



CITY COUNCIL  
Regular Meeting

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City Councillor Joseph A. DelGrosso  
City Council Chamber – 2<sup>nd</sup> Floor  
Revere City Hall  
Revere, MA 02151  
Calendar  
Monday, March 11, 2024, 6:00 PM

**5:00PM Legislative Affairs Sub-Committee Meeting**

**Salute to the Flag**

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of February 26, 2024
3. **24-090** Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Officer Peachey Chhom and Officer Kenan Resic in recognition of their quick thinking actions to track down an individual involved in a financial scam aimed at senior citizens and return thousands of dollars in stolen money to a local couple.
4. **24-097** Motion presented by Council President Cogliandro: That the City Council award Certificates of Commendation to the Middle School Girls' Basketball team and their coach for winning this year's GBL Championship with an undefeated record of 12-0.

**Zoning Sub-Committee Report**

5. **24-082** Jewel Saeed, 55 Berkshire Street, Swampscott, MA 01907, requesting a special permit from the Revere City Council to reconstruct and expand an existing non-conforming structure, by razing the existing structure and constructing a 5-story boutique hotel containing approximately 104 rooms and 32 parking spaces at 185 Squire Road, Revere, MA 02151.

**Legislative Affairs Sub-Committee Report**

6. **24-017** An Ordinance Establishing a Stabilization Fund for Drainage, Stormwater, and Culvert Projects. (language attached)
7. **24-057** Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to City Employment and Candidacy in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee of the City of Revere. (attached)
8. **24-058** Motion presented by Councillor Zambuto: That the City Council approve the following special legislation: An Act Relative to the Filling of Vacancies in the Office of Mayor of the City of Revere. (attached)

9. **24-093** Motion presented by Councillor Zambuto: That the City Council President be requested to direct all sub-committee chairs to limit deliberations at their sub-committee meetings to only members of the sub-committee and the participating public so as not to violate the Open Meeting Law. When Councillors, who are not members of a sub-committee, are allowed by a sub-committee chair to deliberate at sub-committee meetings they are effectively creating a quorum of the City Council as opposed to a quorum of the sub-committee. The appropriate time for a Councillor to deliberate on a matter not within their sub-committee's jurisdiction is when a sub-committee report is given by a chair during a regular City Council meeting.

### **Communications**

10. **24-101** Communication from the Mayor relative to the appointment of Viviana Catano to the Board of Health.
11. **24-102** Communication from the Mayor relative to the appointment of Bernardo Sepulveda to the Conservation Commission.
12. **24-103** Communication from the Mayor relative to the appointment of Dr. Craig Castanza to the Planning Board.
13. **24-104** Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserve Fund for the purpose of paying RevereTV's quarterly invoice.
14. **24-105** Communication from the City Audit requesting an appropriation in the amount necessary to fund the Unit A and Unit B Memorandum of Agreements covering the period of July 1, 2024 through June 30, 2025.

### **Motions**

15. **24-106** Motion presented by Councillor Novoselsky: That the Mayor request National Grid to increase the wattage from 25 LED to 48 LED on Pole 2858 at 1 Orr Square in the interest of public safety.
16. **24-107** Motion presented by Councillor McKenna, Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to install traffic calming measures on Winthrop Avenue at the Senior Center to include a speed hump and flashing speed sign near the crosswalk. The existing crosswalk and small sign is not enough to deter speeding motorists. This is a matter of public safety for the seniors utilizing the Senior Center.
17. **24-108** Motion presented by Council President Cogliandro: That the City Council hold a meeting in Executive Session with the Mayor and City Solicitor pursuant to Mass. Gen. Laws Chapter 30A, Section 21(a)(3) for the purpose of discussing the ongoing eminent domain litigation relative to the Wonderland site.
18. **24-109** Motion presented by Council President Cogliandro: That the Mayor request IT and Human Resources to repair or purchase a new employee ID badge printer. It is imperative that certain employees, elected officials, and board/commissions have a valid employee ID badge for proper identification at site visits.

19. **24-110** Motion presented by Councillor McKenna: That the City Council submit a letter of opposition to MassDOT relative to the Bennington Street bike lane reconfiguration project. The Bennington Street project will eliminate one-lane of traffic in each direction negatively impacting the residents of Beachmont by narrowing the emergency evacuation route out of the neighborhood and nearby Winthrop, MA.
20. **24-111** Motion presented by Council President Cogliandro: That the Mayor request the Chief of Police to direct officers to issue parking violations on days in which the Parking Department does to have any Parking Control Officers on duty.
21. **24-112** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to approve the installation of a flashing crosswalk sign at 308 Revere Street in the interest of public safety.



**CITY COUNCIL**  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, February 26, 2024

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

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

Council President Cogliandro offered a moment of silence for Bob O'Brien, former Director of Planning and Community Development of the City of Revere who passed away on February 19, 2024 surrounded by his loving family - his wife Annette and his daughters.

2 Approval of the Journal of the Regular Meeting of February 12, 2024

<b>RESULT:</b>	<b>ACCEPTED</b>
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- 3 24-056 The Revere Police Traffic Division will appear before the City Council to discuss the regulations concerning small motorized bikes and scooters. The vehicles have become a serious safety hazard to drivers and pedestrians.

Police Chief Callahan and Sgt. Rose addressed the City Council on this matter. Most individuals operating dangerously are teens or young adults. The operators are not required to carry any insurance, are not required to register these vehicles, do not obey officers' request for compliance. The State Legislature would need to develop meaningful and enforceable regulations to be enforceable state-wide. In the meantime, school resource officers could engage and educate students on safe operation of motorized bikes and scooters.

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

**RESULT: PLACED ON FILE**

**Public Hearings**

- 4      24-081      Hearing called as ordered on the application of Arfaat S. Ali, 35 Francis Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to modify an existing non-conforming 4-family structure by increasing the number of bedrooms in each unit at 35 Francis Street, Revere, MA 02151.

**Proponents**

Marcos Devers, Architect  
16 Woodland St., Lawrence, MA

**Opponents**

Lorenzo Grasso  
38 Francis St., Revere, MA

The City Council indicated that the plans provided were not clear and expressed concern with the potential for a large number of vehicles being registered out of the units. The applicant was not able to answer whether the units would be used to house extended family members.

Mr. Grasso, a direct abutter, expressed concerns related to the potential for increased parking and traffic generated from the increase in the number of bedrooms.

Special permit was referred to the Zoning Sub-Committee on March 4, 2024 at 5:00PM.

**RESULT: REFERRED TO ZONING**

- 5      24-082      Hearing called as ordered on the application of Jewel Saeed, 55 Berkshire Street, Swampscott, MA 01907, requesting a special permit from the Revere City Council to reconstruct and expand an existing non-conforming structure, by razing the existing structure and constructing a 5-story boutique hotel containing approximately 104 rooms and 32 parking spaces at 185 Squire Road, Revere, MA 02151.

**Proponents**

Lou Markakis, Applicant's representative  
152 Lynnway, Suite 3A  
Lynn, MA 01902

**Opponents**

none

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**RESULT: REFERRED TO ZONING**

6      24-061      Hearing called as ordered on An Ordinance Providing for Interpretation Services for Public Meetings and Public Documents. (language attached)

**Proponents**

none

**Opponents**

Claire Inzerillo  
City's Policy Writer & Analyst

Ms. Inzerillo indicated that the ordinance should align with the City's internal efforts to finalize a Language Access Plan in accordance with HUD requirements.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

7      24-083      Hearing called as ordered on the application Kevin Roseberg, Expose Signs & Graphics, 3 Landing Lane, Hopedale, MA 01747 requesting permission to install awning at 250 Broadway, Revere, MA 02151.

