



CITY COUNCIL  
Regular Meeting

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City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Calendar

Monday, December 9, 2019, 6:00 PM

**Salute to the Flag**

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of December 2, 2019

**Public Hearings**

3. **19-263** The Revere City Council will conduct a public hearing, contingent on the approval of the petitioner's plan herein referenced by the Revere Planning Board, on a petition of Caddy Farm, LLC, 118 Main Street, Malden, Massachusetts requesting the approval of the City of Revere for the acceptance, laying out, and dedication of Muzzey Street in the City of Revere as shown on the petitioner's plan entitled "Plan of Land in Revere, dated September 30, 2019, prepared by Hayes Engineering, Inc., Civil Engineers & Land Surveyors, 603 Salem Street, Wakefield, MA 01880."

**Communications**

4. **19-281** Communication from the Election Commissioner relative to moving the Ward 4 Precinct 2 polling location from the Central Fire Station to the Immaculate Conception Church.

**Motions**

5. **19-282** Motion presented by Council Vice-President Keefe: That the Mayor request the City Solicitor to draft a zoning ordinance for a moratorium relative to small cell wireless antennas for a 12 month period for the purpose of conducting a review of the current special permit process in place for this use.



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, December 2, 2019

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Arthur F. Guinasso presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Present	
Patrick M. Keefe	Council Vice-President	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Charles J. Patch	Councillor	Present	
John F. Powers	Councillor	Present	
Dan Rizzo	Councillor	Absent	
George J. Rotondo	Councillor	Absent	
Anthony T. Zambuto	Councillor	Present	
Arthur F. Guinasso	Council President	Present	

Council President Guinasso offered a moment of silence for three individuals who were well known and loved in the City of Revere:

Cindy Tatleman - Cindy was the first female Chair of the Commission on Disabilities.  
Carol A. Misiano - Wife of the former Plumbing Inspector, Robert Misiano.  
Theresa Moschella - Wife of Anthony Moschella.

2 Approval of the Journal of the Regular Meeting of November 25, 2019

**RESULT: ACCEPTED**

- 3 19-270 Fire, Comcast, National Grid, RCN, and Verizon will conduct a joint utility company meeting for the purpose of discussing including but not limited to double poles and trench work.

Stan Usovicz of Verizon was the only representative of the utility companies present at this meeting. He indicated that about one fourth of the ball in courts are municipally owned fibers which could belong to the City's IT Department, Police, or School. It is recommended that a

meeting take place in January with the appropriate department heads and utility companies to review ownership of the municipal connections holding up the list.

**RESULT: PLACED ON FILE**

### Public Hearings

- 4      19-255      Hearing called as ordered for the purpose of establishing the Minimum Residential Factor in order to establish the Fiscal Year 2020 tax rate.

#### Proponents

Dana Brangiforte, City Assesor  
Eric Lampedecchio, 43 Tapley Ave., Revere, MA

#### Opponents

none

Several Councillors voiced their concerns over the increase in the tax rate. In response, the City Assessor explained how the tax rate is calculated.

**“SHALL THE CITY COUNCIL ADOPT A MINIMUM RESIDENTIAL FACTOR OF .900673 FOR THE PURPOSE OF ESTABLISHING THE TAX RATE FOR FISCAL YEAR 2020?”**

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

- 5      19-271      Communication from the Board of Assessors requesting that the City Council adopt the Minimum Residential Factor for the purpose of establishing the tax rate for Fiscal Year 2020.

**RESULT: PLACED ON FILE**

### Zoning Sub-Committee Report

The Zoning Sub-Committee met on December 2, 2019 at 5:30PM. Committee members in attendance were Councillors Giannino, Keefe, Novoselsky, Guinasso (ex-officio), and Chairman Zambuto. Councillor Rizzo was absent.

Michael Giamo, Michael Fox, and Michael Campbell each representing the applicant addressed the committee. As requested by the City Council during the public hearing, the representatives provided a list of Massachusetts communities that have small cell wireless antenna installations, information regarding health and safety concerns over radio frequency emissions from 5G, and photos of small cell wireless installations. A full size model of the antenna was also presented to the committee which provided a visual representation of what would be installed. The applicants

do not believe that the argument over the aesthetics of the proposed antennas will hold up in court. The applicant reiterated that the radio frequency standards are set by the federal government.

Councillor Guinasso, in opposition, cited health concerns that have not yet been proven or disproven with regards to 5G radio frequency on behalf of the Revere Fire Department and residents.

Councillor McKenna, in opposition, cited that there is not enough data yet to prove or disprove health concerns relative to 5G radio frequency. In addition, the proposed antenna located at 123 Crystal Avenue is near conservation land and many residents who were in attendance during the committee meeting are not in favor of the proposed location. (add resident names from email)

Councillor Giannino, in opposition, cited that there is not a lot of information on whether 5G is harmful or not. She is also opposed to the small cell wireless applications before the committee as the antennas are not aesthetically conducive to neighborhoods.

Chairman Zambuto would like to continue discussion on the applications at a future meeting as the applicant was unable to get an expert on radio frequency on such short notice. Chairman Zambuto reiterated that small cell antennas are regulated by the FCC and that the proposed antennas are well within the FCC guidelines for radio frequency emissions. He further stated that if the City Council were to deny the applicant's request the City Council would be in violation of federal law and the City will ultimately have to defend its actions in court.

An opponents and resident of Crystal Avenue, Julian He spoke against the applications citing health concerns relative to emissions produced by 5G. Mr. He submitted a research paper to the record relative to human exposure to 5G radio frequency.

Councillor Keefe, in opposition, believes the proposed antennas are unsightly and do not add any aesthetic value to the neighborhoods.

An opponent and resident of Summer Street, David Lachapelle cited aesthetics as a reason for opposition especially being located next to conservation marshland. In addition, he cited health concerns.

Councillor McKenna offered a motion to override Chairman Zambuto on his decision to keep the applications in committee for future discussion and to forward the applications to the full City Council this evening for a vote. Committee members Councillors Giannino, Keefe, Novoselsky, Guinasso voting, "YES". Chairman Zambuto voting, "NO". Councillor Rizzo was absent. Motion to override the decision of the Chair was approved.

- 6        19-264        Cellco Partnership dba Verizon Wireless c/o SAI Communications, LLC as a Licensee of National Grid, 12 Industrial Way, Salem, NH 03079 seeking permission from the Revere City Council to install a small, low-powered wireless antenna and associated equipment on existing utility

pole #619-1 on Kimball Avenue, near 10 Walnut Avenue, Revere, MA 02151.

