetts

Referring to the above application so as to permit

the operation of a medical marijuana treatment center on Lot A at 44 Railroad St., Revere, MA 02151.

The Revere City Council at its meeting on December 7, 2015

VOTED TO GRANT the special permit application under Title 17, Chapter 17.16, Section 17.16.110 of the Revised Ordinances of the City of Revere, subject to the following conditions, safeguards and limitations on time or use if any:

1. The site plan shall provide a locus map showing the minimum setback radius of 400 feet from the principal entrance of the medical marijuana treatment center. Within this 400 ft. radius there shall be no residential uses, parks and playgrounds including areas designated as Areas of Critical Environmental

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

Concern (ACEC), schools, buildings/structures used for religious purposes and public schools. The 400 ft. radius shall be measured from the principal entrance of the medical marijuana treatment center to the closest property line of the above referenced uses.

- 2. The parking lot shall be cleared of all trucks and trailers and shall be striped for 88 parking spaces including 4 spaces designated for handicapped parking.
- 3. The site shall include pavement markings for the designated driveway entrance for two way traffic including pavement marking arrows showing traffic circulation within the parking lot in accordance with the site plan dated November 12, 2013 prepared by Jay Jarosz P.L.S.
- 4. The entrance drive shall include signage designating entrance and exit to the site.
- 5. A standing accessory sign shall be installed in a landscaped island at the entrance drive and shall be setback at least 10-ft. from the right of way. The accessory sign shall be a low profile sign to be approved by the Site Plan Review Committee in accordance with the City of Revere sign ordinance dimensional controls.
- 6. Fencing shall be installed around the perimeter of the site and shall be a minimum of ten feet in height. Two security gates shall be installed at the site. The first gate shall be at the entrance of the customer parking lot and the second gate shall be installed at the entrance to the employee parking lot. All security gates shall be a minimum of ten feet in height.
- 7. The site shall be appropriately illuminated including all entrances to the buildings, parking lot and entrance driveways. Illumination shall be provided by attached flood lights to the building and free standing light poles to be provided on the final site plan.
- 8. Both interior and exterior security cameras shall be installed at the site in accordance with the Department of Public Health and Revere Police Department requirements.
- 9. The final plans shall be reviewed and approved by the Fire Department for fire suppression and detection system requirements.
- 10. The applicant shall enter into a host community agreement with the City of Revere upon obtaining its approval as a Registered Marijuana Dispensary from the Massachusetts Department of Health and Human Services.

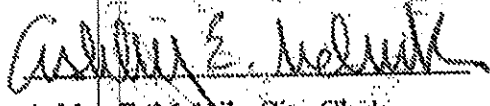
The decision of the Revere City Council, together with a detailed record of its proceedings stating the reasons for the decision shall be filed within fourteen (14) days after hearing in the Office of the City Clerk of the City of Revere.

Decision filed with the City Clerk of the City of Revere December 9, 2015.

IMPORTANT

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

The Revere City Council



Ashley E. Melnik, City Clerk

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

FORM E

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

Application No.: C-15-12/15-258

Date: September 13, 2016

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

To: Wellness Connection of Massachusetts, Inc., Kathleen Donovan, Secretary
Owner or Applicant

Address: 44 Railroad St., Revere, MA 02151

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

44 Railroad St., Revere, MA 02151

(Identify Land Affected)

The record title standing in the name of:

Gunnar Holdings, LLC

Whose address is: 30 Railroad St. Revere MA 02150
Street City or Town State

By a deed duly received in the Suffolk County Registry of Deeds in Book 16241, Page 219.

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

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

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

Signed and Certified this 18th Day of September, 2016

The Revere City Council

[Signature]
President

[Signature]
Clerk of Council

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

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

See Superior Court C.A. No. 15-3906B, Voluntary Dismissal (With Prejudice).
See Land Court Department Case No. 15 MICS 000572, Stipulation of Dismissal with Prejudice.

A True Copy, Attest:

[Signature]
Signature of City Clerk of the City of Revere

Seal of City of Revere

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

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

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

Suffolk County Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 85318
Document Type	: NOT
Recorded Date	: September 13, 2016
Recorded Time	: 12:02:03 PM
Recorded Book and Page	: 56762 / 92
Number of Pages(including cover sheet)	: 5
Receipt Number	: 623593
Recording Fee	: \$75.00

Suffolk County Registry of Deeds
Thomas M. Ryan, Temporary Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

[Print](#) | [Close Window](#)

Subject: Application Review Comments

From: fstringi@revere.org

Date: Wed, Oct 20, 2021 9:44 am

To: <rsalvo@ealcivil.com>, <amelnik@revere.org>, <lsimeonejr@simeonelaw.net>, <lcavagnaro@revere.org>

Attach: /Documents/258/logo.jpg

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: October 20, 2021
Application #: SPR21-000158
Address: 44 RAILROAD ST
Description: RMD & Park & Fly
Review Status: Denied

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

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.14.040 of the Revised Revere Zoning Ordinance, commercial auto storage/parking may only be allowed in the TED District by special permit of the City Council and in accordance with Section 17.16.040, a recreational marijuana facility may only be allowed in the TED District by special permit of the City Council.

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

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



Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

??

7 211 3A
Map Block Lot

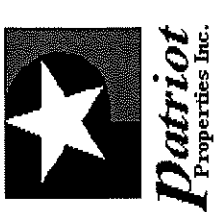
1 of 1
CARD

Lot3 Lot2

Revere

Total Card / Total Parcel
826,400 / 826,400
826,400 / 826,400
826,400 / 826,400

APPRaised: 826,400
USE VALUE: 826,400
ASSESSed: 826,400



PROPERTY LOCATION
No: 44
Alt No: RAILROAD ST, REVERE
Direction/Street/City: RAILROAD ST, REVERE
Unit #: []

OWNERSHIP
Owner 1: GUNNAR HOLDINGS LLC
Owner 2:
Owner 3:
Street 1: 30 RAILROAD AVE
Street 2: SUITE B

PREVIOUS ASSESSMENT
Twn/City: REVERE
St/Prov: MA
Postal: 02151
Own Occ: []
Type: []

PREVIOUS OWNER
Owner 1: BURBANK REALTY LLC
Owner 2:
Street 1: 112 RAILROAD ST
Twn/City: REVERE
St/Prov: MA
Postal: 02151

NARRATIVE DESCRIPTION
This Parcel contains 2.372 Acres of land mainly classified as LAND-C

OTHER ASSESSMENTS
Code: [] Description: [] Amount: []
Code: [] Description: [] Amount: []

PROPERTY FACTORS
Item Code Description % Item Code Description
Z water
o Sewer
n Electr
Flood Haz: Exmpt
D Topo
s Street
t Gas

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth / Price/Units
Code Description Fact 103304
390 LAND-C 103304 SITE 1.0

LAND SECTION
Sq Feet SITE 103304

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
390 2.372 826,400 826,400
Total Card 2.372 826,400 826,400
Total Parcel 2.372 826,400 826,400
Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT
Parcel ID 7-211-3A
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes
2021 390 FV 0 2.372 826,400 826,400 Year End Roll
2021 390 PTCH 0 2.372 826,400 826,400 826,400 patch
2020 390 FV 0 2.372 826,400 826,400 826,400 Year End Roll
2020 390 NC 0 2.372 826,400 826,400 826,400 Year End Roll
2019 390 FV 0 2.372 826,400 826,400 826,400 Year End Roll
2018 316 fv 351,700 800,600 1,152,300 YER
2017 316 FV 323,200 723,100 1,046,300 Year End Roll
2016 316 FV 323,200 723,100 1,046,300 Year End Roll

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Ist Verif Notes
BURBANK REALTY 52517-58 12/23/2013 INCL PERS PR 1,937,500 No No
BURBANK REALTY 47653-231 2/17/2011 CONVENIENCE 1 No No
YANNETTI 39135-342 3/1/2006 CONVENIENCE 1 No No
UNKNOWN 1/1 1/1/1900