**Proponents**

Andrew Clark, Expose Signs

**Opponents**

none

**“SHALL THE CITY COUNCIL APPROVE THE INSTALLATION OF AN AWNING AT 250 BROADWAY?”**

**RESULT: ORDERED - VOICE VOTE**

8      24-064      Hearing called as ordered on an emergency loan order in the amount of \$3,000,000 for the Oak Island / MBTA Railroad Crossing Project CWSRF No. 18903

Rich Viscay, Director of Finance, addressed the City Council on the proposed loan order.

**“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$3,000,00 FOR THE OAK ISLAND MBTA RAILROAD CROSSING PROJECT CWSRF NO. 18903?”**

**Approved Loan Order  
Oak Island / MBTA Railroad Crossing  
Construction Project - CW 18903**

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

ORDERED: That \$3,000,000 is appropriated to pay costs of the Oak Island / MBTA Railroad Crossing Construction Project (CW 18903), including the removal and replacement of the existing water main and sewer line located directly below this MBTA crossing, including the payment of all costs incidental and related thereto and any other related costs or expenses thereof as defined in G.L. c.29C, Section 1; that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to G.L. c.44, Section 7(1) or Section 8(14) and/or G.L. c.29C, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the Trust") established under G.L. c. 29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection ("DEP" ) with respect to such loan and for any federal or state aid that may be available for the project or for the financing thereof; and that the Mayor is authorized to enter into any agreements with the DEP, to expend all funds available for the project, and to take any other actions necessary to carry out the project.

ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under G.L. c. 44A of 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.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

24-064 Hearing called as ordered on an emergency loan order in the amount of \$3,000,000 for the Oak Island / MBTA Railroad Crossing Project CWSRF No. 18903

**“SHALL THE CITY COUNCIL APPROVE A RESOLUTION RELATIVE TO CWSRF PROJECT NO. 18903?”**

**AUTHORITY TO FILE**

Whereas, the City of Revere, Massachusetts (the "Applicant"), after thorough investigation, has determined that the work activity consisting of: construction of Oak Island / MBTA Railroad Crossing water and sewer replacement (Project No. CWSRF 18903) is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Department of Environmental Protection (the "MassDEP") and the Massachusetts Clean Water Trust (the "Trust") of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding

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planning and construction activities relative to Water Pollution Abatement Projects and/or drinking water project; and

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

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

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

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

9        24-084        Hearing called as ordered on petition submitted by National Grid and Verizon to install a jointly owned pole on Washburn Avenue in accordance with Plan #29154577.

**Proponents**

Daniel Combs, National Grid

**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT RELIEF REQUESTED BY NATIONAL GRID AND VERIZON?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

10        24-085        Hearing called as ordered on a petition submitted by National Grid to install three poles on Washburn Avenue for future MBTA station supply primary risers in accordance with Plan #29154577.

**Proponents**

Daniel Combs, National Grid

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**Opponents**

none

**“SHALL THE CITY COUNCIL GRANT RELIEF REQUESTED BY NATIONAL GRID?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

**Late Communications**

Council President Cogliandro requested suspension of the City Council Rules of Order for the purpose of taking up the late communications. Suspension of Rules approved.

- 11      24-099      Late Communication from Brian Dakin, Senior Project Manager, LeftField providing an update on the Revere High School project schedule summary.

Brian Dakin, Project Manager, LeftField provided the City Council with an update on the schedule and timeline for the high school project.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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- 12      24-100      Motion presented by City Councillor Kelley: That the Mayor request the Director of Finance to appear before the City Council to provide updates on funding for the high school building project.

In conjunction with Brian Dakin's presentation, Councillor Kelley offered a verbal motion on the floor to request that the City Council also be provided with updates on the funding of the high school building project.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
<b>ABSENT:</b>	Jaramillo

- 13      24-098      Late Communication from Julie DeMauro requesting a letter from the City Council in support of the City of Revere's application to the American Infrastructure With Sustainability and Equity Grant Program.

Julie DeMauro addressed the City Council on the request and explained the grant would allow for the studying of Route 60 and Route 1A particularly from Brown Circle to Bell Circle.

**"SHALL THE CITY COUNCIL SIGN ON TO THE LETTER OF SUPPORT FOR THE GRANT?"**

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**RESULT: ORDERED - VOICE VOTE**

### **Zoning Sub-Committee Report**

The Zoning Sub-Committee met on Monday evening, February 26, 2024 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, Cogliandro (ex-officio), and Chairman Zambuto.

The following matters were pending before the committee:

**24-028** Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.

Attorney Nancy O'Neil addressed the committee on behalf of the applicant.

The project is located in Councillor Novoselsky's ward and indicated that there was a neighborhood meeting and the few people that did attend the meeting were in favor of the project and were in favor of the applicant's previous projects in the neighborhood. Councillor Silvestri agreed with Councillor Novoselsky and is in favor of the project. Councillor Kelley is concerned with the size of the project compared to the size of the lot the FAR relief. Additionally, Councillor Kelley questioned the proposal relative to the prohibition of owning vehicles through the lease agreement and how that provision would be enforced. The applicant, Jamie Russo, addressed the committee to respond to Councillor Kelley and indicated that though he cannot prevent anyone from purchasing a vehicle, the tenants would not be eligible to participate in the City's on-street resident parking program and would receive parking violations daily if that were the case. Councillor Kelley finally noted that the property is located within the Smart Growth Overlay District which allows for denser development, but with the guarantee of affordable units. The units in this project are not deed restricted affordable housing, but affordable because the units are smaller. Councillor Guarino-Sawaya indicated that she is in favor of the project and looks forward to the continued revitalization of this neighborhood.

City Planner Frank Stringi submitted several conditions for the special permit:

1. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan and erosion control plan.
2. The plans must be reviewed and approved by the Fire Dept.
3. Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
4. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 8 additional bedrooms, the sewer mitigation fee shall be \$11,440. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
5. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property and two street trees (minimum caliper of 2 1/2") shall be planted along the North Shore Road frontage.
6. All existing drains, water lines and sewer lines within the site shall be abandoned and shall be capped at the main and removed.

7. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee.
8. All rooftop mechanical units shall be set back from building's perimeter in a manner that limits visibility from the street level and include acoustical mitigation and/or noise baffle devices.
9. The developer shall establish a Transportation Demand Management (TDM) Program for the proposed project to be approved by the Site Plan Review Committee. The elements of the TDM program shall include: (a) off street parking shall be limited by leasehold agreements with tenants to the number of off-street parking spaces approved with the project (note that this development shall not be eligible for residential parking stickers); (b) Prior to leasing, building management will commit to exploring available T-pass programs for residents without vehicles; (c) the project shall provide for bicycle parking at no additional charge to the tenants.
10. In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the FAR of 3. Therefore, the CIT fee for this development is calculated at \$31,428.

Condition 5. Relative to trees on North Shore Road was amended to read Kimball Avenue as North Shore Road is under State jurisdiction.

“SHALL THE ZONING SUB-COMMITTEE OFFER A FAVORABLE RECOMMENDATION FOR THE GRANTING OF THE SPECIAL PERMIT SUBJECT TO THE CONDITIONS SET FORTH BY THE CITY PLANNER AS AMENDED?”

Councillors Guarino-Sawaya, Novoselsky, Silvestri, Cogliandro (ex-officio), and Chairman Zambuto voting “YES”. Councillor Kelley voting “NO”.

The special permit received a favorable recommendation and will be reported out.

**24-022** A Zoning Ordinance Relative to Home-Based Child care offered by Councillors McKenna and Silvestri.

Several committee members indicated that child is desperately needed in the City of Revere.

Chairman Zambuto offered several amendments to be discussed which included requiring a special permit for the use, prohibiting pools, and requiring the filing of a business certificate for all child care uses. Following discussion, the majority of the committee members indicated that requiring a special permit would be an unnecessary step and the relative amendments were not put forth for a vote.

Juan Jaramillo, 70 Lowe St., Revere, MA (speaking as a resident, recused from discussion as a City Councillor) addressed the committee in full support of the ordinance due to the lack of affordable child care in the City. When families cannot afford child care, they opt to stay home instead of joining the workforce. Mr. Jaramillo suggested an amendment to the ordinance by aligning with the number of children allowed per use with the State’s regulations as opposed to citing a specific number of children.