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE APPLICANT TO INSTALL A SMALL, LOW-POWERED WIRELESS ANTENNA AND ASSOCIATED EQUIPMENT ON EXISTING UTILITY POLE #619-1 ON KIMBALL AVENUE, NEAR 10 WALNUT AVENUE, REVERE, MA 02151?"**

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Reconsideration failed.

<b>RESULT:</b>	<b>DEFEATED - ROLL CALL [1 TO 8]</b>
<b>AYES:</b>	Zambuto
<b>NAYS:</b>	Giannino, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Guinasso
<b>ABSENT:</b>	Rizzo, Rotondo

- 7      19-265      Cellco Partnership dba Verizon Wireless c/o SAI Communications, LLC as a Licensee of National Grid, 12 Industrial Way, Salem, NH 03079 seeking permission from the Revere City Council to install a small, low-powered wireless antenna and associated equipment on existing utility pole #4066 on North Shore Road, near 151 VFW Parkway, Revere, MA 02151.

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE APPLICANT TO INSTALL A SMALL, LOW-POWERED WIRELESS ANTENNA AND ASSOCIATED EQUIPMENT ON EXISTING UTILITY POLE #619-1 ON KIMBALL AVENUE, NEAR 10 WALNUT AVENUE, REVERE, MA 02151?"**

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Reconsideration failed.

<b>RESULT:</b>	<b>DEFEATED - ROLL CALL [1 TO 8]</b>
<b>AYES:</b>	Zambuto
<b>NAYS:</b>	Giannino, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Guinasso
<b>ABSENT:</b>	Rizzo, Rotondo

- 8      19-266      Cellco Partnership dba Verizon Wireless c/o SAI Communications, LLC as a Licensee of National Grid, 12 Industrial Way, Salem, NH 03079 seeking permission from the Revere City Council to install a small, low-powered wireless antenna and associated equipment on existing utility pole #3090 on the public right of way near 123 Crystal Avenue, Revere, MA 02151.

**"SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED BY THE APPLICANT TO INSTALL A SMALL, LOW-POWERED WIRELESS ANTENNA AND ASSOCIATED EQUIPMENT ON EXISTING UTILITY POLE #619-1 ON KIMBALL**

Minutes Acceptance: Minutes of Dec 2, 2019 6:00 PM (Salute to the Flag)

**AVENUE, NEAR 10 WALNUT AVENUE, REVERE, MA 02151?"**

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Reconsideration failed.

<b>RESULT:</b>	<b>DEFEATED - ROLL CALL [1 TO 8]</b>
<b>AYES:</b>	Zambuto
<b>NAYS:</b>	Giannino, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Guinasso
<b>ABSENT:</b>	Rizzo, Rotondo

**Communications**

9        19-272        Communication from the Mayor regarding ETP Funds.

**“SHALL THE CITY COUNCIL APPROVE THE FOLLOWING APPROPRIATIONS FROM THE ETP FUND: 1.) \$8,500, REVERE PUBLIC SCHOOLS, TV SCHOOL CHANNEL AND VIDEO PRODUCTION EQUIPMENT; 2.) \$3,580, REVERE PUBLIC SCHOOLS, IP ENCODING OF VIDEO?”**

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

10        19-273        Communication from the Mayor regarding the "Toys for Tickets" program.

**On the motion offered by Council President Guinasso: UPON PAYMENT OF AN UNPAID PARKING FINE AND THE DONATION OF A NEW, UNUSED TOY OF SIMILAR OR GREATER VALUE FOR DONATION TO A WORTHY CHARITABLE PURPOSE, THE PARKING DIRECTOR, BEGINNING ON DECEMBER 4, 2019 AND ENDING AT THE CLOSE OF BUSINESS ON DECEMBER 19, 2019, SHALL WAIVE UP TO \$30.00 PER TICKET, MAXIMUM FIVE TICKETS, IN UNPAID PARKING FINES, AS PROVIDED IN THE REVERE REVISED ORDINANCES SECTION 10.48.160. NOTWITHSTANDING THE FOREGOING, THE PARKING DIRECTOR SHALL NOT WAIVE ANY SURCHARGE IMPOSED BY THE MASSACHUSETTS REGISTRY OF MOTOR VEHICLES (RMV) IF THE PARKING DIRECTOR HAS NOTIFIED THE RMV OF AN UNPAID FINE AND A NON-RENEWAL OF LICENSE AND/OR REGISTRATION HAS BEEN RECORDED BY THE RMV.”**

Jim Rose, Parking Director, addressed the City Council and stated that the Toys for Tickets program was a huge success last year and hopes for the same results this year.

Minutes Acceptance: Minutes of Dec 2, 2019 6:00 PM (Salute to the Flag)

**RESULT: ORDERED - VOICE VOTE**

- 11      19-274      Communication from the Mayor requesting parking meters to not be enforced on Saturday, 12/7, 12/14, 12/21, to encourage local shopping this holiday season.

This request does not require City Council approval. Ordered received and placed on file.

**RESULT: PLACED ON FILE**

- 12      19-275      Communication from the City Auditor Relative to the Sonny Myer's Park Appropriation.

Richard Viscay, City Auditor addressed the City Council on this matter.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE COMMUNITY INVESTMENT TRUST ACCOUNT TO THE SONNY MYERS PARK ACCOUNT IN THE AMOUNT OF \$129,220?”**

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

- 13      19-276      Communication from the City Auditor relative to the Tree Removal Program.

Richard Viscay, City Auditor addressed the City Council on this matter.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT STABILIZATION FUND TO THE DPW TREE REMOVAL ACCOUNT IN THE AMOUNT OF \$50,000?”**

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

- 14      19-277      Communication from the City Auditor requesting an appropriation to the Building Maintenance and Repair account.

Richard Viscay, City Auditor addressed the City Council on this matter.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM THE CAPITAL PROJECT RESERVE ACCOUNT TO THE DPW BUILDING MAINTENANCE AND REPAIR ACCOUNT IN THE AMOUNT OF \$56,969.47?”**

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

### Motions

- 15      19-278      Motion presented by Councillor McKenna: That the Mayor request the Water Department to set up a connection for the installation of several catch basins on the lower end of Pearl Avenue. Currently, there are no catch basins and flooding occurs during heavy rains, high tides, and storms, inundating houses and the street. Adding catch basins will help residents deal with the ongoing water problems.