TAX DISTRICT
Parcel ID 7-211-3A
Year End Roll 12/15/2020
Year End Roll 8/19/2020
Year End Roll 12/18/2019
Year End Roll 10/30/2019
Year End Roll 12/19/2018
Year End Roll 12/29/2017
Year End Roll 12/22/2016
Year End Roll 12/28/2015

PAT ACCT.
ASR Map: 7
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bio Reason:
Civil District:
Ratio:

BUILDING PERMITS
Date Number Descr Amount C/O Last Visit Fed Code F-Descrip Comment
6/18/2018 B18000438 Demolish 75,000 C DEMO OF EXISTING S

ACTIVITY INFORMATION
Date Result By Name
8/30/2018 PERMIT 336 MATT MCGRATH
10/23/2017 MEASURED 345 JAMES HALL
11/2/2007 No change 102 JM
5/8/2007 MEASURED 201 SCOTT MC

APPRaisal
Total Card / Total Parcel
826,400 / 826,400
826,400 / 826,400
826,400 / 826,400

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REVERE

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Owner 1: GUNNAR HOLDINGS LLC
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Street 1: 30 RAILROAD AVE
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OTHER ASSESSMENTS
Code: [] Description: [] Amount: []
Code: [] Description: [] Amount: []

PROPERTY FACTORS
Item Code Description % Item Code Description
Z water
o Sewer
n Electr
Flood Haz: Exmpt
D Topo
s Street
t Gas

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth / Price/Units
Code Description Fact 103304
390 LAND-C 103304 SITE 1.0

LAND SECTION
Sq Feet SITE 103304

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10/23/2017 MEASURED 345 JAMES HALL
11/2/2007 No change 102 JM
5/8/2007 MEASURED 201 SCOTT MC

APPRaisal
Total Card / Total Parcel
826,400 / 826,400
826,400 / 826,400
826,400 / 826,400

APPRaised
826,400
USE VALUE
826,400
ASSESSed
826,400

REVERE

PROPERTY LOCATION
No: 44
Alt No: RAILROAD ST, REVERE
Direction/Street/City: RAILROAD ST, REVERE
Unit #: []

OWNERSHIP
Owner 1: GUNNAR HOLDINGS LLC
Owner 2:
Owner 3:
Street 1: 30 RAILROAD AVE
Street 2: SUITE B

PREVIOUS ASSESSMENT
Twn/City: REVERE
St/Prov: MA
Postal: 02151
Own Occ: []
Type: []

PREVIOUS OWNER
Owner 1: BURBANK REALTY LLC
Owner 2:
Street 1: 112 RAILROAD ST
Twn/City: REVERE
St/Prov: MA
Postal: 02151

NARRATIVE DESCRIPTION
This Parcel contains 2.372 Acres of land mainly classified as LAND-C

OTHER ASSESSMENTS
Code: [] Description: [] Amount: []
Code: [] Description: [] Amount: []

PROPERTY FACTORS
Item Code Description % Item Code Description
Z water
o Sewer
n Electr
Flood Haz: Exmpt
D Topo
s Street
t Gas

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth / Price/Units
Code Description Fact 103304
390 LAND-C 103304 SITE 1.0

LAND SECTION
Sq Feet SITE 103304

ACTIVITY INFORMATION
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OTHER ASSESSMENTS
Code: [] Description: [] Amount: []

RAILROAD LOCATIO MASS BAY TRANS AUTHORITY 10 PARK PL BOSTON, MA 02116	5-120A1-7 LUC: 920	250 LEE BURBANK HWY 250 LEE BURBANK HIGHWAY LLC 1222 BENNINGTON ST EAST BOSTON, MA 02128	7-120A-2 LUC: 316	12 HICHBORN ST CASTRO CRUZ NELSON F CASTRO HERRERA SYLVIA L 12 HICHBORN ST REVERE, MA 02151	7-123-11 LUC: 104
RAILROAD ST MASS BAY TRANS AUTHORITY 10 PARK PL BOSTON, MA 02116	6-120A1-19A LUC: 920	80 RAILROAD ST RICMER PROPERTIES INC 1222 BENNINGTON ST EAST BOSTON, MA 02128	7-120A-3 LUC: 316	6 HICHBORN ST LEMUS GLENDA B LEMUS ANGEL A 6 HICHBORN ST REVERE, MA 02151	7-123-12 LUC: 104
146 RAILROAD ST ATLANTIC REALTY TRUST CASH COLIN TRUSTEE 146 RAILROAD ST REVERE, MA 02151	6-120A1-21A LUC: 400	100 RAILROAD ST 413-419 BREMEN STREET, LLC 222 EVERETT ST EAST BOSTON, MA 02128	7-120A-4 LUC: 316	509 REVERE BEACH PKWY DELLOIACONO ANTONIO 21 FOAM AVE REVERE, MA 02151	7-123-13 LUC: 013
230 LEE BURBANK HWY MHF LOGAN V LLC 300 CENTERVILLE RD SUITE 300, EAST WARWICK, RI 02886	6-120A1-9A LUC: 300	501 REVERE BEACH PKWY 501 REVERE BEACH PKWY ESTATE CONDO ASSOC 501 REVERE BEACH PKWY REVERE, MA 02151	7-122A-12A-0000 LUC: N/A	60 134 DOOR RAILROAD ST NIAC, LLC 134 RAILROAD ST REVERE, MA 02151	7-211-1 LUC: 400
RAILROAD ST BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	6-210B-1 LUC: 401	501 REVERE BEACH PKWY 1 GIBSON JOHANNA GIBSON VINCENT 501 REVERE BEACH PKWY UNIT 1 Revere, MA 02151	7-122A-12A-1 LUC: 102	RAILROAD REAR ST NIAC REALTY TRUST CAIN JOHN G TRUSTEE 134 RAILROAD ST REVERE, MA 02151	7-211-2 LUC: 442
RAILROAD ST BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	6-210B-2 LUC: 440	501 REVERE BEACH PKWY 2 HERNANDEZ KIARA EGANA IRALBE 501 REVERE BEACH PKWY UNIT 2 Revere, MA 02151	7-122A-12A-2 LUC: 102	44 RAILROAD ST GUNNAR HOLDINGS LLC 30 RAILROAD AVE SUITE B REVERE, MA 02151	7-211-3A LUC: 390
RAILROAD ST MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	6-210B-3 LUC: 424	501 REVERE BEACH PKWY 3 RODRIGUES ELVISH RODRIGUES AILIN 501 REVERE BEACH PKWY UNIT 3 REVERE, MA 02151	7-122A-12A-3 LUC: 102	24 RAILROAD ST BURBANK REALTY LLC 112 RAILROAD ST REVERE, MA 02151	7-211-4A LUC: 316
WHARF ST BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	6-210B-4 LUC: 428	501 REVERE BEACH PKWY 4 SILVESTRI MARC C SILVESTRI NICOLE L 501 REVERE BEACH PKWY UNIT 4 Revere, MA 02151	7-122A-12A-4 LUC: 102	RAILROAD ST MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	7-211-6 LUC: 423
REVERE BEACH PKWY COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	6-213-1 LUC: 920	REVERE BEACH PKWY COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	7-122A-14 LUC: 920	570 REVERE BEACH PKWY 570 REVERE BEACH PKWY LLC 570 REVERE BEACH PKWY REVERE, MA 02151	7-212-2A LUC: 400
REVERE BEACH PKWY COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	7-120A-1 LUC: 920	18 HICHBORN ST DRIEF ABDELMALIK 18 HICHBORN ST REVERE, MA 02151	7-123-10 LUC: 104	590 REVERE BEACH PKWY EXTRA SPACE PROP 76 LLC PARADIGM TX-ESS#1135 P O BOX 800729 PTA-EX #1135 DALLAS, TX 75380	7-212-3B LUC: 031

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

13 HARRIS ST 7-229C-1
LUC: 130

NICO BUILDERS, LLC
787 NORTH SHORE RD
Revere, MA 02151

HARRIS ST 7-229C-7
LUC: 390

HARRIS REALTY TRUST
BIRITTERI SEBASTIAN SUCCESSOR TRUST
P.O. BOX 193
REVERE, MA 02151

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


DATE: 10/19/21

Attachment: PH.C-21-16.44Railroad (21-393 : Special Permit C-21-16, 44 Railroad Street)

AN ORDINANCE ESTABLISHING REGULATIONS FOR SUSTAINABLE FOOD WARE AND PACKAGING

Section 1. The Revised Ordinances of the City of Revere are hereby amended by inserting the following new section.

