



## CITY COUNCIL

### Regular Meeting

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

***Spanish translation of this meeting is available through Zoom.***

Join Meeting Using Link Below:

<https://us02web.zoom.us/j/89272102125>

Meeting ID: 89272102125

Or Telephone: +1 312-626-6799

Calendar

Monday, November 23, 2020, 6:00 PM

### 5:30PM Public Works Sub-Committee Meeting

#### Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of November 9, 2020

3. **20-369** Motion presented by Councillor Serino: A Certificate of Commendation will be presented to State Representative RoseLee Vincent on the occasion of her retirement from the Massachusetts General Court.

#### **Public Hearings**

4. **20-365** Hearing called as ordered on the Minimum Residential Factor for Fiscal Year 2021.

5. **20-358** Hearing called as ordered on: AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE RELATIVE TO KENNELS Section 1. Title 17, Chapter 17.16, Section 17.16.205(A) Kennel is hereby amended by continuing the sentence after the word "district" and inserting in place, ",except when a kennel and residential use or residential district is separated by a highway."

6. **20-370** Hearing called as ordered on An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Transient Vendors, Door-to-Solicitors, and Canvassers.

7. **20-372** Hearing called as ordered on the petition of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114 for the purpose of considering the discontinuance and abandonment of a certain portion of Washburn Avenue, Revere, MA as illustrated on petitioner's plan of discontinuance.



8. **20-373** Hearing called as ordered on the application of Squire Road Realty, LLC to Zoning Map of the City of Revere. Section 1. Title 17 of the revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, is hereby amended to change zoning district designation of property known and numbered as Lot A at 398 Squire Road, Revere, MA (MBP 29-437J-14) from the Residential B (RB) district to the General Business (GB) district.
9. **20-374** Hearing called as ordered on the application of Fonseca Real Estate, LLC, 209 Broadway, Revere, MA 02151 seeking permission from the Revere City Council to install an awning at 209 Broadway.
10. **20-375** Hearing called as ordered on the application of Stephen R. Caruso, Trustee, R&S Realty Trust seeking permission to operate commercial automotive storage/parking business for 910 vehicles on Lot 14 at 320 Charger Street, Revere MA.
11. **20-376** Hearing called as ordered on the application of 21 Revere Beach Blvd, LLC, c/o Gate Residential, 265 Franklin St, Boston, MA 02110 requesting a Chapter 148 License to enable the appellant to store a total of 7,555 gallons of flammables and combustibles to be contained within 133 vehicles in a parking garage at 50 Ocean Avenue, Revere, MA 02151
12. **20-377** Hearing called as ordered on the application of 21 Revere Beach Boulevard, LLC, c/o Gate Residential, 265 Franklin Street, Boston MA 02110 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 7952 gallons of flammables and combustibles to be contained within 140 vehicles in a parking garage at 21 Revere Beach Boulevard, Revere MA 02151
13. **20-378** Hearing called as ordered on the application of Sachem Revere, LLC, 4 Gerrish Ave., Chelsea, MA 02150 requesting a Chapter 148 License to enable the appellant to store a total of 2074 gallons of flammables to be contained within a CAT sub-base fuel tank (394 gallons) and 84 vehicles (1680 gallons) parked underneath a multifamily residential structure at 571 Revere Street, Revere MA 02151
14. **20-379** Hearing called as ordered on a joint petition submitted by National Grid and Verizon to install 1 jointly owned pole (1-1) on the sidewalk between 13-15 Sweeney Avenue and extend secondary from P1 to new pole and install overhead service to #13B Sweeney Avenue in accordance with the plan on file.

#### **Public Works Sub-Committee Report**

15. **20-371** Motion presented by President Keefe: That the Mayor request the DPW and the City Engineer to amend the rules and regulations, in accordance with Section 2.63.070(B)(1) Public Way Disturbances and Occupancy Permits, so as to provide notification to and approval by the Ward Councillor prior to the issuance of a curb cut permit.

#### **Communications**

16. **20-380** Communication from the City Auditor relative to the Library appropriation.