The City Engineer's letter to the Council on this matter was received and made part of the record.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### Late Motions

- 16      19-279      Motion presented by Council President Guinasso: That the Mayor request the DPW to appropriate funding and install “Go Slow Dangerous Curve” flashing signage, on Revere Street near the curve at St. Anthony’s Church in the interest of public safety. There have been numerous accidents at this location.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 17      19-280      Motion presented by Councillor Novoselsky: That the Mayor request National Grid to install the brightest LED street lights available on Revere Street from Douglas Street to Stowers Street. This stretch of Revere Street has two dangerous curves and are frequent accident sites.

Councillor Novoselsky offered an oral motion in conjunction with Council President's Guinasso's previous motion regarding flashing signage at this same location due to the high frequency of accidents at this location and in the interest of public safety.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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Ordered adjourned at 7:25 PM.

Attest:



City Clerk

Minutes Acceptance: Minutes of Dec 2, 2019 6:00 PM (Salute to the Flag)

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

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

December 5, 2019

Arthur Guinasso, President  
City of Revere City Council  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

OFFICE CITY CLERK  
REVERE, MASS

2019 DEC -5 PM 3: 04

FILED

**Re: Petition for Approval of Public Street Dedication**

Dear Mr. President:

Please be advised, this office represents Caddy Farm LLC, a Massachusetts limited liability corporation (“Caddy Farm”) with a principle place of business located at 118 Main Street, Malden, Massachusetts.

On November 19, 2019, Caddy Farm requested and the Revere Planning Board granted a continuance of the public hearing scheduled that evening to December 9, 2019 at 4:00 PM. The requested was based upon the fact that certain professionals needed for the presentation before the Revere Planning Board would not be available for the hearing that evening. On November 25, 2019, Caddy Farm request that the scheduled public hearing before the City Council for November 25, 2019 be continued to December 9, 2019 at 6:00 PM.

Since that time, representatives of Caddy Farm, the City of Revere and the Town of Saugus have discussed not only the petition before the City Council filed herein but the potential for an agreement which would include this petition and development of other public ways in order to enhance access to the entire project site which consist of land from both communities. The above representatives have agreed that a period of thirty (30) days would be required to establish such an agreement.

Attachment: MuzzyStreetLettertoCouncil12052019 (19-263 : Muzzey Street Acceptance)

Given the above referenced circumstances, at this time, Caddy Farm requests that the scheduled public hearing before the City Council for December 9, 2019 be continued to the City Council's regular monthly public hearing date in January, 2020.

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

Very truly yours,

  
Lawrence A. Simeone Jr., Esq.

cc: Eugene McKenna, Chairman, Revere Planning Board  
Robert O'Brien, Director OSP/ED  
Ashley Melnik, City Clerk  
Frank Stringi, City Planner

Attachment: MuzzyStreetLettertoCouncil12052019 (19-263 : Muzzey Street Acceptance)

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

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

December 5, 2019

Eugene McKenna, Chairman  
Revere Planning Board  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

**Re: Petition for Approval of Public Street Dedication**

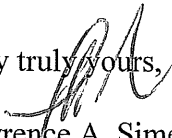
Dear Mr. McKenna:

Please be advised, this office represents Caddy Farm LLC, a Massachusetts limited liability corporation ("Caddy Farm") with a principle place of business located at 118 Main Street, Malden, Massachusetts.

At this time, in light of recent discussions with representatives of the Caddy Farm, the petitioner herein, City of Revere and the Town of Saugus as set forth in the attached letter to Arthur Guinasso, President of the Revere City Council, Caddy Farm requests that the scheduled meeting for December 9, 2019 be continued to the next regular meeting of the Revere Planning Board to be held in January, 2020.

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

Very truly yours,

  
Lawrence A. Simeone Jr., Esq.

cc: Frank Stringi, City Planner  
Robert O'Brien, Director OSP/ED  
Ashley Melnik, City Clerk

Attachment: MuzzyStreetLettertoCouncil12052019 (19-263 : Muzzey Street Acceptance)

**Public Hearing**

Notice is hereby given in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21, and Chapter 41, Section 81I and Title 12, Chapter 12.12, Sections 12.12.010 – 12.12.060 of the Revised Ordinances of the City of Revere that the Revere Planning Board will conduct a public hearing on Tuesday afternoon, November 19, 2019 at 4:30 P.M. in the Office of the Planning Board, City Hall, 3<sup>rd</sup> Floor, 281 Broadway, Revere, Massachusetts 02151 and the Revere City Council will conduct a public hearing, contingent upon the approval of the petitioner’s plan herein referenced by the Revere Planning Board, on Monday evening, November 25, 2019 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 on a petition of Caddy Farm, LLC, 118 Main Street, Malden, Massachusetts requesting the approval of the City of Revere for the acceptance, laying out, and dedication of Muzzey Street in the City of Revere as shown on the petitioner’s plan entitled “Plan of Land in Revere, dated September 30, 2019, prepared by Hayes Engineering, Inc., Civil Engineers & Land Surveyors, 603 Salem Street, Wakefield, MA 01880.”

A copy of the aforementioned petition and plan 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 from 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Eugene McKenna  
Planning Board, Chairman

FILED  
2019 OCT 24 AM 9:57  
OFFICE CITY CLERK  
REVERE MASS

Revere Advocate  
Check Attached #2789  
10/25/2019  
11/01/2019  
11/08/2019

Attachment: MuzzeyStreetPetition11252019 (19-263 : Muzzey Street Acceptance)

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

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

October 23, 2019

Ashley Melnik, City Clerk  
City Clerk's Office  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

Frank Stringi, City Planner  
Department of Planning and Community Development  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

2019 OCT 23 PM 3:21  
OFFICE CITY CLERK  
REVERE, MASS

FILED

**Re: Petition for Approval of Public Street Dedication**

Dear Sir/Madam:

Please be advised, this office represent Caddy Farm LLC, a Massachusetts limited liability corporation ("Caddy Farm") with a principle place of business located at 118 Main Street, Malden, Massachusetts. Caddy Farm is the record owner of certain undeveloped property located in City of Revere, Suffolk County and Town of Saugus, Essex County. Specifically, Caddy Farm is the record owner of approximately twenty-eight and 6/10 acres (28.6) of land in Revere, Massachusetts ("the Revere Property").

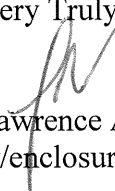
At this time, in accordance with Chapter 12.12 of the Revere Revised Ordinances entitled "Public Street Dedication, Changes and Discontinuance", Caddy Farm submits and files this petition for approval of the acceptance, laying out and dedication of a public way<sup>1</sup> in the City of Revere, as set forth in the ordinance with the Revere Planning Board and the

<sup>1</sup> Caddy Farm specifically seeks approval which includes the acceptance, laying out and dedication of a public way identified on the Plan as "Muzzey Street" located within the Revere Property.