Section 8.04.100 Sustainable Food Ware and Packaging Regulations

A. **DEFINITIONS.** The following words and phrases shall, unless context clearly indicates otherwise, have the following meanings:

1. **BIODEGRADABLE** Entirely made of organic materials such as wood, paper, bagasse or cellulose; or bioplastics that meet the American Society for Testing and Materials (ASTM) D7081 standard for Biodegradable Plastics in the Marine Environment or any other standard that may be developed specifically for an aquatic environment and are clearly labeled with the applicable standard.
2. **COMPOSTABLE** Refers to bioplastic materials certified to meet the American Society for Testing and Materials International Standards D6400 or D6868, as those standards may be amended. ASTM D6400 is the specification for plastics designed for compostability in municipal or industrial aerobic composting facilities. D6868 is the specification for aerobic compostability of plastics used as coatings on a compostable substrate. Compostable materials shall also include products that conform to ASTM or other third-party standards (such as Vinçotte) for home composting. Any compostable product must be clearly labeled with the applicable standard on the product.
3. **DISPOSABLE FOOD SERVICE WARE** All food and beverage containers, bowls, plates, trays, cartons, cups, lids, straws, stirrers, forks, spoons, knives, film wrap, and other items designed for one-time or non-durable uses on or in which any food vendor directly places or packages prepared foods or which are used to consume foods. This includes, but is not limited to, service ware for takeout foods and leftover food from partially consumed meals prepared at food establishments.
4. **DIRECTOR** refers to the Director of Municipal Inspections or the Director's designee.
5. **FOOD ESTABLISHMENT** An operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. This includes, without limitation, restaurants and food trucks.
6. **PACKING MATERIAL** Polystyrene foam used to hold, cushion, or protect items packed in a container for shipping, transport, or storage. This includes, without limitation, packing "peanuts"; and shipping boxes, coolers, ice chests, or similar containers made, in whole or in part, from polystyrene foam that is not wholly encapsulated or encased within a more durable material.
7. **POLYSTYRENE** There are two basic forms, Foam and Rigid Polystyrene. Foam includes without limitation blown, expanded (EPS), and extruded foams such as "Styrofoam," a Dow Chemical Co. trademarked form of insulation. Foam Polystyrene is generally used to make opaque cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons. Rigid or

8. oriented polystyrene is generally used to make clear clamshell containers, cups, plates, straws, lids and utensils.
 9. PREPARED FOOD Food or beverages, which are served, packaged, cooked, chopped, sliced, mixed, bottled, frozen, squeezed or otherwise prepared on the food establishment's premises within the City, regardless of whether it is consumed on or off the premises.
 10. RECYCLABLE Material that can be sorted, cleansed, and reconstituted using the City's curbside municipal collection programs for the purpose of using the altered form in the manufacture of a new product. "Recycling" does not include burning, incinerating, converting, or otherwise thermally destroying solid waste.
 11. RETAIL ESTABLISHMENT Any commercial business facility that sells goods directly to the consumer including but not limited to grocery stores, pharmacies, liquor stores, convenience stores, restaurants, retail stores and vendors selling clothing, food, and personal items, and dry-cleaning services.
 12. REUSABLE Products that will be used more than once in its same form by a food establishment. Reusable also includes cleanable durable containers, packages, or trays used on-premises or returnable containers such as soft drink bottles and milk containers that are designed to be returned to the distributor and supplier for reuse as the same food or beverage container.
- B. PROHIBITED USE AND DISTRIBUTION OF FOOD WARE AND PACKAGING
1. Food establishments are prohibited from providing prepared food to customers using polystyrene, polyvinyl chloride or polyethylene terephthalate food service ware.
 2. Food establishments using any disposable food service ware shall use biodegradable, compostable, reusable or recyclable food service ware. All food establishments are strongly encouraged to use reusable food service ware in place of using disposable food service ware for all food served on premises.
 3. Retail establishments are prohibited from selling or distributing polystyrene food service ware to customers.
 4. Retail establishments are prohibited from selling or distributing polystyrene foam packing material to customers.
- C. EXEMPTIONS
1. Foods prepared or packaged outside the City are exempt from the provisions of this chapter.
 2. Food establishments and retail establishments will be exempted from the provisions of this Article for specific items or types of disposable food service ware if the Director or

3. designee finds that a suitable biodegradable, compostable, reusable, or recyclable alternative does not exist for a specific application and/or that imposing the requirements of this chapter on that item or type of disposable food service ware would cause undue hardship to the establishment.
4. Any establishment may seek an exemption from the requirements of this chapter by filing a request in writing with the Director or designee. The Director or designee may waive any specific requirement of this chapter for a period of not more than one year if the establishment seeking the exemption has demonstrated that strict application of the specific requirement would cause undue hardship. For purposes of this chapter, an “undue hardship” is a situation unique to the food establishment where there are no reasonable alternatives to the use of disposable food service ware and compliance with this provision would cause significant economic hardship to that food establishment. An establishment granted an exemption must re-apply prior to the end of the one-year exemption period and demonstrate continued undue hardship if the establishment wishes to have the exemption extended. The Director’s decision to grant or deny an exemption or to grant or deny an extension of a previously issued exemption shall be in writing and shall be final.

D. PENALTIES AND ENFORCEMENT

1. Each Food or Retail establishment as defined above, operating in [Community Name] shall comply with this law.
2. If it is determined that a violation has occurred, the Director shall issue a warning notice to the Food or Retail establishment for the initial violation.
3. If an additional violation of this law has occurred within one year after a warning notice has been issued for an initial violation, the Director shall issue a notice of violation and shall impose a penalty against the Food or Retail establishment.
4. The penalty for each violation that occurs after the issuance of the warning notice shall be no more than:
 - i. \$50 for the first offense
 - ii. \$100 for the second offense and all subsequent offenses.
 - iii. Payment of such fines may be enforced through civil action in Chelsea District Court or Suffolk Superior Court.
5. No more than one (1) penalty shall be imposed upon a Food or Retail establishment within a seven (7) calendar day period.
6. A Food or Retail establishment shall have fifteen (15) calendar days after the date that a notice of violation is issued to pay the penalty.

E. SEVERABILITY

If any provision or section of this ordinance shall be held to be invalid, then such provision or section shall be considered separately and apart from the remaining provisions or sections of this law, which shall remain in full force and effect.

F. EFFECTIVE DATE

The provisions of this ordinance shall take effect on July 1, 2022.

Ashley Melnik

From: Paul Capizzi
Sent: Tuesday, October 5, 2021 11:01 AM
To: Ashley Melnik
Cc: Steve Morabito
Subject: RE: Request for Recommendation on Councilor Order 21-306 RE: An Ordinance Regulating Autonomously Driven Vehicles

Ashley,

Relevant concern.

On October 20, 2016, Govern Baker signed Executive Order 572 to promote the testing and deployment of highly automated driving technologies. Currently, MassDOT has a process to facilitate testing etc., throughout Massachusetts. Beyond testing, there is proposed legislation (e.g., House Bill 1829, to “promote the safe integration of autonomous vehicles into the transportation system of the Commonwealth”) intending to regulate and establish safety guidelines for autonomous vehicles. Accordingly, there are a number of proposals that incorporate driverless vehicles into a comprehensive state statutory scheme, the end result of which will dictate any fees or taxes that may be imposed on automated vehicles. Accordingly, my recommendation is that the City wait until the legislature has completed it’s studies and ultimately adopts the rules and regulations for the use of autonomously driven vehicles.