Michael Tucker, 9 Ellerton St., Revere, MA addressed the committee expressing his concerns with pools and traffic.

Councillor Guarino-Sawaya stated that she was concerned with the prohibition of pools because pools may provide a good environment for children that have certain disabilities.

The committee also discussed creating a department to specifically handle inspections for properties with a child care use. Ms. Inzerillo, Policy Writer & Analyst and City Solicitor Capizzi indicated that Michael Wells, Director of Health Inspections in conjunction with the Fire Department do perform inspections of

these properties on an as needed basis. The State, which licenses child care facilities, also conducts their own inspections every three years.

The City Clerk suggested to the committee to strike the requirement for filing a business certificate because it is already required by state statute to file a business certificate if a person or entity is conducting business in a name other than their own. Including such a provision in the ordinance would be redundant.

On Chairman Zambuto’s amendments:

1. Section 11 - 17.16.080(F) is hereby amended by deleting the sub-section in its entirety and inserting in place thereof:

a. 17.16.080(F) Swimming pools are prohibited on the premises of a child care center.

Councillors Kelley, Novoselsky, Cogliandro (ex-officio), and Chairman Zambuto voting “YES”. Councillors Guarino-Sawaya and Silvestri voting “NO”.

Amendment passes.

2. Section 12 - 17.16.085(B) is hereby amended by deleting the sub-section in its entirety and inserting in place thereof:

a. 17.16.085(B) Swimming pools are prohibited on the premises of a family child care home.

Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, Cogliandro (ex-officio), and Chairman Zambuto voting “YES”.

Amendment passes.

3. Section 12 - 17.16.085(C) relative to requiring the filing of a business certificate is hereby deleted in its entirety.

Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, Cogliandro (ex-officio), and Chairman Zambuto voting “YES”.

Amendment passes.

Now on proposed ordinance as amended to be recommended to be referred to a public hearing:

**A ZONING ORDINANCE FURTHER AMENDING TITLE 17 RELATIVE TO FAMILY HOME-BASED CHILDCARE REGULATIONS**

*Be it ordained by the City of Revere as follows:*

**SECTION 1.** Title 17, Chapter 17.08, Section 17.08.150 Cellar of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 2.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting a new definition as follows:  
17.08.146 - Cellar

“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

**SECTION 3.** Title 17, Chapter 17.08, Section 17.08.195 Day Nursery of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 4.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

**SECTION 5.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.151- Child care center, Large Group and School Age Child Care

“Large Group and School Age Child Care” means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 6.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private

residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 7.** Title 17, Chapter 17.08, Section 17.08.275 Family child care home of the Revised Ordinances of the City of Revere is hereby amended deleting the definition in its entirety and inserting the following new definition.

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 8.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10, including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 9.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.



**SECTION 10.** Title 17, Chapter 17.16, Section 17.16.040B Institutional Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, family day care home, and family day care home and inserting the following new uses within Section 17.16.040A Residential Generally Table of Uses:

ZONING DISTRICT																	
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI
<b>A. RESIDENTIAL USES:</b>																	
Child care center	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*
Family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no
Large family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no

**SECTION 11.** Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:  
17.16.080 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.
- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.
- C. A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- D. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- E. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- F. Swimming pools are prohibited on the premises of a child care center.

**SECTION 12.** Title 17, Chapter 17.16, Section 17.16.085 Family day care home of the Revised Ordinances of the City of Revere is hereby amended deleting this section in its entirety and inserting in place thereof the following new use regulation:  
17.16.085 - Family child care home.

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A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. Swimming pools are prohibited on the premises of a family child care home.

**SECTION 13.** Title 17, Chapter 17.26, Section 17.26.040(T) Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection and inserting in place thereof the following new subsection.

- T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

**SECTION 14.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, Institutional and utility uses and inserting within residential uses the following:

Use	Minimum Parking Spaces <sup>(A)</sup>	Minimum Loading Bay	Minimum Loading Space
<b>Residential uses:</b>			
child care center	1 per 200 GSF of child care center area	0	0

**SECTION 15.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere deleting footnote (A) in its entirety and inserting in place thereof the following new footnote (A):

- (A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

**SECTION 16.** Title 17, Chapter 17.44, Section 17.44.020 Permitted occupations of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting the following new section:

17.44.020 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;



- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;
- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.

Councillors Guarino-Sawaya, Kelley, Novoselsky, Silvestri, Cogliandro (ex-officio), and Chairman Zambuto voting “YES”.

The proposed ordinance as amended received a favorable recommendation to be reported out to the City Council to be ordered to a public hearing.

- 14      24-028      Zoro, LLC, 1040-1048 North Shore Road, Unit B2, Revere, MA 02151 requesting a special permit from the Revere City Council for the reconstruction, alteration, and extension of the preexisting non-conforming residential use and structure for the purpose of constructing a four-story, eleven unit residential apartment building at 1473 North Shore, Revere, MA 02151.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [10 TO 1]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
<b>NAYS:</b>	Kelley

- 15      24-022      Motion presented by Councillor Silvestri, Councillor McKenna: That the City Council order to a public hearing, A Zoning Ordinance Relative to Home-Based Childcare. (see attachment for language)

Councillor Jaramillo is recorded as recused from discussion on this matter.

**A ZONING ORDINANCE FURTHER AMENDING TITLE 17 RELATIVE TO FAMILY HOME-BASED CHILDCARE REGULATIONS**

*Be it ordained by the City of Revere as follows:*

**SECTION 1.** Title 17, Chapter 17.08, Section 17.08.150 Cellar of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 2.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting a new definition as follows:

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17.08.146 - Cellar

“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

**SECTION 3.** Title 17, Chapter 17.08, Section 17.08.195 Day Nursery of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety.

**SECTION 4.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

**SECTION 5.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.151- Child care center, Large Group and School Age Child Care

“Large Group and School Age Child Care” means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 6.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

**SECTION 7.** Title 17, Chapter 17.08, Section 17.08.275 Family child care home of the Revised Ordinances of the City of Revere is hereby amended deleting the definition in its entirety and inserting the following new definition.

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 8.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10,

including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

**SECTION 9.** Title 17, Chapter 17.08 Definitions of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.

**SECTION 10.** Title 17, Chapter 17.16, Section 17.16.040B Institutional Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, family day care home, and family day care home and inserting the following new uses within Section 17.16.040A Residential Generally Table of Uses:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
A. RESIDENTIAL USES:																		
Child care center	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes
Family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no
Large family child care home	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	no	no	no

**SECTION 11.** Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.080 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.

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- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.
- C. A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- D. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- E. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- F. Swimming pools are prohibited on the premises of a child care center.

**SECTION 12.** Title 17, Chapter 17.16, Section 17.16.085 Family day care home of the Revised Ordinances of the City of Revere is hereby amended deleting this section in its entirety and inserting in place thereof the following new use regulation:

17.16.085 - Family child care home.

A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. Swimming pools are prohibited on the premises of a family child care home.

**SECTION 13.** Title 17, Chapter 17.26, Section 17.26.040(T) Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection and inserting in place thereof the following new subsection.

- T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

**SECTION 14.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere is hereby amended by deleting day nursery, Institutional and utility uses and inserting within residential uses the following:

Use	Minimum Parking Spaces <sup>(A)</sup>	Minimum Loading Bay	Minimum Loading Space
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<b>Residential uses:</b>			
child care center	1 per 200 GSF of child care center area	0	0

**SECTION 15.** Title 17, Chapter 17.28, Article 1. Generally, Section 17.28.020 Table of Parking Requirements of the Revised Ordinances of the City of Revere deleting footnote (A) in its entirety and inserting in place thereof the following new footnote (A):

(A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

**SECTION 16.** Title 17, Chapter 17.44, Section 17.44.020 Permitted occupations of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting the following new section:

17.44.020 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;
- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;
- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.