City Council, as shown on the attached plan<sup>2</sup>, entitled “ Plan of Land in Revere, dated September 30, 2019, prepared by Hayes Engineering Inc., Civil Engineers & Land Surveyors, 603 Salem Street, Wakefield, MA 01880” (“Plan”), in concert with the proposed profile, and description of said way.

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

Very Truly Yours,

  
Lawrence A. Simeone Jr., Esq.  
w/enclosures

Attachment: MuzzeyStreetPetition11252019 (19-263 : Muzzey Street Acceptance)

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<sup>2</sup> Caddy Farm is also the record owner of approximately four (4.0) acres of undeveloped land in Saugus. The remaining land in Saugus, as shown on the plan, is held by the owner of record 20 Bennett LLC a Massachusetts limited liability corporation (“Caddy Farm”) with a principle place of business located at 118 Main Street, Malden, Massachusetts.

~ Public Hearing ~

Notice is hereby given in accordance with the provisions of Massachusetts General Laws Chapter 82, Section 21, and Chapter 41, Section 811 and Title 12, Chapter 12.12, Sections 12.12.010 – 12.12.060 of the Revised Ordinances of the City of Revere that the Revere Planning Board will conduct a public hearing on Tuesday afternoon, November 19, 2019 at 4:30 P.M. in the Office of the Planning Board, City Hall, 3rd Floor, 281 Broadway, Revere, Massachusetts 02151 and the Revere City Council will conduct a public hearing, contingent upon the approval of the petitioner's plan herein referenced by the Revere Planning Board, on Monday evening, November 25, 2019 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 on a petition of Caddy Farm, LLC, 118 Main Street, Malden, Massachusetts requesting the approval of the City of Revere for the acceptance, laying out, and dedication of Muzzey Street in the City of Revere as shown on the petitioner's plan entitled "Plan of Land in Revere, dated September 30, 2019, prepared by Hayes Engineering, Inc., Civil Engineers & Land Surveyors, 603 Salem Street, Wakefield, MA 01880."

A copy of the aforementioned petition and plan 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 from 8:15 A.M. to 12:15 P.M.

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Eugene McKenna  
Planning Board, Chairman

Revere Advocate  
10/25, 11/01, 11/08/2019



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

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

November 19, 2019

Frank Stringi, City Planner  
Department of Planning and Community Development  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

2019 NOV 19 PM 1:34  
OFFICE CITY CLERK  
REVERE, MASS

FILED

Re: Petition for Approval of Public Street Dedication

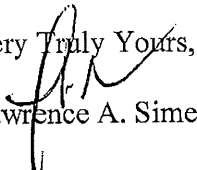
Dear Mr. Stringi:

Please be advised, this office represents Caddy Farm LLC, a Massachusetts limited liability corporation ("Caddy Farm") with a principle place of business located at 118 Main Street, Malden, Massachusetts.

At this time, Caddy Farm request that the scheduled meeting for November 19, 2019 be continued to December 9, 2019 at 4:30 PM. The requested is based upon the fact that certain professionals needed for the presentation before the Revere Planning Board will not be available this evening.

I am extremely sorry for this unforeseen delay; and look forward to working with at the next public hearing. Should there be a need for further information please feel free to contact this office.

Very Truly Yours,

  
Lawrence A. Simeone Jr., Esq.

cc: Eugene McKenna, Chairman  
Robert O'Brien, Director OSP/ED  
Ashley Melnik, City Clerk

Attachment: MuzzeyStreetPetition11252019 (19-263 : Muzzey Street Acceptance)

Legal Description – Muzzey Street, Revere, MA

A certain roadway layout situated in the City of Revere, County of Suffolk, Commonwealth of Massachusetts, shown as Muzzey Street on a Plan of Land by Hayes Engineering, Inc. dated September 30, 2019, revised on October 24, 2019, described as follows.

Beginning at the intersection of the southerly sideline of Eustis Street, Saugus, MA with the Town / City line between the Town of Saugus and the City of Revere; thence running

S68°39'31"W a distance of 37.75 feet; thence running

Southwesterly along a curve turning to the left with an arc length of 47.10 feet, with a radius of 30.00 feet; thence running

S21°18'00"E a distance of 62.22 feet; thence running

Southeasterly along a curve turning to the left with an arc length of 15.05 feet, with a radius of 75.00 feet; thence running

S32°47'59"E a distance of 301.27 feet; thence running

Southeasterly along a curve turning to the left with an arc length of 100.86 feet, with a radius of 350.00 feet; thence running

S49°18'40"E a distance of 199.28 feet; thence running

Southeasterly along a curve turning to the right with an arc length of 103.31 feet, with a radius of 150.00 feet; thence running

S09°51'03"E a distance of 43.43 feet; thence running

Southeasterly along a curve turning to the left with an arc length of 32.23 feet, with a radius of 30.00 feet; thence running

Southeasterly along a reverse curve turning to the right with an arc length of 32.62 feet, with a radius of 75.00 feet; thence running

Easterly along a reverse curve turning to the left with an arc length of 26.09 feet, with a radius of 30.00 feet; thence running

Easterly along a reverse curve turning to the right with an arc length of 4.01 feet, with a radius of 150.00 feet to a point on the Town / City line between the Town of Saugus and the City of Revere; thence turning and running

S32°47'52"E along the Town / City line between the Town of Saugus and the City of Revere a distance of 54.10 feet; thence turning and running

Westerly along a curve turning to the left with an arc length of 9.88 feet, with a radius of 100.00 feet; thence running

Southwesterly along a compound curve turning to the left with an arc length of 36.83 feet, with a radius of 30.00 feet; thence running

Southwesterly, Northerly and Northeasterly along a reverse curve turning to the right with an arc length of 274.05 feet, with a radius of 75.00 feet; thence running

Northeasterly along a reverse curve turning to the left with an arc length of 28.88 feet, with a radius of 30.00 feet; thence running

N09°51'03"W a distance of 49.59 feet; thence running

Northwesterly along a curve turning to the left with an arc length of 68.87 feet, with a radius of 100.00 feet; thence running

N49°18'40"W a distance of 199.28 feet; thence running

Northwesterly along a curve turning to the right with an arc length of 115.27 feet, with a radius of 400.00 feet; thence running

N32°47'59"W a distance of 313.86 feet; thence turning and running

N21°18'00"W a distance of 101.75 feet; thence running

Northwesterly along a curve turning to the left with an arc length of 106.46 feet, with a radius of 84.20 feet; thence running