Paul Capizzi
 City Solicitor
Office of the City Solicitor
Revere City Hall
281 Broadway
Revere, MA 02151
 781-286-8166
 pcapizzi@revere.org

From: Ashley Melnik <amelnik@revere.org>
Sent: Tuesday, October 5, 2021 9:08 AM
To: Paul Capizzi <pcapizzi@revere.org>
Cc: Steve Morabito <stevemorabito@revere.org>
Subject: Request for Recommendation on Councilor Order 21-306 RE: An Ordinance Regulating Autonomously Driven Vehicles

Hi Paul:

The Legislative Affairs Sub-Committee Chairman, Councillor Morabito is seeking a recommendation from the City Solicitor on the legality of having an ordinance in place to regulate autonomously driven vehicles on City roadways. The proposed motion that has been discussed is as follows:

Motion presented by Councillor Rotondo: That the Mayor request the City Solicitor to draft an ordinance and fee schedule for the following: That any autonomous driven vehicle, operated by a Revere resident, and housed in Revere must pay excise tax to the City of Revere and a use fee of \$5 dollars and a \$1 dollar per mile while operating in

Revere. Said vehicle will follow all state, federal laws and be assigned to the City of Revere Hackney Division for oversight.

Councillor Rotondo's reasoning for submitting the motion is the very real prospect that Amazon will be utilizing autonomously driven vehicles for deliveries in the near future.

Thank you,

Ashley E. Melnik, City Clerk

Clerk of Council · Justice of the Peace · Notary Public

Clerk to the Zoning Board of Appeals

281 Broadway

Revere, Massachusetts 02151

781-286-8160



{In Massachusetts, the term "public record" is broadly defined to include all documentary materials or data created or received by any officer or employee of any governmental unit, regardless of physical form or characteristics, unless it falls under one of the statutory exemptions to the Public Records Law. G. L. c. 4, § 7(26). Consequently, email is subject to the disclosure, retention, and maintenance provisions as required by law. G. L. c. 66}.

Public Hearing

Notice is hereby given in accordance Sections 1-40 of Chapter 82 of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.050 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 27, 2021 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA on a petition of Victoria Scaramuzzo, 60 Geneva Street, Revere, MA 02151 and Johnny Peguero and Ivonne Florez Montoya, 56 Geneva Street, Revere, MA 02151 to discontinue and abandon a certain portion of Italia Avenue as illustrated on the petitioners' plan.

A copy of the aforementioned plan and petition is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check attached: #17372
08/11/2021
08/18/2021
08/25/2021

Public Hearing

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Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Check attached: #17372
08/11/2021
08/18/2021
08/25/2021

Application No. _____

Date: _____

City of Revere, Massachusetts
Revere City Council
Application for Discontinuance of a Public Street or Way

(PLEASE PRINT)

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

The applicant/petitioners are as follows::

- A. Victoria Scaramuzzo of 60 Geneva Street, Revere, MA (copy of her present deed is attached hereto as Exhibit A); and
- B. Johnny Peguero and Ivonne Florez Montoya of 56 Geneva Street, Revere, MA (copy of their present deed is attached hereto as Exhibit B)

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

Joseph V. Cattoggio Jr., Attorney at Law
One Sprague Street, Revere, Massachusetts, 02151
781-289-0255 tel / 781-289-6259 fax / email: Cattoggio@aol.com

The applicants/petitioners have submitted herewith a Plan of Abandonment is submitted showing the proposed deconstruction of that part of ITALIA AVENUE shown as "NEW LOT C" and "NEW LOT D" to be abandoned by the City of Revere as a street or way and to be joined to the respective adjoining owners as follows:

NEW LOT C to be joined to Petitioner Johnny Peguero and Ivonne Florez Montoya land at 56 Geneva Street Revere which is referened by deed recorded with the Suffolk County Registry of Deeds, Registered Land Division, as Document 896556, Certificate of Title 136035

NEW LOT D to be joined to Petitioner Victoria Scaramuzzo's land at 60 Geneva Street, Revere which is referened by deed recorded with the Suffolk County Registry of Deeds, Registered Land Division, as Document 903189, Certificate of Title 136507.

NOTE that "New Lot A" and "New Lot B" were previously abandoned to each adjoining owner by Revere City Council Order 03-718 on December 29, 2003. The completion of that abandonment was completed except for the recording of an approved subdivision

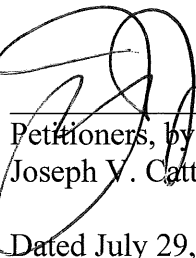
2021 JUL 29 PM 12: 02
FILED
AUG 2
OFFICE CITY CLERK
REVERE, MASS
AEM

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

plan. Revere City Council Order 03-718 will be completed by the approval and recording of this applications Plan. *EXHIBIT C*

COMMENTS:

The abandonment and discontinuance of land described as New Lots C and D will not injure any person; nor does the land provide any present access or egress to the general public or neighborhood. It presently serves no community purpose nor provides any benefit for an extended period of time. A discontinuance of the land will allow for a more useful and appropriate use of this land that has otherwise remained underutilized.



Petitioners, by the Attorney
Joseph V. Cattoggio Jr.,

Dated July 29, 2021

A



2020 00903189
Cert#: 136507 Bk: 678 Pg: 107
Doc: DED 01/24/2020 01:05 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 01/24/2020 01:05 PM
Ctrl# 197719 24529 Doc# 00903189
Fee: \$2,891.04 Cons: \$634,000.00

QUITCLAIM DEED

I, John Cammarata, Trustee of the 60 Geneva Street Realty Trust, u/d/t dated September 25, 2019 as evidenced by a Trustee Certificate pursuant to M.G.L. ch. 184, sec. 35, recorded with the Suffolk County Registry of Deeds, Land Court Division herewith, of Revere, Suffolk County, Massachusetts 02151

For consideration paid in the amount of Six Hundred Thirty-Four Thousand and 00/100 (\$634,000.00) Dollars

Grant to Victoria Scaramuzzo, individually, of 772 Broadway, Everett, Middlesex County, Massachusetts 02149

with QUITCLAIM COVENANTS

The land together with the buildings thereon, in Revere, Suffolk County, Massachusetts, bounded and described as follows:

- Northwesterly by Geneva Street, as shown on plan hereinafter mentioned, Forty-six and 50/100 (46.50) feet;
- Northeasterly by Italia Avenue, as shown on said plan, eighty (80) feet;
- Southeasterly by Lots 5 and 6, as shown on said plan, forty-three and 26/100 (43.26) feet; and
- Southwesterly by Lot 45, as shown on said plan, eighty (80) feet.

(4)

LOCUS: 60 GENEVA STREET, REVERE, MA 02151

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Said land is shown as Lots 46 and 47 as shown on a plan drawn by John W. Parsons, Surveyor, dated July 25, 1968, as approved by the Land Court, filed in the Land Registration Office as Plan No.36258-A, a copy of a portion of which is filed with Certificate of Title No.86067.

The above described land is subject to restrictions as set forth in a deed given by the City of Revere to Joseph A. Festa, et al, Trustees dated April 11, 1968 duly recorded in Book 8200, Page 603.

So much of the above described land as is included within the limits of Geneva Street and Italia Avenue is subject to the rights of all persons lawfully entitled thereto in and over the same.

The above described land is subject to easements set forth in two grants one made by Crest View Realty Corp. to Massachusetts Electric Company dated September 12, 1963, duly recorded in Book 7796, Page 315, and one made by Joseph A. Festa et al, Trustees to Massachusetts Electric Company dated July 16, 1966 duly recorded in Book 8056, Page 155.


The Grantor hereby declares under the pains and penalties of perjury that the premises were never Homestead property and that no person or persons are entitled to protection under Massachusetts General Laws Chapter 188.

Meaning and intending to describe and convey the same premises conveyed to Grantor by deed dated September 17, 2019 and recorded in Suffolk County Land Registration Office in Certificate No.136205.

SIGNATURE PAGE TO FOLLOW

WITNESS my hand and seal this 23rd day of January, 2020

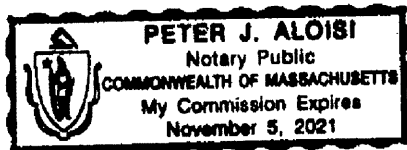
60 Geneva Street Realty Trust



John Cammarata, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 23rd day of January, 2020, before me the undersigned notary public, personally appeared John Cammarata, Trustee of the 60 Geneva Street Realty Trust proved to me through satisfactory evidence of identification which was MDL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, in my presence as Trustee of the 60 Geneva Street Realty Trust as the voluntary act of the 60 Geneva Street Realty Trust.