17. **20-381** Communication from the City Auditor relative to an appropriation for the resident parking sticker program.
18. **20-382** Communication from the City Auditor relative to the reduction of appropriation for the Revere Public Schools.
19. **20-383** Communication from the City Auditor relative to an appropriation for water and sewer rates retained earnings.
20. **20-384** Communication from the Mayor relative to An Ordinance Relative to the Establishment of a Public Art Commission.
21. **20-385** Communication from the Mayor relative to the appointment of Brian Vesce to the Disability Commission.
22. **20-386** Communication from the Mayor relative to the appointment of Toby Pearlstein to the Library Board of Trustees.
23. **20-387** Communication from the Mayor relative to the appointment of Debora Guimaraes to the Cultural Council.
24. **20-388** Communication from the Mayor relative to appointment of Fatou Drammeh to the Revere Housing Authority.
25. **20-389** Communication from the Mayor relative to the appointment of Cathy Penn to the Planning Board.
26. **20-390** Communication from the Mayor relative to appointment of Farah Sheikh to the Cultural Council.
27. **20-391** Communication from the Mayor relative to the appointment of Asmaa Abou-Fouda to the Disability Commission.
28. **20-392** Communication from the Mayor relative to the appointment of Brendan O'Brien to the Cultural Council.
29. **20-393** Communication from the Mayor relative to the appointment of Catherine Daze to the Cultural Council.
30. **20-394** Communication from the Mayor relative to the appointment of Qin Li to the Cultural Council.
31. **20-395** Communication from the Mayor relative to the appointment of Stephanie Carvalho to the Library Board of Trustees.
32. **20-396** Communication from the Mayor relative to the appointment of Yesenia Arango to the Cultural Council.
33. **20-397** Communication from the Mayor relative to the appointment of Elle Baker to the Historical Commission.
34. **20-398** Communication from the Mayor relative to the appointment of Jason Barone-Cichocki to the Disability Commission.

**Motions**



35.    **20-399**       Motion presented by Councillor Morabito: That the Mayor be requested to collaborate with the City of Chelsea to work on a solution that will expedite the process to re-designate the commuter line in Chelsea as a "Quiet Zone". The sudden noise disturbances from the train horn has adverse effects on sleep structure and lessens the quality of life of Revere residents.
36.    **20-400**       Motion presented by Councillor Morabito, Councillor Giannino: That the City Council or to a public hearing a proposed amendment to the Revised Ordinances of the City of Revere relative to wage theft prevention. An Ordinance Establishing Wage Theft Prevention Regulations (attached).
37.    **20-401**       Motion presented by Vice-President Novoselsky: That the Mayor direct the DPW to remove all "We Buy Houses" signage throughout the City of Revere.
38.    **20-402**       Motion presented by Councillor McKenna: That the Mayor request the Public Health Director to require residents who are utilizing the food pantry to wear masks to prevent the spread of Covid. Folks who drive up to receive their packages are not wearing masks and exposing volunteers at the food pantry. This motion is offered in the interest of public health and safety.





# CITY COUNCIL

## Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal

Monday, November 9, 2020

Regular Meeting of the City Council was called to order at 6:00 PM. President Patrick M. Keefe presiding.

### Salute to the Flag

#### 1 Roll Call of Members

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

#### 2 Approval of the Journal of the Regular Meeting of October 26, 2020

**RESULT: ACCEPTED**

- 3 20-368 Motion presented by Councillor McKenna: That the Mayor approve the City Council's request to name the community garden in Beachmont to be located on Broadsound Avenue "The Corey Abrams Community Garden". Corey was a staple in Beachmont, always going above and beyond to help his neighbors. His generosity to people in need never went unnoticed. This is a wonderful tribute to an amazing young man.

Councillor McKenna requested suspension of the City Council Rules of Order for the purpose of taking up Council Order 20-368 as several residents were in attendance to speak in favor of the motion.

Several councillors spoke in favor of naming the new community garden in Beachmont, "The Corey Abrams Community Garden".

Kerri Abrams, Corey's sister, spoke on behalf of her family and friends in support of this memorial tribute.



Doug Goodwin, a friend of Corey's, submitted a letter of support which has been made part of this record.

**RESULT: ORDERED - VOICE VOTE**

### **Legislative Affairs Committee Report**

The Legislative Affairs Sub-Committee met on Monday evening, November 9, 2020 at 5:00PM. Committee members present were Councillors Novoselsky, Powers, Serino, Zambuto, Keefe (ex-officio), and Chairman Morabito. There were several items on the agenda for discussion:

**20-221** An Ordinance Relative to Amending Meeting Times of Governmental Bodies.

Councillor Serino offered the following amendments to the proposed ordinance:

**Section 1.** Section 2.03.050 Open Meetings is hereby amended by inserting a new sub-section Section 2.03.050(E) as follows: E. All meetings of governmental bodies shall not commence before the hour of five-thirty ~~six o'clock~~ PM on Monday through Friday or before ten o'clock AM on Saturday or Sunday, in matters deemed necessary by the presiding officer of the following:

- Board of Health
- City Council Committee of the Whole and Sub-Committees
- Conservation Commission
- Commission on Disabilities
- Human Rights Commission
- Planning Board
- Traffic Commission
- Zoning Board of Appeals

The Legislative Affairs Sub-Committee compromised with Councillor Serino and further amended the commencement time for governmental bodies to five o'clock during weekdays.

The proposed ordinance, as amended, received a unanimous favorable recommendation from the Committee and will be presented to the full City Council for consideration.