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<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 3/25/2024 6:00 PM</b>
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**Communications**

16      24-086      Communication from the City Policy Writer and Analyst relative to an ordinance amending the term of the Superintendent of Public Works of the City of Revere.

**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE TERM OF THE SUPERINTENDENT OF PUBLIC WORKS**

*Be it ordained by the City Council of the City of Revere as follows:*

**SECTION 1.** Section 2.63.020 Superintendent - Appointment - Term of the Revised Ordinances of the City of Revere is hereby amended by removing the word “five” and inserting in place thereof the word “three.”

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 3/25/2024 6:00 PM</b>
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17      24-087      Communication from the City Auditor relative to the transfer of Free Cash to RHS Stabilization Fund.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO THE HIGH SCHOOL STABILIZATION FUND IN THE AMOUNT OF \$366,597?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

18      24-088      Communication from the City Auditor relative to the Certification of Free Cash - June 30th 2023.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO THE GENERAL STABILIZATION FUND IN THE AMOUNT OF \$549,896?”**

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

24-088      Communication from the City Auditor relative to the Certification of Free Cash - June 30th 2023.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO THE CAPITAL IMPROVEMENT STABILIZATION FUND IN THE AMOUNT OF \$733,195?”**

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

24-088 Communication from the City Auditor relative to the Certification of Free Cash - June 30th 2023.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO OTHER POST EMPLOYMENT BENEFIT TRUST FUND IN THE AMOUNT OF \$250,000?”**

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

24-088 Communication from the City Auditor relative to the Certification of Free Cash - June 30th 2023.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM FREE CASH TO THE AFFORDABLE HOUSING TRUST FUND IN THE AMOUNT OF \$366,597?”**

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

24-088 Communication from the City Auditor relative to the Certification of Free Cash - June 30th 2023.

**“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION FROM WATER & SEWER FREE CASH TO THE WATER & SEWER STABILIZATION FUND IN THE AMOUNT OF \$42,648?”**

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro

**Motions**

19 24-089 Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to direct the City's Communications Liason to translate all pamphlets and public notification documents into Italian.

**RESULT:** ORDERED - VOICE VOTE

20 24-090 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Officer Peachey Chhom and

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Officer Kenan Resic in recognition of their quick thinking actions to track down an individual involved in a financial scam aimed at senior citizens and return thousands of dollars in stolen money to a local couple.

**RESULT: ORDERED - VOICE VOTE**

21      24-091      Motion presented by Councillor Argenzio: That the City Council order to a public hearing, An Ordinance Further Amending Food Truck Regulations. (attached)

Addressing the City Council on this matter were both food truck operators of the Broadway locations. They are both adamantly opposed to prohibiting food trucks at this location as they offer different food options from what is available in close proximity, and it would negatively impact their already struggling businesses.

Councillors indicated they have received complaints from nearby brick and mortar restaurants that the food trucks are negatively impacting their businesses. Some area residents have also complained about the noise caused by the generators on the food trucks.

**AN ORDINANCE FURTHER AMENDING FOOD TRUCK REGULATIONS IN THE CITY OF REVERE**

*Be it ordained by the City of Revere as follows:*

**SECTION 1.** Section 5.10.050A - Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by striking the following locations: 6. Broadway, east side only, north of Cheever Street and south of Hyde Street, not to exceed two food trucks at this location at any one time. and 7. Broadway, east side only, north of Hyde Street and South of Pleasant Street, not to exceed one food truck at this location at any one time;

**SECTION 2.** Section 5.10.050A - Areas and hours of operation, limitations of the Revised Ordinances of the City of Revere is hereby amended by changing number 8 to 6.

**RESULT: ORDERED TO PUBLIC HEARING - CC      Next: 3/25/2024 6:00 PM**

22      24-092      Motion presented by Councillor Argenzio: That the Mayor and Chief of Infrastructure Don Ciaramella be requested to return the Water & Sewer discount program for seniors to last year's rate structure as follows: 30% discount for consumption of 30,000 gallons or less, 20% discount for consumption of 30,001 to 70,000 gallons, and 10% discount for consumption of 70,001 gallons or more.

**RESULT: REFERRED TO WAYS & MEANS**

23      24-093      Motion presented by Councillor Zambuto: That the City Council President be requested to direct all sub-committee chairs to limit deliberations at their sub-committee meetings to only members of the sub-committee and

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

the participating public so as not to violate the Open Meeting Law. When Councillors, who are not members of a sub-committee, are allowed by a sub-committee chair to deliberate at sub-committee meetings they are effectively creating a quorum of the City Council as opposed to a quorum of the sub-committee. The appropriate time for a Councillor to deliberate on a matter not within their sub-committee's jurisdiction is when a sub-committee report is given by a chair during a regular City Council meeting.

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS** **Next: 3/11/2024 6:00 PM**

24 24-094 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DCR to investigate the feasibility of installing a speed bump on Oak Island Street as a matter of public safety.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

25 24-095 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DCR to install a traffic camera at the end of Oak Island Street at Revere Beach Boulevard to deter motorists from making an illegal left turn from Oak Island Street onto the boulevard.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

26 24-096 Motion presented by Councillor Haas, Councillor McKenna: That the Mayor request the Police Department to place a portable speed radar sign (for the span of one month while switching directions after two weeks) on Winthrop Avenue along the stretch that runs from Sonny Myer’s Park to Broadway to collect data to see if a digital speed limit sign is necessary.

**RESULT: ORDERED - VOICE VOTE**

27 24-097 Motion presented by Council President Cogliandro: That the City Council award Certificates of Commendation to the Middle School Girls' Basketball team and their coach for winning this year's GBL Championship with an undefeated record of 12-0.

**RESULT: ORDERED - VOICE VOTE**

Ordered adjourned at 8:37 PM.

Attest:

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

City Clerk

Minutes Acceptance: Minutes of Feb 26, 2024 6:00 PM (Salute to the Flag)

## Ashley Melnik

**From:** fstringi@revere.org  
**Sent:** Wednesday, February 21, 2024 5:09 PM  
**To:** Ashley Melnik  
**Subject:** Application Review Comments

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

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**From:** Frank Stringi, City Planner  
**Date:** February 21, 2024  
**Application #:** SPR24-000003  
**Address:** 185 SQUIRE RD  
**Description:** Proposed 104 Room Hotel  
**Review Status:** Pending

Please be advised that the Site Plan Review Committee has reviewed the special permit request for the expansion of a nonconforming structure at 185 Squire Road for the purpose of constructing a 104 room hotel with associated amenities. The following findings and conditions have been made with respect to this special permit application:

**Reviewer:** Frank Stringi, Community Development, Pending

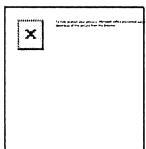
1. A Transportation Demand Management Plan shall be approved by the Site Plan Review Committee including the use of shuttles for all airport related transportation.
  2. There shall be no driveway openings on Squire Road. All vehicular traffic shall access and egress along Leachmere Road into a designated drop off and pick up area adjacent to the lobby entrance to be located within the site.
- The developer shall upgrade the existing water line along Squire Road in accordance with the specifications provided by the City Engineer and DPW Supt.
  - A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
  - The plans must be reviewed and approved by the Fire Dept.
  - Hydrant flow tests shall be conducted to determine the adequacy of both domestic and fire flow and for the proper sizing of domestic and fire flow service lines to the proposed project. Plans for the location of additional hydrants shall be approved by the Revere Fire Dept.
  - The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon. Based on the proposed 104 bedrooms, the sewer mitigation fee shall be \$148,720. The

sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.