Peter Aloisi – Notary Public
My Commission Expires: 11/5/21

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

903189

DOC No: 00903189

SUFFOLK LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jan 24, 2020 at 01:05P

Document Fee: 155.00 Rec Total: \$3,471.04

CERTIFICATE No: 136507 BK 00678 PG 107

ALSO NOTED ON:

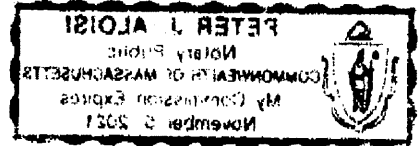
END
1/24

Attested hereto



Stephen J. Murphy

Asst. Recorder of Land Court





WebPro

- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- SALES
- ABOUT

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

Card 1 of 1

Location 60 GENEVA ST	Property Account Number 26/430D/11/	Parcel ID 26-430D-11
		Old Parcel ID RB --

Current Property Mailing Address

Owner SCARAMUZUZZO VICTORIA	City REVERE
Address 60 GENEVA ST	State MA
	Zip 02151
	Zoning RB

Current Property Sales Information

Sale Date 1/23/2020	Legal Reference 678-107
Sale Price 634,000	Grantor(Seller) 60 GENEVA STREET REALTY TRUST,

Current Property Assessment

Year 2021	Card 1 Value
Land Area 0.082 acres	Building Value 371,700
	Xtra Features Value 400
	Land Value 197,300
	Total Value 569,400

Narrative Description

This property contains 0.082 acres of land mainly classified as TWO FAM with a(n) N/A style building, built about 1975 , having N/A exterior and N/A roof cover, with 2 unit(s), 9 total room(s), 5 total bedroom(s), 2 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

& LOT 47 ITALIA AV S E COR GENEVA AV LOT 46

Property Images

<p>Sum Area By Label FFL = 1000 BMF = 1040 WDR = 72</p>		
--	--	--

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

2
1

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 07/19/2019 01:21 PM
Ctn# 192582 23820 Doc# 00896556
Fee: \$2,334.72 Cons: \$512,000.00

FAX No.



9.a

2019 00896556
Cert#: 136035 Bk: 676 Pg: 35
Doc: DED 07/19/2019 01:21 PM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

B

QUITCLAIM DEED

Property Address: 56 Geneva Street, Revere, MA 02151

I, Rachel Damiano, an unmarried individual, of 11 Leblanc Drive of Peabody, Essex County, Massachusetts

for consideration paid and in full consideration of Five Hundred Twelve Thousand and 00/100 (\$512,000.00) Dollars, hereby grant to Johnny Peguero and Ivonne Florez Montoya, as husband and wife, tenants by the entirety, of 56 Geneva Street, Revere, Suffolk County Massachusetts with Quitclaim Covenants,

That certain parcel of land situated in Revere, in the County of Suffolk, and Commonwealth of Massachusetts, bounded and described as follows:

- SOUTHWESTERLY by Italia Avenue, eighty (80) feet;
- NORTHWESTERLY by Geneva Street, forty (40) feet;
- NORTHEASTERLY by land now or formerly of Betty Baker, eighty (80) feet; and
- SOUTHEASTERLY by land now or formerly of Samuel Missel et al, forty (40) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by David Calichman, Surveyor, dated February 11, 1965, as modified and approved by the Court, filed in the Land Registration Office as Plan No. 33633-A, a copy of which is filed with Certificate of Title No. 74092.

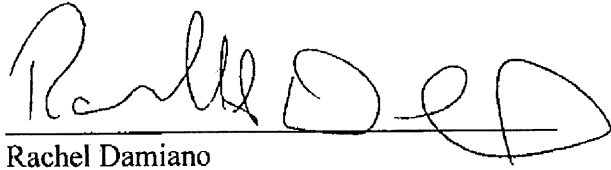
So much of the above described land as lies within the limits of Italia Avenue and Geneva Street as shown on said plan is subject to the rights of all those lawfully entitled thereto in and over the same.

Grantor hereby waive any and all rights of homestead in the subject premises and further certifies that she has no other spouses, domestic partners or family members otherwise entitled to homestead benefits in the subject premises.

For title reference, see deed dated February 11, 2013 and registered February 14, 2013 with the Registered Land Division of the Suffolk County Registry of Deeds as Document Number 815005, at Book 645, Page 44 and noted on Certificate No. 129844.

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Witness my hand and seal this 19th day of July, 2019



Rachel Damiano

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

On this 19th day of July, 2019, before me, the undersigned notary public, Rachel Damiano appeared proved to me through satisfactory evidence of identification, which were Personal Knowledge Massachusetts Driver's License Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.





Ali M. Manigat, Notary Public
My Commission Expires: 11/22/2024

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

896556

DOC No: 00896556

SUFFOLK LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jul 19, 2019 at 01:31P

Document Fee: 125.00 Rec Total: \$2,734.72

CERTIFICATE No: 136035 BK 00676 PG 35

ALSO NOTED ON: CERT 129844 BK 645 PG 44

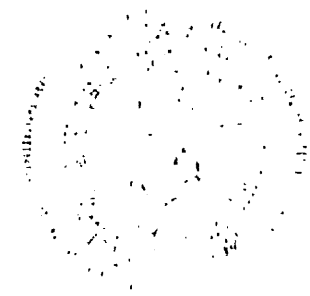
Attested hereto

Stephen J. Murphy

Stephen J. Murphy

Asst Recorder of Land Court

ent and



ESF



City of Revere
City Council

City Council Order No. 03-718

Offered By Councillor Novoselsky

Date: December 29, 2003

678434

2004 APR - 2 AM 10:30
SUFFOLK REGISTRY OF DEEDS
REC'D ENTD BY EX AM ATTEST
Francis M. Roddy
REGISTER OF DEEDS

**Findings, Declaration and Order Relative to the
Abandonment and Discontinuance of a
Certain Portion of Italia Avenue**

Upon the application of Leonard and Paula Dercolo, 63 Milano Avenue, Revere, Massachusetts, requesting the City Council to discontinue and abandon a certain portion of Italia Avenue, Revere, Massachusetts, and to declare that the City shall no longer be bound to maintain or keep such way for public purposes the City Council, in accordance with the provisions of Chapter 82, Section 32A of the Massachusetts General Laws and Title 12, Chapter 12.12, Section 12.12.010 and 12.12.060 of the Revised Ordinances of the City of Revere Ordered a public hearing to be conducted on this matter on November 24, 2003.

The foregoing public hearing was published in the Revere Journal, a newspaper of general circulation on October 29, November 05, and November 12, 2003, the first notice of the hearing was published fourteen days prior to the public hearing.

Notice of the public hearing was posted in a conspicuous place outside of the Office of the City Clerk for a period of not less than fourteen days prior to the public hearing.

Notice was mailed to all property owners abutting the affected way requested to be discontinued and abandoned.

On December 29, 2003, the Revere City Council made the following findings and declaration:

“That a certain section of a way in the City of Revere, known as Italia Avenue as described on an abandonment plan attached hereto, has become abandoned and unused for ordinary travel and that the common convenience and necessity no longer requires said City of Revere way to be maintained in a condition reasonably safe and convenient for travel and declares that the City of Revere shall no longer be bound to keep such way in repair.

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Further, the City of Revere reserves its rights and interest in a utility easement twenty feet in width (ten feet on either side of the center line of the existing utilities located in Italia Avenue. No construction of any kind shall occur upon this easement. Said easement shall be posted on the abandonment and discontinuance plan and this declaration and order shall be recorded in the Suffolk Registry of Deeds.

In City Council December 29, 2003, Ordered on a Roll Call: Councillors Casella, Colella, Ferrante, Giannino, Jordan, Novoselsky, Penta, Powers, Rizzo, Vesce voting "yes." Councillor Zambuto absent from the Chambers.