**20-260** An Ordinance Amending the Establishment of a Human Rights Commission.

Councillor Rotondo was not in attendance to discuss his proposed ordinance amendment. The Legislative Affairs Sub-Committee

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



After reviewing the City Solicitor's opinion, the Legislative Affairs Sub-Committee recommended that this matter be placed on file.

- 4      20-221      Proposed amendment to the Revised Ordinances of the City of Revere: Section 2.03.050 is hereby amended by inserting a new sub-section Section 2.03.050(E) as follows: E. All meetings of governmental bodies shall not commence before the hour of six o'clock PM on Monday through Friday or before ten o'clock AM on Saturday or Sunday.

**An Ordinance Relative to Meeting Times of Certain Governmental Bodies**

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

**Section 1.** Section 2.03.050 Open Meetings is hereby amended by inserting a new sub-section Section 2.03.050(E) as follows: E. All meetings of governmental bodies shall not commence before the hour of five o'clock PM on Monday through Friday or before ten o'clock AM on Saturday or Sunday, in matters deemed necessary by the presiding officer of the following:

- Board of Health
- City Council Committee of the Whole and Sub-Committees
- Conservation Commission
- Commission on Disabilities
- Human Rights Commission
- Planning Board
- Traffic Commission
- Zoning Board of Appeals

August 24, 2020      Ordered to a first reading.  
 November 9, 2020      Ordered to a second reading as amended.  
 November 9, 2020      Ordered on a second reading as amended.  
 November 9, 2020      Ordered on a third and final reading as amended.  
 November 9, 2020      Ordered Engrossed and Ordained on a Roll Call.

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

- 5      20-260      Proposed Ordinance Relative to the Human Rights Commission    Section 1. 9.28.020(B)(1) Establishment of a Human Rights Commission is hereby amended by inserting the following sentence at the end of the sub-section, "Any commissioner appointed by the Mayor and confirmed by the City Council can be recalled by majority vote of the City Council."    Section 2. 9.28.020(D) Establishment of a Human Rights Commission is hereby amended by inserting the following sentence at the end of the sub-section, "The Executive Director appointed by the Mayor and confirmed by the City Council can be recalled by majority vote of the City Council."



<b>RESULT:</b>	<b>PLACED ON FILE</b>
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- 6      20-308      Motion presented by Councillor Morabito: That the City of Revere implement a local eviction moratorium beginning October 17th until the COVID-19 pandemic subsides. This motion is being submitted because the City's unemployment rate is eight times higher than last year's rate and a moratorium will protect the City's most vulnerable citizens.

<b>RESULT:</b>	<b>PLACED ON FILE</b>
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### **Appointments Sub-Committee Report**

The Appointments Sub-Committee met on Monday evening, November 9, 2020 at 5:45PM. Committee members present were Councillors Giannino, McKenna, Powers, Visconti, Keefe (ex-officio), and Chairman Guinasso.

There was one appointment before the committee as follows:

**20-308**      Appointment of N&M Excavating as a License Drain Layer.

Robert Murray of N&M Excavating addressed the sub-committee and received a favorable recommendation for his appointment as a Licensed Drain Layer. N&M Excavating is requesting a Drain Layer's License as he performing work on a City project.

- 7      20-359      Communication from the Mayor relative to the appointment of N&M Excavating as a Licensed Drain Layer.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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### **Communications**

- 8      20-365      Communication from the Board of Assessors requesting that the City Council hold a public hearing for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2021.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 11/23/2020 6:00 PM</b>
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### **Motions**

- 9      20-366      Motion presented by Councillor Serino, Councillor McKenna: That the Mayor instruct the Parking Director to only enforce street sweeping in December of this year by giving out warnings, not fines. This will be the first year that the City has extended the street sweeping program by one month into December, and many people are just becoming aware.



<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 10      20-367      Motion presented by Councillor Serino, Councillor McKenna: That the Mayor instruct 311 to send out a robocall to all residents at the end of November to remind them that the street sweeping program has been extended by one month through the month of December.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 11      20-369      Motion presented by Councillor Serino: That the City Council present a Certificate of Commendation to State Representative RoseLee Vincent on the occasion of her retirement from the Massachusetts General Court. Vincent has served for six and one-half years as the State Representative for the Sixteenth Suffolk District. Prior to her tenure in the Legislature, she spent twenty-five years tending to the needs of Revere residents in the office of Revere's State Representative on Beacon Hill, and in addition to her professional career has given nearly fifty years of her life to dedicated service to the people of our city through her involvement with various community organizations over the years.

<b>RESULT:</b>	<b>ORDERED - VOICE VOTE</b>
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- 12      20-370      Motion presented by President Keefe: That the City Council order to a public hearing on November 23, 2020 the following proposed ordinance (attached): An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Transient Vendors, Door-to-Solicitors, and Canvassers.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>	<b>Next: 11/23/2020 6:00 PM</b>
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- 13      20-371      Motion presented by President Keefe: That the Mayor request the DPW and the City Engineer to amend the rules and regulations, in accordance with Section 2.63.070(B)(1) Public Way Disturbances and Occupancy Permits, so as to provide notification to and approval by the Ward Councillor prior to the issuance of a curb cut permit.