- Concrete sidewalks with granite curbing shall be installed along the full frontage of the property including landscape planters along the Squire Road frontage and street trees along the Leachmere Road frontage.
- All existing drains and sewer lines within the site shall be abandoned and shall be capped at the main and removed.
- The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee. These plans shall be filed as part of the building permit application.
- The site lighting scheme shall be subject to the approval of the Site Plan Review Committee and all lights within the parking areas that may impact abutting residential properties shall provide screens/deflectors and or soft or directional lighting to minimize light being reflected on abutting residential properties.
- A traffic impact analysis shall be prepared for the proposed development and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
- A surveillance camera shall be installed on the building subject to the approval of the Police Chief.
- In accordance with Chapter 17.47, the Capital Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area. For the purpose of the special permit, 3% of the construction costs shall be based on the increased density of the project as a result of the FAR and parking relief which dictates the number of allowed hotel rooms.

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

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



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Attachment: ConditionsC2404.185SquireRoad (24-082 : Special Permit, C-24-04, 185 Squire Road)

## Chapter 3.07 DRAINAGE, STORMWATER, AND CULVERT STABILIZATION FUND

### 3.07.010 The drainage, stormwater, and culvert stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40, § 5B, a drainage, stormwater, and culvert stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

### 3.07.020 Transfers to the drainage, stormwater, and culvert stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the capital improvement stabilization fund of a sum equal to not less than twenty percent of the total free cash amount certified by the department of revenue.

**An Act Relative to City Employment and Candidacy in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee of the City of Revere**

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

*PREAMBLE*

WHEREAS, the City of Revere recognizes that separation of powers is a model that divides government into separate branches, each of which has separate and independent powers. Separation of powers is associated with the checks and balances system in the United States of America; and

WHEREAS, the checks and balances system provides each branch of government with individual powers to check the other branches and prevent any one branch from becoming too powerful; and

WHEREAS, the City of Revere recognizes that there must be a limitation on the power of government to ensure its residents' right to liberty and protection from tyranny; and

WHEREAS, the City of Revere recognizes that elected officials are morally obligated to serve the public free from conflicts of interest; and

WHEREAS, special legislation is necessary to allow the City of Revere to prevent egregious conflicts of interest arising from a lack of separation of powers which devalues the trust and confidence that the voters place in its elected officials.

**Section 1.** No city councillor or member of the school committee shall hold any appointive city office or city employment during their term and until two years following the expiration of the term for which they were elected. This provision shall not prohibit a city officer or city employee who has taken a leave of absence from such office or employment from resuming their duties as such following service as a city councillor.

**Section 2.** Candidates for the office of mayor, office of city councillor-at-large, office of ward councillor, or school committee, who serve in any appointive city office or city employment, shall take a leave of absence from their employment. City officers or employees shall be considered a candidate for office when nomination papers have been submitted and certified in accordance with all applicable election laws of the Commonwealth of Massachusetts. This provision shall not prohibit a city officer or city employee from resuming their duties pending the outcome of the regular municipal election or if applicable, the outcome of the preliminary election.

**Section 3.** No person shall be a candidate for more than one municipal office at the same election.

**Section 4.** This act shall take effect upon its passage.



**An Act Relative to the Filling of Vacancies in the Office of Mayor of the City of Revere.**

**Section 1.** *Chapter 22 of the Acts of 2011 is hereby repealed.*

**Section 2.** *Section 1 of Chapter 147 of the Acts of 2004 is hereby repealed and inserting in place thereof the following new Section 1.:*

- (a) Notwithstanding [section 59A of chapter 43](#) of the General Laws, if a vacancy occurs in the office of mayor of the city of Revere by death, removal, resignation, or otherwise, at any time during the first year, the first 6 months of the second year, the third year and the first 6 months of the fourth year of the mayor's term of office, the city clerk shall immediately order an election to fill the vacancy for the remainder of the unexpired term. A vacancy shall not be filled in the manner provided in this section if the vacancy occurs during the last 6 months of the term of office of mayor. If a vacancy occurs in the office of mayor within 6 months of the city's regular municipal election, in the second year of the mayor's term of office, the city clerk shall order an election to fill such vacancy for the remainder of the unexpired term at the city's regular municipal election.
- (b) The city council shall immediately hold a meeting to elect, by majority vote, 1 of its members to perform the duties of mayor until a new mayor is elected and sworn to the faithful discharge of their duties. The city councillor elected to perform the duties of mayor shall be called "acting mayor," and they shall possess the powers of mayor only in matters not admitting of delay. If the city council fails to elect a member at said meeting or within 30 days thereafter, the president of the city council shall be called "acting mayor," and they shall possess the powers of mayor only in matters not admitting of delay. The acting mayor shall have no power to make permanent appointments or hires.
- (c) The mayor-elect chosen at such election shall take office immediately upon the certification of the results of the election and shall be sworn to the faithful discharge of the mayor's duties. Unless a councillor serving as acting mayor under this section formally resigns, the councillor shall, upon the election and qualification of a successor mayor, resume their service as a councillor in the capacity to which they were elected and shall serve for the remainder of the unexpired term.
- (d) Notwithstanding any general or special law to the contrary, there shall not be a preliminary election to fill the vacancy in the office of mayor. Candidates seeking to fill the vacancy, whose nomination papers have been duly certified, shall be considered to have been nominated.





**City of Revere**  
**Office of the City Solicitor**

281 Broadway  
Revere, MA 02151  
O: 781-286-8166  
www.revere.org

**Paul Capizzi**  
*City Solicitor*  
**Daniel E. Doherty**  
*Assistant City Solicitor*  
**Sheryl A. Pelletier**  
*Paralegal*  
**Claire Inzerillo**  
*Policy Writer & Analyst*

9.a

**Patrick M. Keefe Jr.**  
**Mayor**

**TO:** The Honorable Revere City Council  
**FR:** City Solicitor Paul Capizzi  
**CC:** Mayor Patrick M. Keefe Jr.  
**RE:** **Open Meeting Law Opinion – City Council Subcommittee Meetings**  
**DA:** March 4, 2024

**ISSUE**

The question presented:

“Is there a violation of the OML [Open Meeting Law] when a quorum of the full City Council deliberates at a sub-committee meeting?” E-mail from Ashley Melnick, Revere City Clerk, to Paul Capizzi, City Solicitor (Feb. 27, 2024, 09:53 ET).

Answer: Yes. A quorum of Councilors meeting and deliberating at a Subcommittee meeting will be considered a full Council meeting, and therefore must be posted as such to avoid violating the Open Meeting Law.

**RULE**

According to the Open Meeting Law (Mass. Gen. Laws ch. 30A), and as interpreted in numerous written determinations from the Attorney General’s Division of Open Government:

Except in an emergency, “a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays.” M.G.L. ch. 30A, § 20(b). A subcommittee of a public body is itself a public body subject to the Open Meeting Law. M.G.L. ch. 30A, § 18. The Open Meeting Law defines a “meeting” as “a deliberation by a public body with respect to any matter within the body’s jurisdiction.” *Id.* However, this definition includes several exceptions, including that the “attendance by a quorum of a public body at a meeting of

another public body that has complied with the notice requirements of the open meeting law” shall not constitute a meeting, “so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate.” *Id.* “Deliberation” is defined, in relevant part, as “an oral or written communication through any medium, including electronic mail, between or among a quorum of a public body on any public business within its jurisdiction.” *Id.* A “quorum” is defined as “a simple majority of the members of the public body.” *Id.*

See OML 2012-6; OML 2016-117; OML 2020-18<sup>1</sup>

## ANALYSIS

### Fall River

In 2016, the Attorney General’s Office received a complaint that the Fall River City Council violated the Open Meeting Law “when a quorum of the Council was present at a meeting of the Council’s Subcommittee . . . and deliberated, even though the meeting was not noticed as a joint meeting.” OML 2016-117. The Fall River Council consists of 9 members; accordingly, five members is a quorum. The Subcommittee is made up of five members.