Attest: John J. Henry, City Clerk

APPROVED:

Mayor Thomas G. Ambrosino,

1/13/04
Date

Attest:



John J. Henry,
City Clerk

Filed in the Office of the
City Clerk Date:

03-10-04

Post on Way Date:

03-10-04

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

Document No. 678434
REGISTERED LAND

APR 02 2004



Suffolk Registry District
RECEIVED FOR REGISTRATION
12 O'CLOCK 30 M AM
NOTED ON CERTIFICATE NO. 101794
IN REGISTRATION BOOK 601 PAGE 144

101144

501

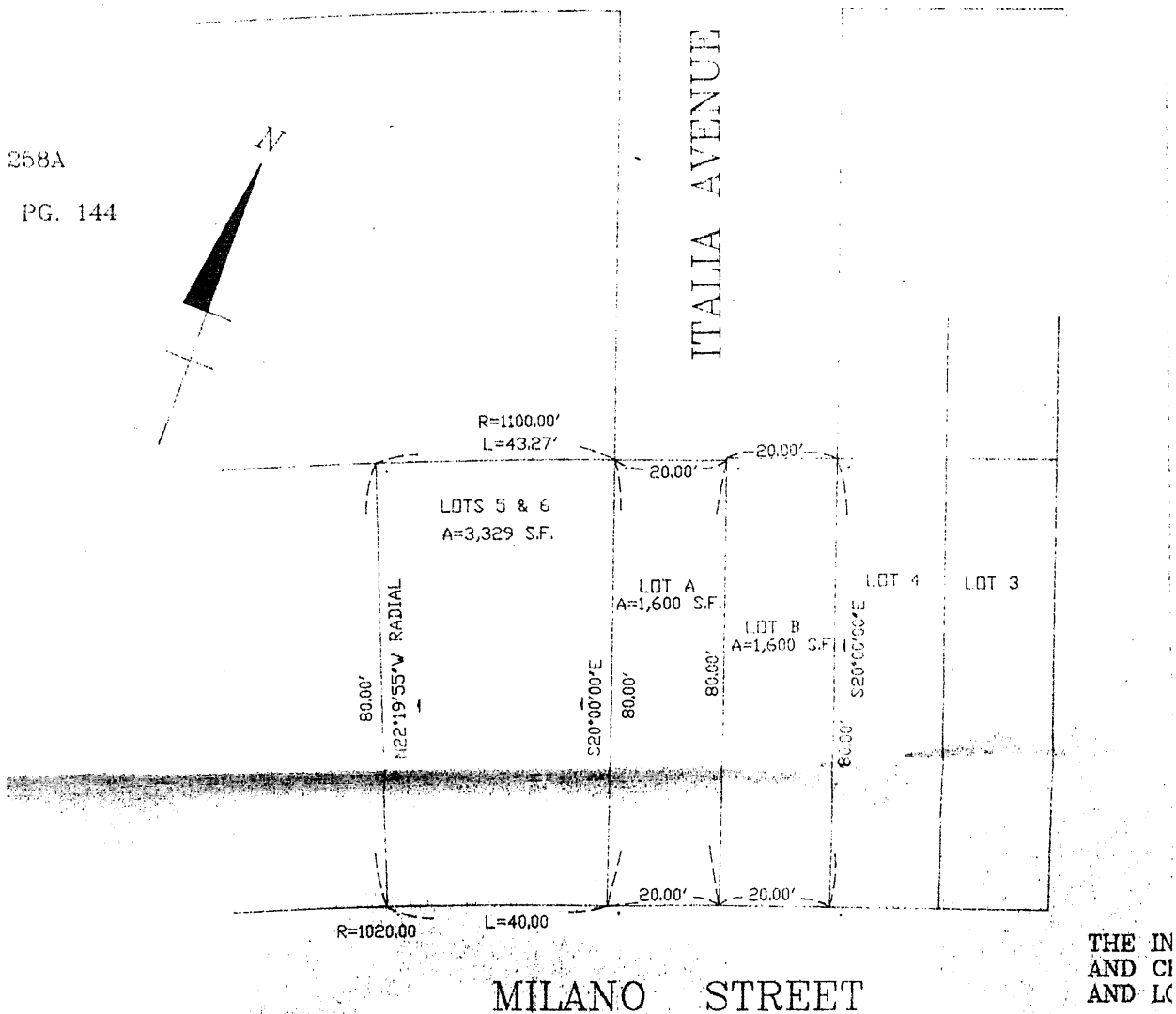
144

20 50

5

258A

PG. 144



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CO WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEED COMMONWEALTH OF MASSACHUSETTS.

USE ONLY



PAUL J. FINOCCHIO P.L.S. No.36115

9/23/ DATE

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED
REVERE PLANNING BOARD

CHAIRMAN _____ DATE _____

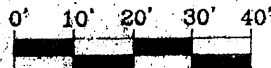
NO DETERMINATION AS TO COMPLIANCE WITH
ZONING ORDINANCE REQUIREMENTS HAS BEEN
MADE NOR CAN BE CONSTRUED AS INTENDED
BY THIS ENDORSEMENT.

THE OBJECT OF THIS PLAN IS TO ABANDON A PORTION OF ITALIA AVENUE
TO CREATE TWO LOTS A AND B. LOT A TO BE COMBINED WITH LOTS 5 AND 6,
AND LOT B TO BE COMBINED WITH LOT 4.

CONFORMITY
WITH THE

ABANDONMENT PLAN
OF
A PORTION OF ITALIA AVENUE
IN
REVERE, MA

PREPARED BY: P.J.F. AND ASSOCIATES
11 GLEASON STREET
MEDFORD, MA. 02155
(781) 395-7662



SCALE: 1" = 20'

DATE: SEPT. 23, 2003

FILE No. 5026

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED
REVERE PLANNING BOARD

CHAIRMAN _____ DATE _____

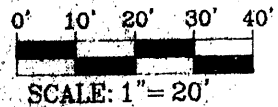
NO DETERMINATION AS TO COMPLIANCE WITH
ZONING ORDINANCE REQUIREMENTS HAS BEEN
MADE NOR CAN BE CONSTRUED AS INTENDED
BY THIS ENDORSEMENT.

INTENT OF THIS PLAN IS TO ABANDON A PORTION OF ITALIA AVENUE
TO CREATE TWO LOTS A AND B. LOT A TO BE COMBINED WITH LOTS 5 AND 6,
LOT B TO BE COMBINED WITH LOT 4.