<b>RESULT:</b>	<b>REFERRED TO PUBLIC WORKS</b>	<b>Next: 11/23/2020 6:00 PM</b>
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### Adjournment

Several members of the City Council offered a point of personal privilege to acknowledge Veterans Day coming up on November 11, 2020 and to honor all those who have served our country during times of both war and peace.

The City Council now stands adjourned to meet on Monday, November 23, 2020.



**City Council – Regular Meeting****November 9, 2020**

Ordered adjourned at 7:33 PM.

Attest:

City Clerk

**Minutes Acceptance: Minutes of Nov 9, 2020 6:00 PM (Salute to the Flag)**





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

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## BOARD OF ASSESSORS

Dana E. Brangiforte  
John J. Verrengia  
Mathew M. McGrath

Honorable City Council

October 30, 2020

C/o Ms. Ashley Melnik

281 Broadway

Revere, Ma. 02151

Dear Honorable Revere City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Revere Board of Assessors request that your Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor, so the Revere Board of Assessors may proceed with the establishment of the tax rate for Fiscal Year 2021.

Sincerely,

Dana Brangiforte, Chairman

Revere Board of Assessors

John J. Verrengia, Member

Revere Board of Assessors

Mathew McGrath, Member

Revere Board of Assessors

Cc: Mayor Brian Arrigo

Mr. Richard Viscay---Director of Finance





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

## BOARD OF ASSESSORS

Dana E. Brangiforte  
John J. Verrengia  
Mathew M. McGrath

November 19, 2020

Honorable City Council  
C/o Ms. Ashley Melnik  
281 Broadway  
Revere Ma, 02151

Dear Honorable City Council,

The Board of Assessors has determined final values, classified all properties and reported this information to the Department of Revenue. During the public hearing for the purpose of establishing the Minimum residential factor, the Board of Assessors is going to recommend that the City Council Adopt a Residential factor of 0.886758. Historically the Council has always adopted the 175% shift and adopting this Residential Factor will allow us to create a split tax rate and shift the burden to the commercial tax rate thereby providing the greatest tax benefit to the residential tax payer. This Vote will allow the Board to proceed with the establishment of the Tax Rate for Fiscal year 2021. Attached you find an LA4 comparison report this will allow you to see what has happened to assessed values by class for Fiscal Year 2021. The Board of Assessors will be on hand to discuss any questions as it pertains to values and the effects of the Residential Factor.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

John Verrengia, Revere Board of Assessors

Mathew McGrath, Revere Board of Assessors

Attachment: MinimumResidentialFactorFY2021 (20-365 : Minimum Residential Factor Hearing Fiscal Year 2021)



MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF LOCAL ASSESSMENT

Reverse  
CITY

LA4 Comparison Report - Fiscal Year 2021

Small PP Exemption: 0		Certification Year: 2018							
Billing Cycle: Quarterly		BLA Advisor: Thomas Dawley							
Chapter 653: Yes									
Property Type	Description	FY 2020 Parcel Count	FY 2020 Assessed Value	FY 2021 Parcel Count	FY 2021 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
101	Single Family	4,505	1,875,123,600	4,515	1,900,317,000	10	0.2%	25,193,400	1.3%
102	Condominiums	2,761	802,520,600	2,779	879,569,400	18	0.7%	77,048,800	9.6%
MISC 103,109	Miscellaneous Residential	67	35,535,100	66	35,992,300	-1	-1.5%	457,200	1.3%
104	Two - Family	3,741	2,086,421,200	3,767	2,179,510,200	26	0.7%	93,089,000	4.5%
105	Three - Family	639	415,338,800	631	426,412,200	-8	-1.3%	11,073,400	2.7%
111-125	Apartment	355	1,055,224,700	357	1,128,537,300	2	0.6%	73,312,600	6.9%
130-32,106	Vacant / Accessory Land	1,322	65,721,400	1,279	52,618,400	-43	-3.3%	-13,103,000	-19.9%
200-231	Open Space	0	0	0	0	0	0	0	0
300-393	Commercial	537	568,686,322	535	606,053,113	-2	-0.4%	37,366,791	6.6%
400-442	Industrial	69	135,531,800	69	236,518,200	0	0	100,986,400	74.5%
450-452	Industrial Power Plant	0	0	0	0	0	0	0	0
CH 61 LAND	Forest	0	0	0	0	0	0	0	0
CH 61A LAND	Agriculture	0	0	0	0	0	0	0	0
CH 61B LAND	Recreational	0	0	0	0	0	0	0	0
012-043	Multi-use - Residential	116	53,733,821	114	56,070,197	-2	-1.7%	2,336,376	4.3%
012-043	Multi-use - Open Space	0	0	0	0	0	0	0	0
012-043	Multi-use - Commercial	0	43,113,779	0	43,393,703	0	0	279,924	0.6%
012-043	Multi-use - Industrial	0	0	0	0	0	0	0	0
501	Individuals / Partnerships / Associations / Trusts / LLC	77	5,268,543	72	6,763,967	-5	-6.5%	1,495,424	28.4%
502	Corporations	115	18,317,301	109	18,138,971	-6	-5.2%	-178,330	-1.0%
503	Manufacturing	0	0	0	0	0	0	0	0
504	Public Utilities	3	59,072,345	3	73,048,446	0	0	13,976,101	23.7%
505	Centrally Valued Telephone	3	11,180,500	3	14,737,400	0	0	3,556,900	31.8%
506	Centrally Valued Pipelines	1	1,386,600	1	1,389,800	0	0	3,200	0.2%
508	Wireless Telephone	4	3,659,048	4	5,399,864	0	0	1,740,816	47.6%
550-552	Electric Generating Plant	0	0	0	0	0	0	0	0
EXEMPT VALUE	Exempt Property	1,007	473,911,100	1,005	483,988,200	-2	-0.2%	10,077,100	2.1%



**AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF  
REVERE RELATIVE TO TRANSIENT VENDOR LICENSES, DOOR-TO-SOLICITORS, AND  
CANVASSERS**

**Section 1.** Chapter 5.12 Transient Vendors is hereby deleted in its entirety and inserted in place thereof the following new Chapter 5.13 Transient Vendors

**Section 5.13.010 Definitions.**

As used in this article, the following words and phrases shall have the meanings ascribed to them in this section:

- A. *Transient vendor* means any person who engages in a "temporary or transient business" selling goods, wares or merchandise, either in one locality or in traveling from place to place.
- B. *Temporary or transient business* means any exhibition and sale of goods, wares or merchandise which is carried on in any tent, booth, building or other structure, unless such place is open for business during usual business hours for a period of at least 12 consecutive months.

**Section 5.13.020 Transient vendor licenses.**

- A. Every transient vendor, before making any sale of goods, wares or merchandise in the city, shall apply to the city council for a license and shall accompany such application with a license fee of five hundred dollars as listed in Table I – Fee Schedule. Such application shall be filed with the city clerk.
- B. No license shall be granted under this section until the applicant has complied with the provisions of Chapter 101, Section 3 of the General Laws and has exhibited to the city clerk a license issued by the director of standards of the commonwealth.
- C. If, after review of said application, it appears that the applicant is a person of good repute as to morals and integrity and he or she is a person of responsibility and business acumen, the city council may authorize the city clerk to issue a city license to the applicant. Upon order of the city council and proof of payment of all license fees the city clerk shall issue the city license endorsed upon the state license "local license fees paid" and shall affix thereto his or her official signature and date of such endorsement.

**Section 5.13.030 Expiration of license.**

The city transient vendor license shall remain in force so long as the licensee shall continuously keep and expose for sale such stock of goods, wares and merchandise but not later than the first day of January following its date.

**Section 5.13.040 Licenses for nonprofit organizations.**

The city council may, under such conditions as they may deem proper, grant to any organization engaged in charitable work or to a post of any incorporated organization of veterans who served in the military or naval service of the United States in time of war or insurrection a special license authorizing it, for a particular time period to be stated in such license, and for a charitable purpose stated in such license, to conduct under their



control a temporary or transient business, provided that no person under 16 years of age shall be accredited as an agent of the license holder. The exercise of the license hereby provided for shall be subject to the provisions of all statutes, ordinances, rules and regulations not inconsistent herewith.

**Section 5.13.050 Display of license.**

Every transient vendor shall exhibit his or her state and city licenses when the same are demanded of him or her by a councillor or sealer or deputy sealer of weights and measures or member of the police department of the city.

**Section 5.13.060 Additional city permits.**

Should a license be issued pursuant to this article, the licensee shall be responsible for obtaining and maintaining any and all other relevant licenses, permits and seals, including, but not limited to, health department and fire department permits, and seals from the sealer of weights and measures.

**Section 5.12.070 Revocation of license.**

Any transient vendor license granted by the city council may be revoked by the city council for good cause after reasonable notice to the licensee and a hearing upon the grounds for revocation.

**Section 5.13.070 Bond or insurance required.**

No transient vendor shall sell goods, wares or merchandise in the city unless such transient vendor has posted a bond with, or has provided a certificate of liability insurance naming the city as an "additional insured" to, the city clerk in the amount of five thousand dollars, and has signed an agreement providing for indemnification of the city against any loss which may arise by way of any suit, action or proceeding against the city as a result of any act or failure to act on the part of such transient vendor while operating within the territorial limits of the city. This indemnification agreement shall be in a form approved by the city solicitor.