At the meeting, only four members of the Subcommittee were present but an additional four members of the Council arrived bringing the total to eight Councilors. OML 2016-117. The AG’s Office found that all the Councilors were sitting in their seats at the dais, and “[w]hen they were recognized to speak, it was done with the honorific, “Councilor.” Based on this, a reasonable member of the public watching the . . . meeting would have believed they were watching a joint meeting . . . . We therefore find that the Council violated the Open Meeting Law by deliberating during the . . . meeting without posting notice.” *Id.*

The Fall River City Council challenged the Attorney General’s determination, but the Superior Court upheld the AG’s decision.<sup>2</sup>

### Westfield

In 2019, the Attorney General’s Office received a complaint that the Westfield City Council had violated the Open Meeting Law when a quorum of the City Council deliberated at a Subcommittee meeting. The Westfield City Council is comprised of 13 members; thus, seven members constitute a quorum. The Subcommittee is a three-member body.

In addition to the three Subcommittee members, nine additional Council members attended the . . . meeting. OML 2020-18. The Subcommittee posted notice . . . [but] the notice did not state that the meeting would be a joint meeting with the Council, and the Council did not post its own meeting notice.” *Id.*

Notice was posted that the Subcommittee would be conducting department budget hearings. Though the nine additional Council members were seated in the audience, the Chair asked if there were “any

<sup>1</sup> Open Meeting Law determinations may be found at the Attorney General’s website, <https://www.mass.gov/the-open-meeting-law>.

<sup>2</sup> *Fall River City Council v. Maura Healey*, Bristol Superior Court, Civil Action No. 1673CV00865 (appeal of OML 2016-117): The Superior Court (Hopkins, J.) affirmed the Attorney General’s determination on March 16, 2018. The Fall River City Council did not appeal.

individual questions from the Councilors in the room.” OML 2020-18. “Throughout the meeting the Chair recognized Council members, oftentimes using the honorific title, “Councilor.” Council members were allowed to address questions and comments directly to the department heads throughout the meeting, and at times, Council members appeared to direct the course of the questioning and discussion.” *Id.*

“A quorum of a public body may attend the meeting of another public body without posting notice so long as the visiting public body members listen and participate as members of the audience and do not deliberate” as members of the Subcommittee. OML 2020-18. In this instance, “although the nine additional Council members sat in the audience . . .” they were not treated like audience members. *Id.* “In fact, the Council . . . explained that had members of the general public sought to be recognized during the . . . meeting, they would not have been” allowed to speak or participate. In contrast, the nine additional Council members were recognized . . . [and] were permitted to address the department heads at length . . . .” OML 2020-18.

“[T]he active participation of the Council members lent an appearance and feel of a meeting of the full Council. For these reasons, [the Attorney General’s Office found] that the [full] Council deliberated at the . . . meeting without first posting notice, in violation of the Open Meeting Law.” OML 2020-18.

### City of Revere

The Revere City Council consists of 11 members. Accordingly, the quorum is six. Each City Council Subcommittee consists of five members.<sup>3</sup> So, if only one other member participates in a Subcommittee meeting, it’s a quorum and thus a full City Council meeting. And in accordance with the Open Meeting Law, it should be *advertised* as a full City Council meeting, *or* the non-subcommittee members should not deliberate, e.g., consider the subject matter carefully and discuss it with other Council members.

Generally, other Councilors sit at the dais among the Subcommittee members giving “the appearance and feel of a meeting of the full Council.” OML 2020-18. The non-subcommittee members are recognized by the Chair, they’re permitted to ask questions, to address persons who address the Subcommittee, and steer the course of the discussion. In short, they participate in the deliberative process and that essentially converts the Subcommittee meeting to a full Council meeting, which violates the advertising requirement of the Open Meeting Law.

## CONCLUSION

Having reached a quorum, deliberation with other Councilors at Subcommittee meetings violates the Open Meeting Law requirement by failing to post notice of a full Council meeting. It is advised that Councilors who attend Subcommittee meetings sit with the audience and participate from the podium as would be required of audience members, and not deliberate by discussing with and asking questions of Subcommittee members, and/or participants such as department heads, employees, or citizens.

---

<sup>3</sup> The Council President participates as an ex officio member. “[P]resident who is made ex officio member of all committees . . . is not counted in the quorum.” George Demeter, *Demeter’s Manual of Parliamentary Law and Procedure* 274 (Blue Book ed., Little, Brown and Company (1969).)



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

February 21, 2024

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

Honorable City Council:

I write to inform you of my appointment of Ms. Viviana Catano to the Revere Board of Health. In accordance with M.G.L. c. 111 § 26, I am appointing Viviana to a term of three years beginning on October 29, 2022 and expiring on October 29, 2025. She is filling the expired seat of Dr. Craig Castanza.

I am confident that Viviana's thoughtful contributions to the community make her an excellent nomination to the Board of Health. As the Director of Healthy Eating and Active Living at Mass General Hospital, she brings an educational insight to the public health of the City of Revere.

Regards,

Patrick M. Keefe, Jr.

Attachment: Viviana Appointment (24-101 : Appointment of Viviana Catano to the Board of Health)

## VIVIANA CATANO

857-204-7967 | vivianacatano20@gmail.com | Revere, MA, 02151

[www.linkedin.com/in/viviana-c-catano](http://www.linkedin.com/in/viviana-c-catano)

### PROFESSIONAL SUMMARY

Responsible, passionate team player with over ten years of professional experience in building positive partnerships and community engagement. Strong analytical skills to process information and make decisions.

### SKILLS

Fluent in Spanish, meeting facilitation, community research, community engagement, partnership building, material development, social marketing, topic presentations, public speaking, Spanish-language translation, event planning, cultural competency, policy advocacy, community mobilization, strategic planning, excellent verbal and communication skills, able to work independently and as part of a team.

### EXPERIENCE

**Director of Healthy Eating and Active Living, Mass General Hospital** August 2022 - Present

- Use interpersonal skills to build positive relationships and collaborate with city partners to identify and implement strategies to promote healthy eating and food security efforts.
- Use strategic and communications skills to plan and facilitate meetings for two Food Working Groups in the City of Chelsea and Revere, which include government officials, non-profit partners, and residents.
- Completed a community health assessment by creating survey tools, leading 12 focus groups and key informant interviews, and analyzing data to select strategies.
- Research funding opportunities and participate in grant-writing efforts to support program expansion.
- Research policy, system, and environmental changes and consider readiness for implementation.
- Participate in hiring project staff by reviewing resumes, conducting interviews, and candidate selection.
- Mentor project staff via weekly communications to discuss task prioritization, best practices, and resources.
- Create and update the coalition's budget and monitor spending using Excel sheets.
- Oversight and direct responsibility for outreach and engagement of under-represented and significantly diverse populations in both cities by assuring language and cultural sensitivity.

**Program and Communication Manager, Mass General Hospital** March 2014 - August 2022

- Managed the Revere CARES Coalition Mini-Grant program, which distributed over \$160,000 in 10 years, by creating the announcement, facilitating the committee through the selection process, and distributing funds.
- Coordinated four community gardens and the Backyard Raised Garden Bed Program by writing announcements, maintaining timely written and verbal communication with residents, and coordinating program logistics.
- Successfully advocated for the passing of the Revere Urban Farming Ordinance, which allows the keeping of bees and chickens in Revere, by identifying engaged residents, supporting them with advocacy information, and presenting in front of the City Council.
- Assisted the Board of Health in drafting chicken and bee regulations and applications by researching existing regulations and identifying and hiring beekeeping and chicken experts.
- Used interpersonal, planning, and facilitation skills to lead the Alcohol Tobacco and Other Drug Task Force in developing a substance misuse prevention plan that included resource mapping, strategic planning, partnership building, assessment, and policy development.
- Trained high school students on tobacco advertising and environmental factors that impact health and led them in advocacy projects.
- Organized residents to advocate against the sale of cannabis in Revere and the opening of smoking bars by educating local youth and parents on the issue and creating and gathering signatures in a petition to elected leaders.
- Monitored policy development, enforcement, and environmental factors to prevent substance use disorders and researched evidence-based programs and practices.
- Worked with the Evaluation Team to establish metrics to evaluate outcomes, data collection, and conduct assessment activities.
- Planned and coordinated coalition events, including the Revere Beach Memorial, Community Walk for Recovery, Annual Parent Power of Action Pledge Drive, Pollinator Education, and a Self-Care Fair for over 500 students.