S86°15'25"W a distance of 430.65 feet; thence running

Northwesterly along a curve turning to the right with an arc length of 197.39 feet, with a radius of 350.00 feet; thence running

Northwesterly along a reverse curve turning to the left with an arc length of 27.02 feet, with a radius of 30.00 feet; thence running

Northwesterly and northerly along a reverse curve turning to the right with an arc length of 159.58 feet, with a radius of 75.00 feet; thence running

Northeasterly along a compound curve turning to the right with an arc length of 82.70 feet, with a radius of 75.00 feet; thence running

Southeasterly along a compound curve turning to the right with an arc length of 48.20 feet, with a radius of 75.00 feet; thence running

Southeasterly along a compound curve turning to the right with an arc length of 82.70 feet, with a radius of 75.00 feet; thence running

Southerly along a compound curve turning to the right with an arc length of 14.53 feet, with a radius of 75.00 feet; thence running

Southerly along a reverse curve turning to the left with an arc length of 35.20 feet, with a radius of 30.00 feet; thence running

Southeasterly along a compound curve turning to the left with an arc length of 155.27 feet, with a radius of 300.00 feet; thence running

N86°15'25"E a distance of 430.65 feet; thence running

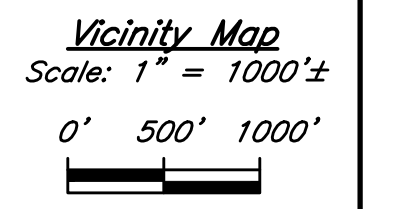
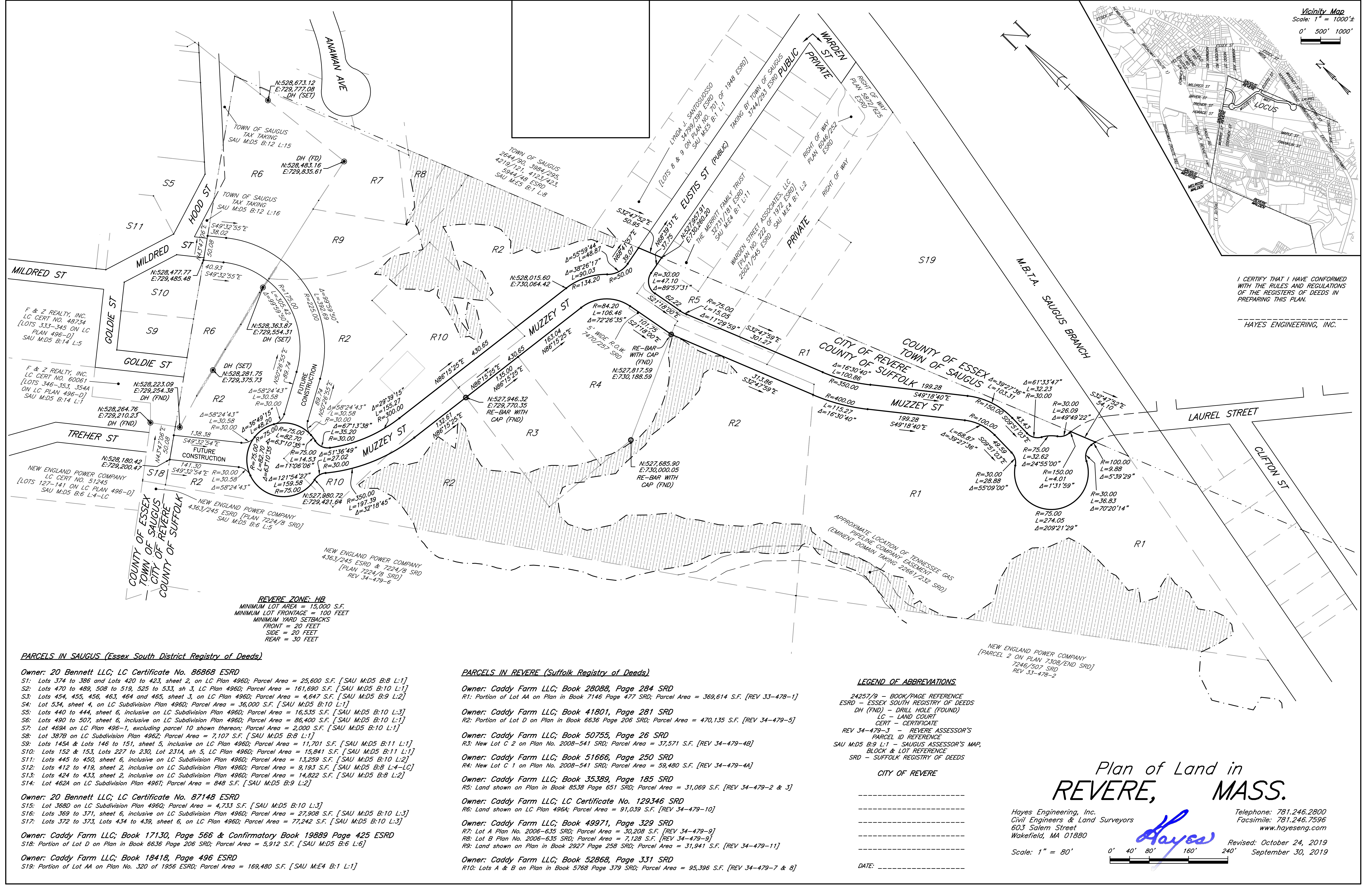
Southeasterly along a curve turning to the right with an arc length of 90.03 feet, with a radius of 134.20 feet; thence running

Southeasterly along a reverse curve turning to the left with an arc length of 48.87 feet, with a radius of 50.00 feet; thence running

N68°41'57"E a distance of 39.07 feet to a point on the Town / City line between the Town of Saugus and the City of Revere; thence turning and running

S32°47'52"E along the Town / City line between the Town of Saugus and the City of Revere a distance of 50.95 feet to the point of beginning.

Containing an area of 121,854 Square Feet, or 2.7974 Acres.