CONFORMITY
WITH THE

ABANDONMENT PLAN
OF
A PORTION OF ITALIA AVENUE
IN
REVERE, MA

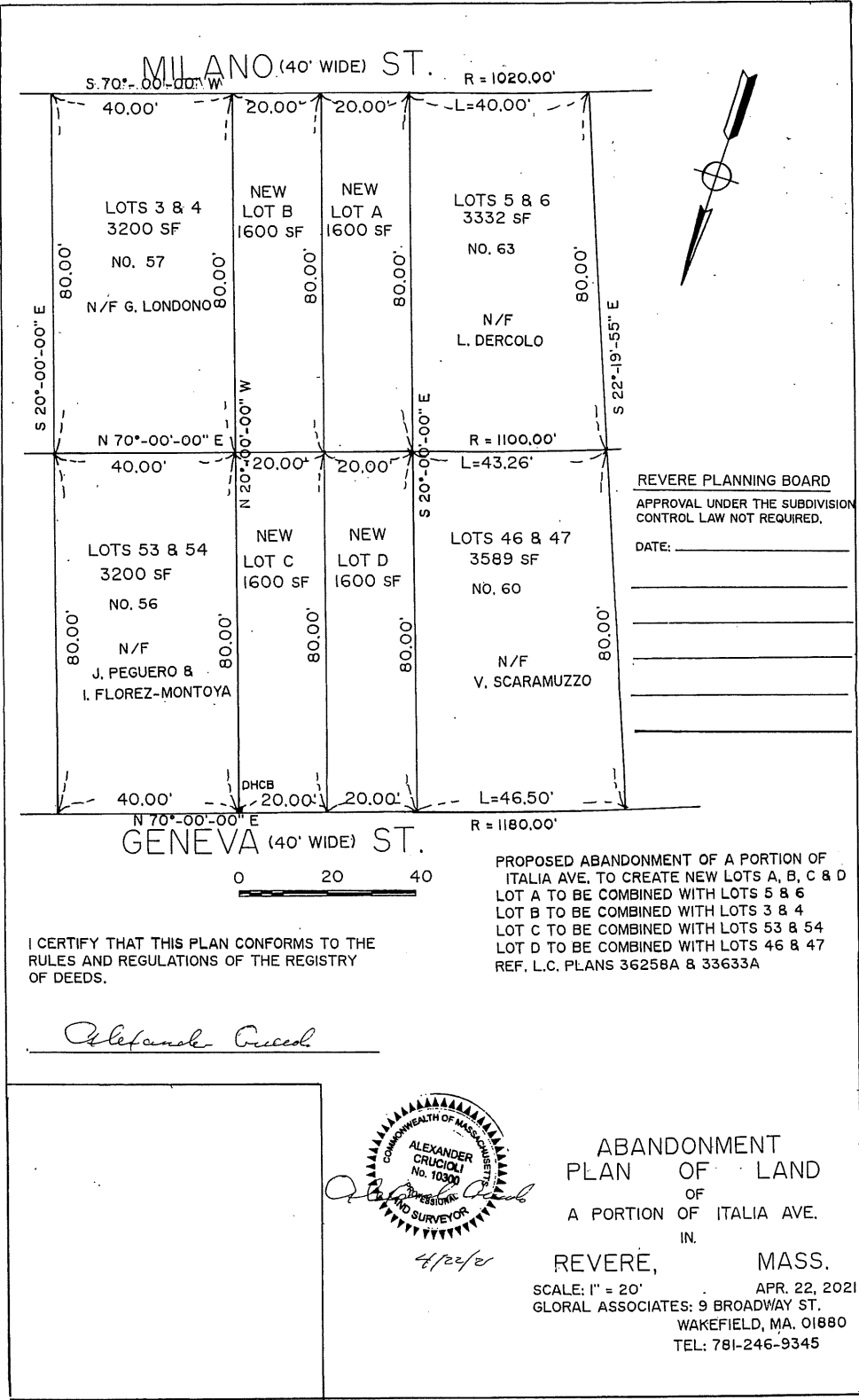
PREPARED BY: P.J.F. AND ASSOCIATES
11 GLEASON STREET
MEDFORD, MA. 02155
(781) 395-7662



DATE: SEPT. 23, 2003 FILE No. 5026

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)



Attachment: DiscontinuancePetitionItaliaAvenue09272021 (21-314 : Italia Avenue Discontinuance Petition)

City of Revere, Massachusetts

Lauren Buck

Director of Public Health

Department of Public Health

25 Winthrop Ave, Revere, MA 02151 781. 485. 8486



Brian M. Arrigo

Mayor

Revere City Council
c/o Ashley E. Melnik, City Clerk
Revere City Hall
281 Broadway
Revere, MA 02151

October 20, 2021

To the Honorable Revere City Council:

On behalf of the Revere Board of Health and the City Solicitor, I am submitting the following proposed amendment to Title 6 of the Revised Ordinance of the City of Revere. This amendment will align Title 6 with the newly adopted Urban Farming Ordinance, 17.16.470. I hereby request that this amendment be referred to a public hearing at the next meeting of the Revere City Council on Monday, November 8, 2021.

Thank you,

Lauren Buck RN, BSN, MPH
Public Health Director
City of Revere
lbuck@revere.org
office: 781-485-8486
work cell: 781-808-6015

October 20, 2021

I. AN ORDINANCE FURTHER AMENDING TITLE 6 OF THE ORDINANCES OF THE CITY OF REVERE.

SECTION 1. Title 6, Chapter 6.02, Section 6.02.020 of the Revised Ordinances of the city of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following:

6.02.020 – Nondomesticated exception – Keeping.

Notwithstanding section 6.02.010 above, chickens only may be kept in accordance with Urban Agriculture Ordinance 17.16.470, the implementation of which carries its own rules, procedures, and penalties.

JOSEPH FESTA CONSTRUCTION CO., INC.
385 BROADWAY P.O.BOX 145
REVERE, MASS. 02151 781. 284-3495

November 9, 2021

Revere City Council
281 Broadway
Revere, MA 02151

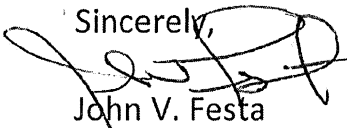
RE: Donation of Land
Lot C Emanuel Street – Blk-Pcl-Unit 018-324G-001 B

Dear Mr. President,

I am writing this letter to officially propose a donation of land from Joseph Festa Construction Co., Incorporated for conservation purposes. The land is located on Emanuel Street in Revere, Massachusetts. This land was recently approved for the donation from the Revere Conservation Commission. I respectfully request to be on the next Revere City Council Meeting.

If you have any questions, please don't hesitate to call me.

Sincerely,



John V. Festa

Joseph Festa Construction Co., Inc

Attachment: JohnFestaLandDonation11152021 (21-394 : John Festa Land Donation - Lot C Emanuel Street)



Brian M. Arrigo
Mayor

City of Revere

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

November 4, 2021

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

RE: Revere Conservation Commission Vote on Acceptance of a Land Donation of Lot C Emanuel Street – Blk-Pcl-Unit 018-324G-001B from Joseph Festa Construction Company Inc.

Dear Mayor Arrigo:

Please be informed that on Wednesday, November 3, 2021, the Revere Conservation Commission voted unanimously to recommend to the Revere City Council to accept a donation of land from John Festa. The parcel ID is Blk-Pcl-Unit 018-324G-001B on Emanuel Street (Lot C).

Sincerely,

John R. Shue, PE
Chair

Cc: Revere City Council
Ms. Ashley Melnik, City Clerk
Mr. Paul Capizzi, City Solicitor

Attachments:

Attachment: JohnFestaLandDonation11152021 (21-394 : John Festa Land Donation - Lot C Emanuel Street)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

November 10, 2021

Tony Zambuto, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Council President Zambuto,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The City adopted a receipt reserve for appropriation account for these purposes last fiscal year.

Please find attached invoices totaling \$104,072.27 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the November 15th Council meeting to answer any questions.

Best regards,


Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Assunta Newton, Assistant Budget Director

Attachment: Revere TV (21-395 : Revere TV)



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor


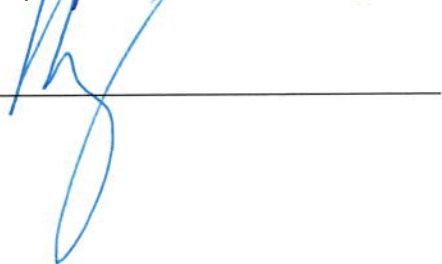
MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: November 10, 2021
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$104,072.27
	<i>Available Balance:</i> \$ 104,072.27	
TO:	Revere TV Invoices	\$104,072.27
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of November 10, 2021, there are sufficient funds to support such a transfer.

Account verified by 
Reviewed by 

Attachment: Revere TV (21-395 : Revere TV)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



CITY OF REVERE

Brian M. Arrigo
Mayor

November 10, 2021

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ida Maria Cody to the Retirement Board. Ida has several years of experience in municipal finance practices and will offer proven leadership to our City's Retirement Board. I have full confidence in Ida's ability to elevate the professionalism of this essential board.

Regards,

Brian M. Arrigo
Mayor

--

Attachment: I. Cody Appointment (21-396 : Appointment of Ida Cody to Retirement Board)

IDA MARIA CODY, CPA

350 Revere Beach Blvd, Revere, MA 2151
Cell: 617-470-0018
idacody@gmail.com
<https://www.linkedin.com/in/idacody/>

10/30/2021

Dear Revere Retirement Board Members:

I am writing this letter to express my interest in the open position on the Revere Retirement Board.

I am a seasoned accountant with extensive experience in government finance. I am the Comptroller for the Town of Arlington and serve as the Ex-Officio for the Arlington Retirement Board.