**Communication Specialist, Mass General Hospital**

July 2010 - March 2014

- Created and wrote marketing materials, including flyers, programs, presentations, and press releases, and published the content on the coalition communication channels, including a website, email platform, social media pages, and newspapers.
- Reviewed materials for cultural competence and translated them into Spanish.

**Research Assistant II, Education Development Center**

February 2006- June 2010

- Trained and led a group of students in developing a social marketing campaign for Revere Public Schools, which reached over 500 students a year.
- Created survey tools and protocols for interviewing community stakeholders and utilized interview data to develop a campaign strategy and message for the parent prevention campaign, which reached over 2000 caregivers a year.
- Conducted focus groups with middle and high school students, developed a message, and planned a substance use disorder prevention campaign.
- Conducted research to develop a tool to increase parent involvement in schools and postsecondary attendance by Latino students and collaborated to create a Spanish-language participants' workbook and content for a six-session online course for school leaders.
- Supported project staff by responding to grantee information requests, researching information, and coordinating project meetings and training logistics.

**Research Assistant I, Education Development Center**

September 2005 - February 2006

- Created innovative traffic safety material by running Spanish-language focus groups, translating transcripts, researching models, and finding talent.
- Conducted phone surveys with injury prevention coordinators at the Health Department on traffic safety activities and created a report for center staff.
- Assisted in the development of a survey tool for police officers to understand their behavior and beliefs about the enforcement of underage drinking. Communicated with chiefs of police across the country to coordinate the administration of police surveys.

**EDUCATION****Bachelor of Art, Sociology, and Italian Language and Literature**

Smith College

**COMPUTER SKILLS**

Microsoft Suite, Canva, Constant Contact, Survey Monkey, Google Drive, Zoom

**AWARDS**

**2023** *Certificate of Commendation*, in recognition and celebration of the work done throughout the COVID-19 pandemic and for the Hispanic/Latino community in the City of Revere, City of Revere

**2021** *Latino Champion Award*, in recognition of Latino members serving the community, City of Revere

**2021** *Covid Response Network Member*, for service to the community during the pandemic, City of Revere

**2019** *Individual Partners in Excellence Award*, in recognition of outstanding performance and commitment to excellence in serving the community, Partners HealthCare



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

March 5, 2024

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

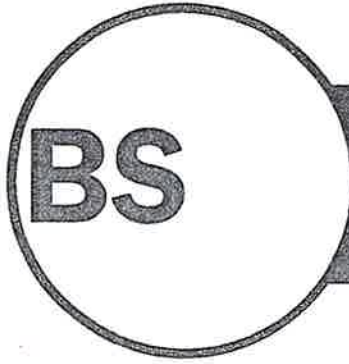
Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Bernardo Sepulveda to the Conservation Commission. In accordance with M.G.L. c. 40 § 8C, I am appointing Bernardo to fill the unexpired term of Mr. Robert "Toby" Cassidy, who has resigned, which term expires on April 4, 2026.

Bernardo is dedicated to serving his local community, with specific interest in conserving the environment. In his home country of Colombia, he worked in various roles in energy and public infrastructure sectors. His experience and educational background will serve the Conservation Commission well.

Regards,

Patrick M. Keefe, Jr.



## BERNARDO SEPULVEDA

### OBJECTIVE

As a resident for more than 14 years in Revere, I want to contribute to my city and the community

### SKILLS

I have been involved in planning, permitting and executing several construction and environmental projects; where different programs and applications have been utilized such AutoCAD, Revit, Exel, Powerpoint, Microsoft Word, etc.

### EXPERIENCE

PROJECT MANAGER • CORNARE (COLOMBIA) • 1997 - 2001  
Planning and execution of construction of environmental projects as well as management on 9 corporate locations.

PROJECT MANAGER • AREA METROPOLITANA (COLOMBIA) • 2001 - 2003

Construction and environmental improvements for a "La Quintana" park. Open Air theater, bicycle routes, weirs and locks for the Quintana brook, playgrounds, re-introduction of native plants and trees, etc.

PROJECT MANAGER • AGUAS DE RIONEGRO (COLOMBIA) • 2003 - 2006

Planning and execution of construction of projects with the water and sewer department.

DIFFERENT POSITIONS • MARRIOTT CAMBRIDGE • 2007 - 2020

Different positions at the restaurant, room service and banquets.

REAL ESTATE CONSULTANT • LYNNWAY ASSOCIATES • 2020 - PRESENT

Real Estate residential, commercial and permitting



BERSEP@GMAIL.COM



N/A



(857) 523-9785



B-S-34254A1B3



**BS****BERNARDO SEPULVEDA****EDUCATION**

CIVIL PROJECTS AND CONSTRUCTION • 1994 - 1997 •  
POLITECNICO JIC (MEDELLIN, COLOMBIA)

CIVIL ENGINEERING • 2000 - 2002 • POLITECNICO JIC  
(MEDELLIN, COLOMBIA)

ENGLISH ADVANCED LEVEL • 2006 - 2008 • HARVARD  
EXTENSION SCHOOL

BUNKER HILL COMMUNITY COLLEGE • 2008 – 2010

DIFFERENT REAL ESTATE CLASES AND SEMINARS • 2016  
- PRESENT



BERSEP@GMAIL.COM



N/A



(857) 523-9785



B-S-34254A1B3



## CITY OF REVERE

Patrick M. Keefe Jr.  
Mayor

March 5, 2024

Honorable 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 Dr. Craig Castanza to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Craig to fill the unexpired term of Mr. Sal Amico, who has resigned, which term expires on January 1, 2026.

Craig has served the community of Revere for years in various capacities; most recently on the regulation-heavy Board of Health. His experience in compliance adherence and enforcing City and State regulations in his role with the Board of Health, and working under strict medical standards of professionalism make him an excellent candidate for the Planning Board.

Regards,

Patrick M. Keefe, Jr.

Attachment: Appt C. Castanza (Planning) + Resume (24-103 : Appointment of Craig Castanza to the Planning Board)

**DR. CRAIG A. COSTANZA, DMD**

, Revere MA, 02151 - (781)

;

[craig@costanza.com](mailto:craig@costanza.com)**EDUCATION****POST-GRADUATE****BOSTON UNIVERSITY SCHOOL OF DENTAL MEDICINE**, Boston, MA (1983 - 1987)

- Vice President of Class (1983 - 1985)
- President of Class (1985 - 1987)
- Doctorate of Medical Dentistry Residency (1997 - Present)

**UNDERGRADUATE****BOSTON UNIVERSITY**, Boston, MA (1981 - 1983)

- Major: Philosophy; Minor: Biology

**BERKLEE COLLEGE OF MUSIC**, Boston, MA (1979 - 1980)**SAINT ANSLEMS COLLEGE**, Manchester, NH (1976 - 1978)**PRIMARY & SECONDARY****PINGREE HIGH SCHOOL**, North Hamilton, MA (1973 - 1976)**SHORE COUNTRY DAY**, Beverly, MA (1966 - 1973)**WHALEN SCHOOL**, Revere, MA (1963 - 1966)**EXPERIENCE****DENTISTRY****SELF EMPLOYED**, 48 Newhall St., Revere MA (1993 - Present)**General Dentist****MUSIC****DAVID THE MUSICAL**, Greater Boston, MA (1996 - Present)**Creator and Writer**

- Appeared onstage at the Majestic, Calderwood, and Arsenal Theatres in Boston
- Appeared also at Rita Heyworth Theatre in Los Angeles
- TV appearances on WB in the Morning, Newscenter 5, Chronicle in Boston, CBS Early Show in NYC, NY
- Articles in Boston Globe, Herald, Lynn Item, Revere Journal, Improper Bostonian