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

**PARCELS IN SAUGUS (Essex South District Registry of Deeds)**

- Owner: 20 Bennett LLC; LC Certificate No. 86868 ESRD**  
 S1: Lots 374 to 386 and Lots 420 to 423, sheet 2, on LC Plan 496D; Parcel Area = 25,600 S.F. [SAU M:D5 B:8 L:1]  
 S2: Lots 470 to 489, 508 to 519, 525 to 533, sh 3, LC Plan 496D; Parcel Area = 161,690 S.F. [SAU M:D5 B:10 L:1]  
 S3: Lots 454, 455, 456, 463, 464 and 465, sheet 3, on LC Plan 496D; Parcel Area = 4,647 S.F. [SAU M:D5 B:9 L:2]  
 S4: Lot 534, sheet 4, on LC Subdivision Plan 496D; Parcel Area = 36,000 S.F. [SAU M:D5 B:10 L:1]  
 S5: Lots 440 to 444, sheet 6, inclusive on LC Subdivision Plan 496D; Parcel Area = 16,335 S.F. [SAU M:D5 B:10 L:3]  
 S6: Lots 490 to 507, sheet 6, inclusive on LC Subdivision Plan 496D; Parcel Area = 86,400 S.F. [SAU M:D5 B:10 L:2]  
 S7: Lot 469A on LC Plan 496-1, excluding parcel 10 shown thereon; Parcel Area = 2,000 S.F. [SAU M:D5 B:10 L:1]  
 S8: Lot 387B on LC Subdivision Plan 496D; Parcel Area = 7,107 S.F. [SAU M:D5 B:8 L:1]  
 S9: Lots 1454 & Lots 146 to 151, sheet 5, inclusive on LC Plan 496D; Parcel Area = 11,701 S.F. [SAU M:D5 B:11 L:1]  
 S10: Lots 152 & 153, Lots 227 to 230, Lot 231A, sh 5, LC Plan 496D; Parcel Area = 15,841 S.F. [SAU M:D5 B:11 L:1]  
 S11: Lots 445 to 450, sheet 6, inclusive on LC Subdivision Plan 496D; Parcel Area = 13,259 S.F. [SAU M:D5 B:10 L:2]  
 S12: Lots 412 to 419, sheet 2, inclusive on LC Subdivision Plan 496D; Parcel Area = 9,193 S.F. [SAU M:D5 B:8 L:4-LC]  
 S13: Lots 424 to 433, sheet 2, inclusive on LC Subdivision Plan 496D; Parcel Area = 14,822 S.F. [SAU M:D5 B:8 L:2]  
 S14: Lot 462A on LC Subdivision Plan 496D; Parcel Area = 848 S.F. [SAU M:D5 B:9 L:2]
- Owner: 20 Bennett LLC; LC Certificate No. 87148 ESRD**  
 S15: Lot 368D on LC Subdivision Plan 496D; Parcel Area = 4,733 S.F. [SAU M:D5 B:10 L:3]  
 S16: Lots 369 to 371, sheet 6, inclusive on LC Subdivision Plan 496D; Parcel Area = 27,908 S.F. [SAU M:D5 B:10 L:3]  
 S17: Lots 372 to 373, Lots 434 to 439, sheet 6, on LC Plan 496D; Parcel Area = 77,242 S.F. [SAU M:D5 B:10 L:3]
- Owner: Caddy Farm LLC; Book 17130, Page 566 & Confirmatory Book 19889 Page 425 ESRD**  
 S18: Portion of Lot D on Plan in Book 6636 Page 206 SRD; Parcel Area = 5,912 S.F. [SAU M:D5 B:6 L:6]
- Owner: Caddy Farm LLC; Book 18418, Page 496 ESRD**  
 S19: Portion of Lot AA on Plan No. 320 of 1956 ESRD; Parcel Area = 169,480 S.F. [SAU M:E4 B:1 L:1]

**PARCELS IN REVERE (Suffolk Registry of Deeds)**

- Owner: Caddy Farm LLC; Book 28088, Page 284 SRD**  
 R1: Portion of Lot AA on Plan in Book 7146 Page 477 SRD; Parcel Area = 369,614 S.F. [REV 33-478-1]
- Owner: Caddy Farm LLC; Book 41801, Page 281 SRD**  
 R2: Portion of Lot D on Plan in Book 6636 Page 206 SRD; Parcel Area = 470,135 S.F. [REV 34-479-5]
- Owner: Caddy Farm LLC; Book 50755, Page 26 SRD**  
 R3: New Lot C 2 on Plan No. 2008-541 SRD; Parcel Area = 37,571 S.F. [REV 34-479-4B]
- Owner: Caddy Farm LLC; Book 51666, Page 250 SRD**  
 R4: New Lot C 1 on Plan No. 2008-541 SRD; Parcel Area = 59,480 S.F. [REV 34-479-4A]
- Owner: Caddy Farm LLC; Book 35389, Page 185 SRD**  
 R5: Land shown on Plan in Book 8538 Page 651 SRD; Parcel Area = 31,069 S.F. [REV 34-479-2 & 3]
- Owner: Caddy Farm LLC; LC Certificate No. 129346 SRD**  
 R6: Land shown on LC Plan 496A; Parcel Area = 91,039 S.F. [REV 34-479-10]
- Owner: Caddy Farm LLC; Book 49971, Page 329 SRD**  
 R7: Lot A Plan No. 2006-635 SRD; Parcel Area = 30,208 S.F. [REV 34-479-9]  
 R8: Lot B Plan No. 2006-635 SRD; Parcel Area = 7,128 S.F. [REV 34-479-9]  
 R9: Land shown on Plan in Book 2927 Page 258 SRD; Parcel Area = 31,941 S.F. [REV 34-479-11]
- Owner: Caddy Farm LLC; Book 52868, Page 331 SRD**  
 R10: Lots A & B on Plan in Book 5768 Page 379 SRD; Parcel Area = 95,396 S.F. [REV 34-479-7 & 8]

**LEGEND OF ABBREVIATIONS**

- 24257/9 - BOOK/PAGE REFERENCE
- ESRD - ESSEX SOUTH REGISTRY OF DEEDS
- DH (FND) - DRILL HOLE (FOUND)
- LC - LAND COURT
- CERT - CERTIFICATE
- REV 34-479-3 - REVERE ASSESSOR'S PARCEL ID REFERENCE
- SAU M:D5 B:9 L:1 - SAUGUS ASSESSOR'S MAP, BLOCK & LOT REFERENCE
- SRD - SUFFOLK REGISTRY OF DEEDS