**Section 5.13.080 Minimum age.**

No person under 18 years of age shall receive a license as a transient vendor.

**Section 5.13.090 Additional restrictions.**

The terms of every transient vendor license issued pursuant to this article shall be subject to such further restrictions and regulations as the city council shall impose.

**Section 5.13.100 Penalties.**

Any transient vendor who violates any provision of this chapter shall be punishable in accordance with the provisions of Chapter 1.16 of the Revised Ordinances of the City of Revere by a fine of three hundred (\$300.00) dollars, or be subject to arrest as provided for by Chapter 101, Section 32 of the General Laws.

**Section 5.13.110 Conflict with state license.**

Nothing in this article shall be construed as conflicting with any license duly issued under the laws of the commonwealth.



**Section 2.** Title 5 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new Chapter 5.12 Door-to-door Solicitors and Canvassers:

**Chapter 5.12 Door-to-door solicitors and canvassers.**

**Section 5.12.010 Definitions.**

The terms "soliciting" and "canvassing" means and includes any one or more of the following activities:

- A. Seeking to obtain the purchase, or the orders for the purchase, of goods, wares, merchandise, foodstuffs, services, of any kind of consideration whatever; or
- B. Seeking to obtain subscriptions to books, magazines, periodicals, newspapers, and every other type or kind of publication; or
- C. Seeking to obtain gifts or contributions of money, clothing or any other valuable thing for the support or benefit of, or seeking to gain membership in or volunteers for, any charitable or nonprofit association, organization, corporation or project.

The provisions of Sections [5.12.010](#) through [5.12.080](#) shall not apply to those who are operating validly as hawkers or peddlers or open air vendors, or to officers or employees of the city, county, state or federal government, or any subdivision thereof, when on official business, or to the city of Revere neighborhood youth and students who solicit for the shoveling of snow or cutting of lawns, or in connection with fundraising activities or city of Revere senior citizen fundraising activities, or to milkpersons, bakery persons, insurance agents, laundry persons, and ice, oil and coal dealers, nor shall it be construed to prevent route salespersons or other persons having established customers to whom they make periodic deliveries from calling upon such customers.

If any solicitor or canvasser is under the age of eighteen years and is selling goods or periodicals for a commercial purpose, the provisions of M.G.L. Chapter 101, Section 34 shall apply.

**5.12.020 Registration required.**

It is unlawful for any person to solicit or canvass, for him or herself or for another person, or organization, by foot, automobile or any other type of conveyance, from place to place, house to house or street to street, calling at residences without the previous consent of the occupant, without first having registered with the chief of police.

**5.12.030 Application for certificate of registration.**

- A. Application for a certificate of registration shall be made upon a form provided by the police department.
- B. An authorized representative of the sponsoring organization shall apply to the chief of police of his designee either personally, between the hours of nine a.m.



and two p.m. from Monday through Thursday excluding holidays, or by mail, and truthfully state in full the information requested on the application, to wit:

1. Name, address and telephone number of the sponsoring organization;
  2. State and/or federal tax identification number or tax exempt number of the sponsoring organization;
  3. Name, residential address, telephone number, social security number and date of birth of each representative of sponsoring organization who will be soliciting or canvassing in the city;
  4. Period of time for which the certificate is applied (i.e., the dates on which the soliciting or canvassing will take place);
  5. Any convictions for a violation of a felony or crimes against the person under the laws of the commonwealth or any other state or federal law of the United States within five years of the application, by the sponsoring organization or any of its representatives who will be soliciting or canvassing in the city;
  6. Signature of authorized representative of the sponsoring organization.
- C. A photograph or an acceptable copy of a photograph of each representative of the sponsoring organization who will be soliciting or canvassing in the city must be attached to the application.
- D. If the sponsoring organization is required by M.G.L.A. Chapter 68, Section 19, to register as a charitable organization with the commonwealth, a copy of said registration must be attached to the application.
- E. All statements made by the application upon the application or in connection therewith shall be under oath.
- F. No certificate of registration shall be issued to any person who has been convicted of the commission of a felony or crime against the person within five years of the date of the application; nor to any person whose certificate of registration issued hereunder has previously been revoked as provided herein.
- G. The chief of police shall cause to be kept in his office an accurate record of every application received and acted upon together with all other information and date pertaining thereto and all certificates of registration issued under the provisions of Sections [5.12.010](#) through [5.12.080](#), and of denial of applications. Fully completed applications for certificates, shall be acted upon within three days of receipt. The original copy of the application shall be given to the applicant and a duplicate copy shall be retained on file in the office of the chief of police.
- H. When approved, each solicitor or canvasser shall be issued a certificate of registration and shall at all times while soliciting or canvassing in the city carry upon his/her person the registration certificate and the same shall be exhibited by such registrant whenever he or she is required to do so by any police officer or by any person solicited. The certificate of registration shall state the expiration date thereof.
- I. An administration fee of ten dollars shall be charged for each certificate of registration issued.