**“OBSESSION” - BAND**, Greater Boston, MA (1987 - 1991)**Founder and Keyboard Player**

- Top 40 Band - Nightclubs, Weddings and Concerts throughout New England

**BOARD SEATS****REVERE BOARD OF HEALTH - Board of Directors**, Revere, MA (2019 - Present)**REVERE BUSINESS EXPO - Board of Directors**, Revere, MA (1997 - 1998)**REVERE CHAMBER OF COMMERCE - Board of Directors**, Revere, MA (1995 - 2001)**JEANNETTE NEIL DANCE STUDIO - Board of Directors**, Boston, MA (1995 - 1999)**NOTEABLE MEMBERSHIPS****MASSACHUSETTS DENTAL ASSOCIATION - Member**, Greater Boston, MA (2020 - Present)**KNIGHTS OF COLUMBUS - Member**, Revere, MA (2019 - Present)



# City of Revere

## Chief Financial Officer/City Auditor

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

**Richard Viscay**  
**CFO/City Auditor**

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March 1, 2024

Anthony Cogliandro, City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

Dear Council President Cogliandro,

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 \$104,396.89 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the next Council meeting to answer any questions.

Best regards,

  
 Richard Viscay  
 CFO/City Auditor

Cc: Patrick Keefe, Mayor  
 Assunta Newton, Assistant Budget Director

Attachment: Revere TV (24-104 : Revere TV appropriation)



# City of Revere Chief Financial Officer/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

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MEMORANDUM

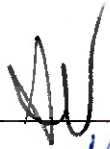
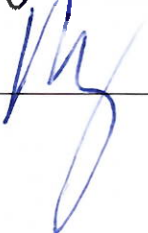
To: Mayor Patrick Keefe  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: March 1, 2024  
RE: Verification of Available Funds for Authorization and Transfer

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The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$104,396.89
	<i>Available Balance:</i> \$ 104,396.89	
TO:	Revere TV Invoices	\$104,396.89
	<i>Original Certification:</i> \$ 0.00	

Based on the amount available as of March 1, 2024, there are sufficient funds to support such a transfer.

Account verified by   
Reviewed by 

Attachment: Revere TV (24-104 : Revere TV appropriation)

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For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_

Revere Community Media Center  
 261 Washington Avenue  
 Revere, MA 02151  
 781 426-9498

# Invoice

Invoice # 20231231

Date: February 29, 2024

To: **City of Revere**  
**Revere City Hall**  
**Broadway**  
**Revere, MA 02151**

DESCRIPTION		AMOUNT	BALANCE
<b>Third Quarter 2023</b>			
Comcast	QE 12/31/23:	90,183.35	
	Revenue Assessment:	4,509.19	
RCN	QE 12/30/2023:	7,278.26	
	Revenue Assessment	2,426.09	
<b>TOTAL</b>		<b>104,396.89</b>	

Make all checks payable to: Revere Community Media Center

Thank you

Attachment: Revere TV (24-104 : Revere TV appropriation)





# City of Revere

## CFO/City Auditor

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

**Richard Viscay**  
**CFO/City Auditor**

March 6, 2024

Anthony Cogliandro City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

RE: Revere Unit A and Unit B Memorandum of Agreement

Dear Councilor Cogliandro,

Please find attached the recently signed Memorandum of Agreement (MoA) agreements between the City of Revere and Massachusetts Laborer's District Council Public Employees Local 22 – Revere Unit A and Unit B

Pursuant to the provisions of M.G.L. Ch 150e Section 7, I hereby request the Revere City Council to appropriate the necessary funds to fund the MoA covering the period of July 1, 2024 to June 30, 2025.

Best regards,

  
 Richard Viscay  
 CFO/City Auditor

Cc: Patrick Keefe, Mayor  
 Paul Capizzi, City Solicitor  
 Lina Tramelli, Human Resources Director  
 Cathy Bowden, Treasurer/Collector  
 Assunta Newton, Assistant Budget Director

attachments

Attachment: Unit A & B MOA agreements (24-105 : Revere Unit A & Unit B Memorandum of Agreement)



**MEMORANDUM OF AGREEMENT**

Between the City of Revere and  
The Massachusetts Laborer’s District Council Public Employees Local 22  
Revere Unit A  
February 28, 2024

The City of Revere (“City”) and the Massachusetts Laborer’s District Council Public Employees Local 22 – Revere Unit A (“Union”), collectively referred to as the “Parties,” agree to extend their FY 2021-2024 collective bargaining agreement through June 30, 2025, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

**1. Article VII – Classification Schedule and Compensation (See Appendix A)**

Unless otherwise noted on the attached Appendix A Compensation Schedule, Unit A members shall receive the following percentage raises in base pay:

- Effective June 30, 2024 .75% (per PEC agreement)
- Effective July 1, 2024 3%

- The Classification and Compensation Schedule has been modified with salary ranges that have been adjusted per the results of a salary survey of like size communities. These salary ranges include both salary and any applicable associate, bachelor, or master’s degree.
- Any job postings of positions in Unit A will be posted with the applicable Compensation Schedule as of the signing of this contract. (see attached)

**2. Article X – Holidays**

Insert new Section 8. All Unit A members will be allowed two (2) “floating holidays” per calendar year.

**3. Article XV – Section 5 – Clothing Allowance**


Add General Foreman to clothing allowance. Remove Public Works Super/Parks and Maintenance Director from clothing allowance.


**4. Article I, Recognitions**

- a. Add Health and Wellness General Manager and General Foreman to Article I
- b. Remove Data Manager Board or Assessors, Director of Innovation and Data Management, Director of Healthy Communities, SUDI Director, and Class 4 Water Distribution from Article I.


Agreed to by the negotiating teams as set forth below:


CITY OF REVERE

  
 Patrick M. Keefe Jr., Mayor  
 Dated: 2-28-2024

  
 Paul Capizzi, City Solicitor  
 Dated: 2/29/24

MASSACHUSETTS LABORER’S  
DISTRICT COUNCIL,  
PUBLIC EMPLOYEES LOCAL 22

  
 John Cimino, Business Agent  
 Dated: 2-29-24

  
 Dana Brangiforte, Negotiator  
 Dated: 2/28/24

Attachment: Unit A & B MOA agreements (24-105 : Revere Unit A & Unit B Memorandum of Agreement)

**MEMORANDUM OF AGREEMENT**

Between the City of Revere and  
The Massachusetts Laborer's District Council Public Employees Local 22  
Revere Unit B  
February 12, 2024

The City of Revere ("City") and the Massachusetts laborer's District Council Public Employees Local 22 – Revere Unit B ("Union"), collectively referred to as the "Parties," agree to extend their FY 2021-2024 collective bargaining agreement through June 30, 2025, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

**1. Article VII – Classification Schedule and Compensation (See Appendix A)**  
Unless otherwise noted on the attached Appendix A Compensation Schedule, Unit B members shall receive the following percentage raises in base pay:


- Effective June 30, 2024 .75%
- Effective July 1, 2024 3%

**2. Article X – Holidays**  
Insert new Section 8. All Unit B members will be allowed two (2) "floating holidays" per calendar year.

Agreed to by the negotiating teams as set forth below:

CITY OF REVERE

MASSACHUSETTS LABORER'S  
DISTRICT COUNCIL,  
PUBLIC EMPLOYEES LOCAL 22

  
Patrick M. Keefe Jr., Mayor


Dated: 2-14-2024

  
Joan Cimino, Business Agent

Dated: 2-14-24

  
Paul Capizzi, City Solicitor

Dated: 2/14/24

  
Kevin Dacey, Negotiator

Dated: 2/14/24

Attachment: Unit A & B MOA agreements (24-105 : Revere Unit A & Unit B Memorandum of Agreement)