In my current position as Comptroller, I am responsible for managing and reporting on a \$226M annual operating budget and over \$450M capital and special revenue funds. I serve as a member of the Capital Planning Committee where we identify the capital improvement needs and prioritize the capital expenditures to ensure we meet the long-term expectations of Arlington residents.

Being the Ex-Officio of the Arlington Retirement Board I often wear two hats. I can appreciate the business from the administration's perspective who needs to consider budgetary constraints as well as the retirement board's priorities such as accelerated funding and safe investments.

I work closely with our actuary to ensure that the assumptions are reasonable, liabilities are accurately stated, and the discount rates are within the recommended ranges. Additionally, I am responsible for the preparation and review of OPEB valuation (Other Post-Employment Benefits) for the annual independent audit. The OPEB fund has \$20M and is under the control of Arlington Retirement Board.

I am motivated, goal-oriented, ambitious, and eager to bring my skills and proven track record of professional achievements to our city. As a Revere taxpayer, I am convinced that my solid background in governmental finance, public accounting knowledge and my direct interest in the city's financial prosperity will make a positive contribution to your board and our beautiful city.

Sincerely,

Ida Cody

Attachment: I. Cody Appointment (21-396 : Appointment of Ida Cody to Retirement Board)

IDA MARIA CODY, CPA

idadody@gmail.com

Revere, MA
617-470-0018

<https://www.linkedin.com/in/idadody/>

SUMMARY

Experienced accountant with extensive experience in government finance. Analytical and detail oriented professional with expertise in accounting systems development, fiscal management, investment strategies and financial reporting. Proven ability to develop and integrate processes and procedures that impact efficiency and positively affect productivity. Expertise in assessment of control effectiveness, interpreting financial reports and analyzing process efficiency.

KNOWLEDGE AND SKILLS

- Financial Reporting
- Financial Statement Analysis
- Governmental Accounting
- Account Reconciliation Expert
- GAAP knowledge
- Variance Analysis
- Budgeting and Planning
- Revenue Forecasting
- Accounting/Payroll Systems

PROFESSIONAL EXPERIENCE

Town of Arlington, Arlington, MA

Comptroller

June 2018-Present

- Serve as Ex-Officio Member for the Arlington Retirement System and hold fiduciary responsibility for the \$191M assets in the pension trust which serves 1,837 members
- Supervise all accounting operations for \$200M general fund, \$26M enterprise funds and over \$450M capital projects, special revenue, and trust funds
- Identify capital improvement needs and work with Capital Planning Committee members on developing a solid capital expenditures plan designed to meet the long-term expectations of a wide range of stakeholders – Town officers and management, the Finance Committee, Town Meeting and Arlington residents.
- Oversee the preparation of financial statements, including income statement, balance sheet, schedule of expenditures of federal awards, and other government-mandated reports
- Develop and revamp the accounting system and processes; update the accounting software and implement a cloud base storage to ensure centralization of records
- Work with other members of administration to enhance municipal operations, implement fiscal control over departmental spending and promote fiscal compliance
- Provide financial forecasts by collecting, interpreting, and reporting financial data
- Safeguard the assets by developing, implementing, and enforcing strict internal controls

City of Somerville, Somerville, MA

Deputy City Auditor

January 2016-June 2018

- Managed \$250 Million General /Enterprise budget and over \$300 Million special revenue funds
- Second in command with signing authority, financial decisions, department heads support, while managing a team of 4 accountants and 5 accounts payable clerks
- Improved the fund equity by strictly monitoring the expenses and implementing aggressive policies for revenue collections leading to an increase in fund equity of \$4.5M and \$5.9M in 2016 and 2017 respectively
- Performed in-depth analysis of financial records to assist in making critical capital project decisions

- Developed and submitted to the Mayor the City's annual operating and capital improvement budgets
- Led the payroll conversion from Harpers to Munis and utility billing conversion from Unix to Munis resulting in 30% increase in operations efficiency, 20% cost reduction, improved reporting accuracy and instant transaction posting
- Compiled the financial and statistical information for bond issues; conducted bond rating conferences, project debt service schedules and repayment of debt obligations
- Reviewed and approved monthly A/R reconciliation, quarterly grants reconciliation and closing the fiscal year
- Prepared financial statements and Department of Revenue reporting including free cash and retained earnings certification, tax recapitulation, revenue and expenditure reports

City of Everett, Everett, MA

Assistant Finance Director

July 2012-January 2016

- Managed \$200 Million General/ Enterprise budget and over \$100 Million special revenue funds
- Converted Vadar accounting system to Softright, created the chart of accounts and reconciled the accounts on both ends of the conversion leading to improved financial reporting and automated data processing
- Implemented new grants reconciliation policies which led to elimination of \$150K grants deficit and improved compliance with federal and state regulations
- Performed monthly variance analysis of budget to actual reports and resolved discrepancies
- Provided all financial reports to the independent auditors, resolved management letter comments and achieved successful year-end audits
- Processed all the year-end closing/adjusting journal entries and rolled over the budgets into the new fiscal year
- Prepared all year-end financial reports including CAFR (Comprehensive Annual Financial Report), Statement of Revenues, Expenditures and Changes in Fund Balances, Federal Grants Schedule, Balance Sheet, Cash Reconciliation, Statement of Indebtedness and Schedule A
- Conducted monthly reconciliation, processed journal entries and accounting corrections to ensure general ledger accuracy
- Reported on federal grants as required by Single Audit Report Act of 1996 OMB A-133
- Audited various city departments and implemented adequate internal control procedures

EDUCATION

Master of Science in Accounting, Suffolk University, Boston, MA, December 2015

Master of Management, Cambridge College, Cambridge, MA, March 2008

Bachelor of Science in Economics, George Baritiu University, Brasov, Romania, 2000

PROFESSIONAL DESIGNATIONS

CPA, Certified Public Accountant, Massachusetts Board of Public Accountancy, December 2017

CGA, Certified Governmental Accountant, Massachusetts Municipal Auditors' & Accountants' Association, June 2015

MCPPO, Massachusetts Certified Public Purchasing Officer, March 2016



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

Richard Viscay
Chief Financial Officer/City Auditor

November 10, 2021

Tony Zambuto, Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Municipal Vulnerability Preparedness (MVP) Grant – Gibson Park

Dear Council President Zambuto,

The office of Planning and Community Development was successful in securing a grant for \$161,516 to help address the impacts of climate change and storm surge caused by extreme weather events. This grant will help the city design for coastal restoration and protection measures as well as to help increase the recreational potential of the surface area of Gibson Park.

This grant requires a 25% match from the city, and as you know, we prioritize all funding options whenever we can leverage these dollars with grant awards to maximize our ability to fund projects.

I respectfully ask the council to appropriate matching funds of \$55,000 so that the total scope of work can begin with all funding sources identified, appropriated, and available for use.

I will be in attendance at Monday's meeting to answer any questions.

Very truly yours,


 Richard Viscay
 Chief Financial Officer/City Auditor

Cc: Mayor Brian Arrigo
 Assunta Newton, Assistant Budget Director
 Tech Leng, Chief of Planning and Community Development
 Elle Baker, Open Space and Environmental Planner

Attachment: GibsonPark [Revision 1] (21-397 : Gibson Park)



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Richard Viscay
CFO/City Auditor

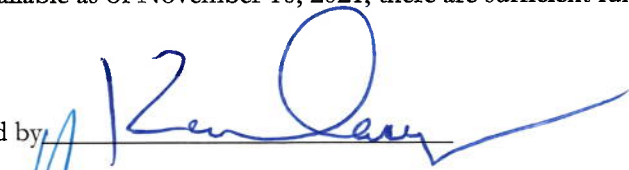
MEMORANDUM


To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: November 10, 2021
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Investment Trust Fund (84051-596000)	\$55,000
	<i>Available Balance:</i>	<i>\$ 436,414</i>
TO:	Gibson Park MVP Match	\$55,000
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of November 10, 2021, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

Attachment: GibsonPark [Revision 1] (21-397 : Gibson Park)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____