**CITY OF REVERE**

DATE: \_\_\_\_\_

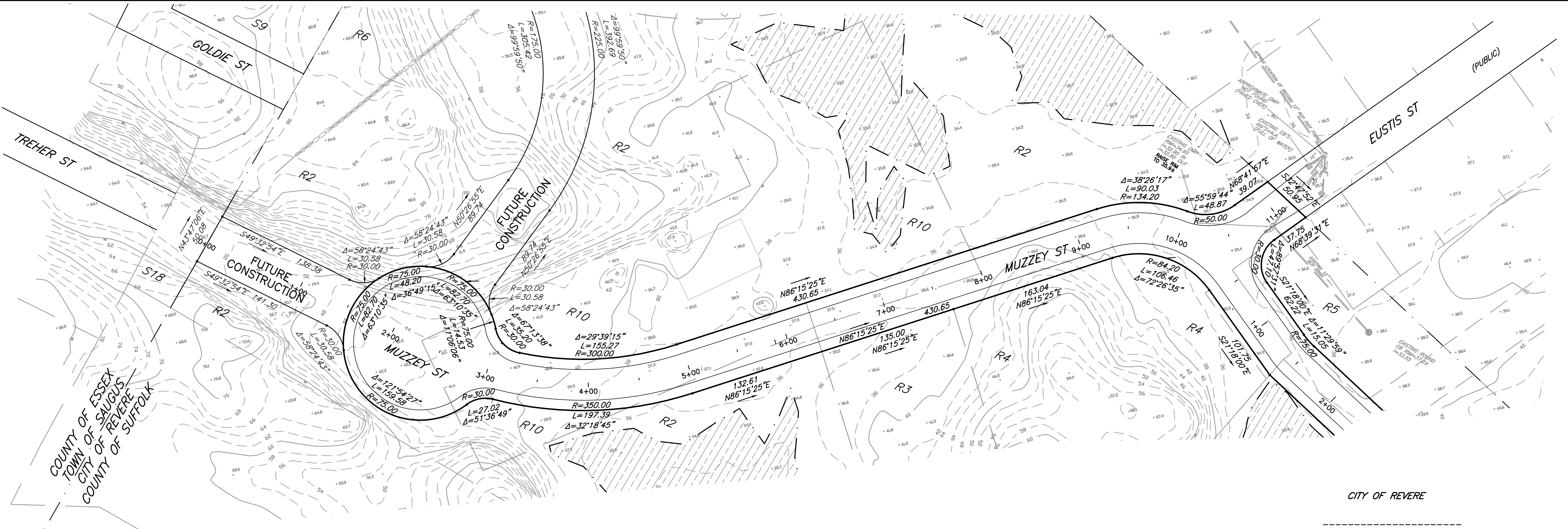
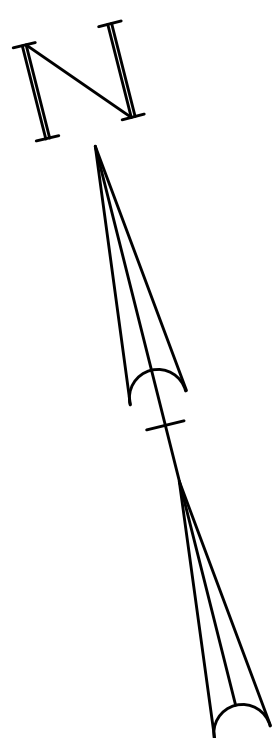
**Plan of Land in REVERE, MASS.**

Hayes Engineering, Inc.  
 Civil Engineers & Land Surveyors  
 603 Salem Street  
 Wakefield, MA 01880  
 Telephone: 781.246.2800  
 Facsimile: 781.246.7596  
 www.hayeseng.com  
 Revised: October 24, 2019  
 September 30, 2019

Scale: 1" = 80'

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

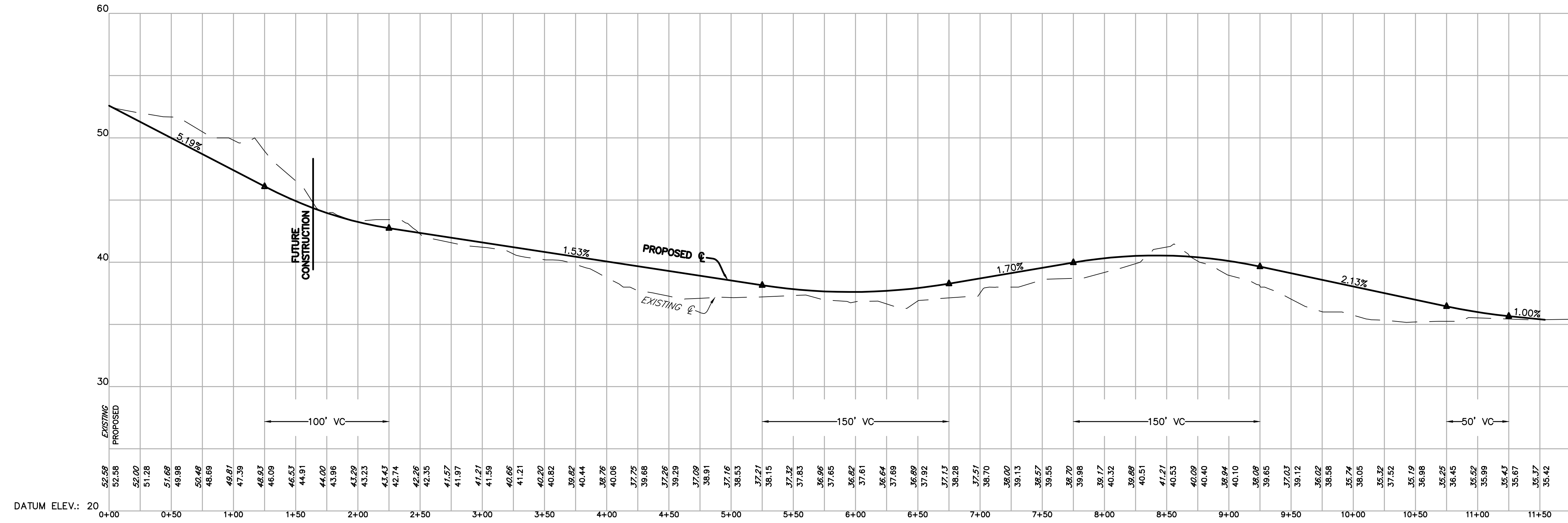
HAYES ENGINEERING, INC.