- J. Soliciting and canvassing may be conducted Monday through Saturday between the hours of nine a.m. and eight p.m., and Sundays between the hours of twelve p.m. and six p.m., excluding major holidays on which retail stores and businesses (except for local convenience stores, restaurants and other food establishments) are closed.

#### **5.12.040 Deceptive practices.**

No solicitor or canvasser may use any plan, scheme or ruse which misrepresents the true status or mission of the person making the call in order to gain admission to a person's home, office or other establishment.

#### **5.12.050 - Duty of solicitors and canvassers.**

It shall be the duty of every solicitor and canvasser going onto any premises in the city to first examine whether there is a notice stating that no solicitors are welcome; if such notice is present then the solicitor or canvasser shall immediately and peacefully depart from the premises.

Any solicitor or canvasser who has gained entrance to any residence, whether invited or not, shall immediately and peacefully depart from the premises when requested to do so by the occupant.

#### **5.12.060 - Revocation of certificate.**

Any certificate of registration issued hereunder shall be revoked by the chief of police if the holder of the certificate is convicted of a violation of any of the provisions of Sections [5.12.010](#) through [5.12.080](#) or has made a false material statement in the application or otherwise becomes disqualified for the issuance of a certificate of registration under the terms of said sections. Immediately upon such revocation, written notice thereof shall be given by the chief of police to the holder of the certificate in person or by certified United States mail addressed to his or her residence or organization address set forth in the application.

Immediately upon the giving of such notice the certificate of registration shall become void.

#### **5.12.070 - Solicitation of donations upon the public ways.\***

No person, individually or on behalf of any organization, shall at any time, solicit donations of any kind from any operator or occupant of a motor vehicle upon the public way.

#### **5.12.080 - Penalty for violations.**

Any violation of the provisions of this title shall be punishable in accordance with the provisions of [Title 1, Chapter 1.16](#) of the Revised Ordinances of the city of Revere by a fine of three hundred dollars.



**Section 3.** Table I – Fee Schedule of the Revised Ordinances of the City of Revere is hereby amended deleting the words, “Section 5.12.020 of this revision, is two thousand dollars” and inserting in place thereof, “Chapter 5.13.020, is five hundred dollars”.

**Section 4.** This ordinance shall take effect on January 1, 2021.



**Public Hearing**

Notice is hereby given in accordance with the provisions of Title 12, Chapter 12.12, Sections 12.12.010 – 12.12.060 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, November 23, 2020 at 6:00PM on the petition of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114 for the purpose of considering the discontinuance and abandonment of a certain portion of Washburn Avenue, Revere, MA as illustrated on petitioner's plan of discontinuance.

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

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

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check Attached #30830  
10/14/2020  
10/21/2020  
10/28/2020



### Public Hearing

Notice is hereby given in accordance with the provisions of Title 12, Chapter 12.12, Sections 12.12.010 – 12.12.060 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, November 23, 2020 at 6:00PM on the petition of The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC, One Congress Street, Boston, MA 02114 for the purpose of considering the discontinuance and abandonment of a certain portion of Washburn Avenue, Revere, MA as illustrated on petitioner's plan of discontinuance.

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Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
Check Attached #30830  
10/14/2020  
10/21/2020  
10/28/2020



# PETITION FOR DISCONTINUANCE OF PUBLIC WAY

## WASHBURN AVENUE

**Revere, Massachusetts**

*Prepared for:*

**Developer**



**The McClellan Highway Development Company, LLC  
c/o The HYM Investment Group, LLC  
One Congress Street  
Boston, MA 02114**

*Prepared by:*



**BEALS + THOMAS**

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772-2104

*Submitted in Compliance with the Code of Ordinances of  
the City of Revere*

**October 2, 2020**



October 2, 2020

Patrick M. Keefe, Jr., President  
Revere City Council  
281 Broadway  
Revere, MA 02151

Via: FedEx and email to [amelnik@revere.org](mailto:amelnik@revere.org)

Reference: Petition for Discontinuance of Public Way  
Suffolk Downs Redevelopment:  
Washburn Avenue  
Revere, Massachusetts  
B+T Project No. 2854.19

Dear Councilors:

The McClellan Highway Development Company, LLC, c/o The HYM Investment Group, LLC (the Proponent), respectfully submits this Request for Discontinuance of Public Way for a portion of Washburn Avenue. This filing is submitted in accordance with the Revised Code of Ordinances of the City of Revere.