COUNTY OF ESSEX  
TOWN OF SAUGUS  
CITY OF REVERE  
COUNTY OF SUFFOLK

CITY OF REVERE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_



DATUM ELEV.: 20

MUZZEY STREET (West)

# Proposed Profile in REVERE, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880



Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

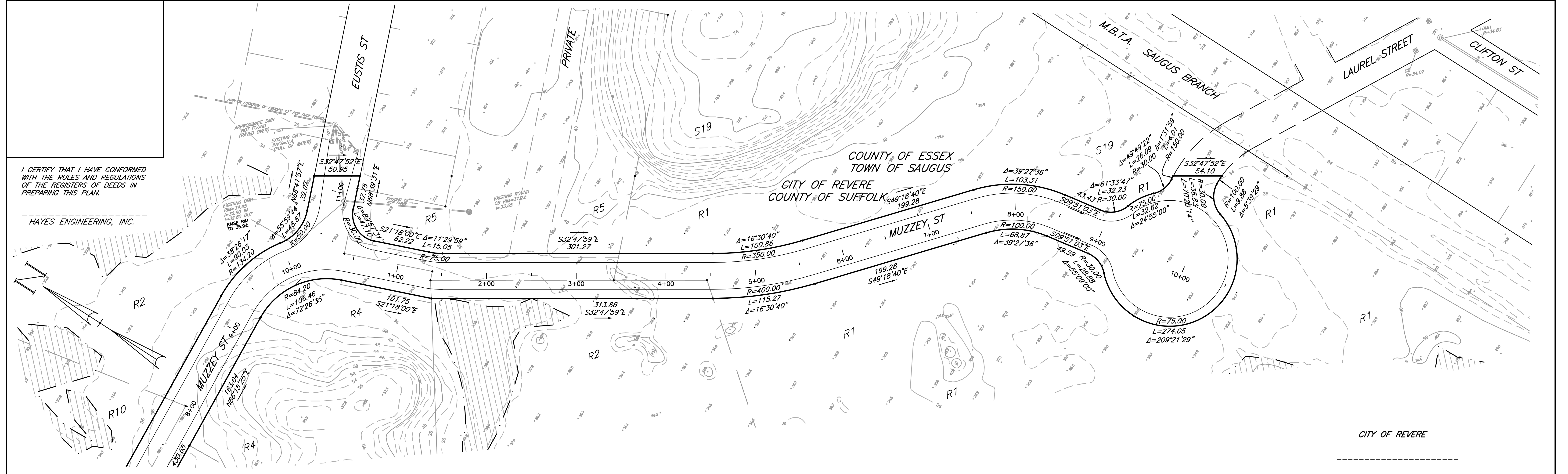
Revised: October 24, 2019  
September 30, 2019

Scale: 1" = 50'



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



CITY OF REVERE

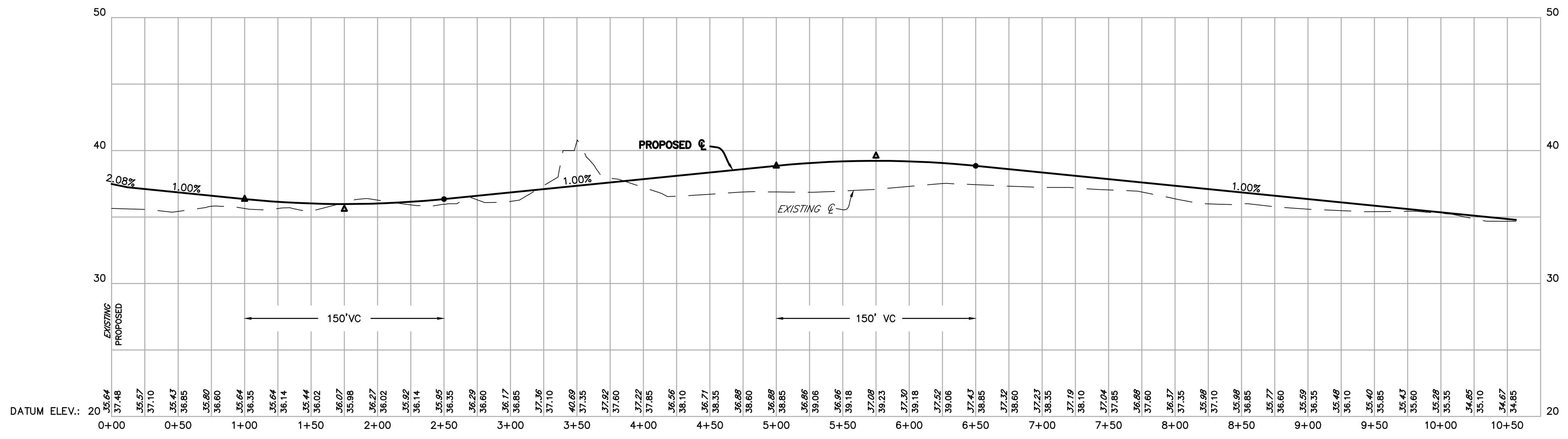
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DATE: -----



MUZZEY STREET (East)

# Proposed Profile in REVERE, MASS.

Hayes Engineering, Inc.  
 Civil Engineers & Land Surveyors  
 603 Salem Street  
 Wakefield, MA 01880



Telephone: 781.246.2800  
 Facsimile: 781.246.7596  
 www.hayeseng.com

Scale: 1" = 50'

September 30, 2019

# The City of Revere Massachusetts



## City Hall

281 BROADWAY  
REVERE, MA 02151  
781-286-8200  
Fax 781-286-8206

Diane R. Colella  
**Election Commissioner**  
Email: dcolella@revere.org

November 20, 2019

Honorable Revere City Councilors  
C/o Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Honorable City Councillors,

In accordance with M.G.L. Chapter 54, §24, Designation of Polling Places, The Board of Election Commissioners is requesting your approval to move the Ward 4 Precinct 2 Polling Location from the Central Fire Station, 400 Broadway, to the Immaculate Conception Church, 133 Beach Street, Rear Entrance. Once approved, a notice is sent to every voter effected by the change. For the 2020 and the 2021 Election seasons notices will be posted on the doors of the Central Fire Station reminding voters of the change.

Due to the conditions of the existing facility it would be in the Public's best interest to move to the Immaculate Conception Church. The Church offers plenty of parking with less congestion during peak voting hours. It is safer for voters to enter and exit the building away from rush hour traffic. It offers a warm, spacious and comfortable room to hold the Elections and in general is a more suitable location for voters, candidates and poll workers.

A site visit was conducted on Tuesday, June 11, 2019 with Father Daniel. At the Church Father Daniel provided a tour of the facility and discussed at length how best to handle Election Day activities. The room is spacious, warm and very quiet.

The Immaculate Conception Church has a handicap entrance that allows voters to enter safely from the rear entrance of the Church.

If approved the change would be effective for the Presidential Primary on Tuesday, March 3, 2020.

The Board of Election Commissioners looks forward to a favorable reply.

Respectfully submitted,

Diane R. Colella  
Election Commissioner  
City of Revere

Attachment: Move from Central Fire Station (19-281 : Move from the Central Fire Station to Immaculate Conception Church)