Washburn Avenue is an existing public way located to the east of the Suffolk Downs Redevelopment Project property, west of the MBTA Blue Line and Beachmont Station, and south of Winthrop Avenue. It was accepted as a public way in 1917. Approximately 750 linear feet of the roadway are improved with asphalt, terminating in a dead end. The remainder of the accepted way, which extends south to the Boston City Line, is unimproved and contains material areas of wetlands. The unimproved section of the public way is bounded on both sides by land owned by the Proponent via its subsidiaries, as further documented in Section 2.0 herein. This area can be identified as a Bordering Vegetated Wetland (BVW), and is currently vegetated by common reed (*Phragmites australis*).

The Proponent respectfully requests that the City Council discontinue the unimproved portion of Washburn Avenue, and cause the land to revert to the adjacent owners. The Proponent proposes the discontinuance south of the driveway of the existing lot at 130 Washburn Avenue. A written description of the proposed street lines is enclosed in Section 1.0, and plans of the proposed discontinuance, prepared in compliance with Section 12.12.030 of the Ordinance, are enclosed in Section 3.0.

As required, enclosed is one (1) copy of the submission package, along with a check payable to the City of Revere in the amount of \$180.00 for the appropriate filing fee. We understand that the Council will place the required orders of notice in the Revere Journal, as to the proposed action for a public hearing in a newspaper of local circulation as required by Section 12.12.050 of the Ordinance. An additional check in the amount of \$210.00 is included for this purpose.



Patrick M. Keefe, Jr., President  
Revere City Council  
October 2, 2020  
Page 2

Should you have any questions regarding this matter or require additional information, please contact Jeff Heidelberg at Beals and Thomas, Inc. via email at [jheidelberg@bealsandthomas.com](mailto:jheidelberg@bealsandthomas.com) or via telephone at (508) 366-0560. We thank you for your consideration of this Application and look forward to meeting with the City Council at the next available meeting.

Very truly yours,

*Douglas J. Manz*

Douglas J. Manz  
Partner, Director of Development

Enclosures

cc: Thomas N. O'Brien, Managing Partner, The HYM Investment Group, LLC (via email)  
Michael Barowsky, Vice President, The HYM Investment Group, LLC (via email)  
Leo Rusk, Vice President, The HYM Investment Group, LLC (via email)



## Petition for Discontinuance of Public Way

Washburn Avenue  
 Revere, Massachusetts

**TABLE OF CONTENTS**

<b>1.0</b>	<b>WRITTEN DESCRIPTION OF PROPOSED STREET LINES .....</b>	<b>1-1</b>
<b>2.0</b>	<b>LIST OF OWNERS .....</b>	<b>2-1</b>
<b>3.0</b>	<b>EXHIBIT .....</b>	<b>3-1</b>



## Section 1.0

### Written Description of Proposed Street Lines



# METES AND BOUNDS DESCRIPTION

Washburn Avenue  
To Be Discontinued

A certain parcel of land situated in the Commonwealth of Massachusetts, County of Suffolk and City of Revere and on a plan entitled, "Discontinuance Plan Washburn Avenue Revere, MA. (Suffolk County), dated October 2, 2020 and prepared by Beals and Thomas, Inc., more particularly bounded and described as follows:

Beginning at the most northwesterly corner of said parcel on the southerly sideline of Washburn Avenue, said point being a bearing of S 25°50'12" W and a distance of 739.07' along the sideline of Washburn Avenue from the intersection of Washburn Avenue and Winthrop Street, thence;

S 63°02'03" E	45.00 feet to a point, thence turning and running;
S 25°50'12" W	875.63 feet to a point on the city line dividing the Cities of Revere and Boston, thence turning and running;
S 39°23' 08" E	49.56' feet along the City Line to a point, thence turning and running;
N 25°50'12" E	855.75 feet to the Point of Beginning.

Containing 38,956 square feet more or less.

KCC/285410MB001



## Section 2.0 List of Owners

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## Petition for Discontinuance of Public Way

Washburn Avenue  
Revere, Massachusetts

**2.0 LIST OF OWNERS**

As required by Section 12.12.030 C. of the Ordinance, the following represents a list of parties in interest willing to release all claims and damages against the City for property or other damage which may arise out of the proposed discontinuance in accordance with the enclosed plans.

LOCATION OF PROPERTY	MAP/LOT	OWNER	MAILING ADDRESS	OWNER SIGNATURE
Washburn Avenue	3-28-17C	SD Beachmont, LLC c/o The HYM Investment Group, LLC	1 Congress Street Boston, MA 02114	
130 Washburn Avenue	3-28-17D	SD Beachmont, LLC c/o The HYM Investment Group, LLC	1 Congress Street Boston, MA 02114	
220 Revere Beach Parkway	4-80-14B	McClellan Highway Development Company LLC c/o The HYM Investment Group, LLC	1 Congress Street Boston, MA 02114	

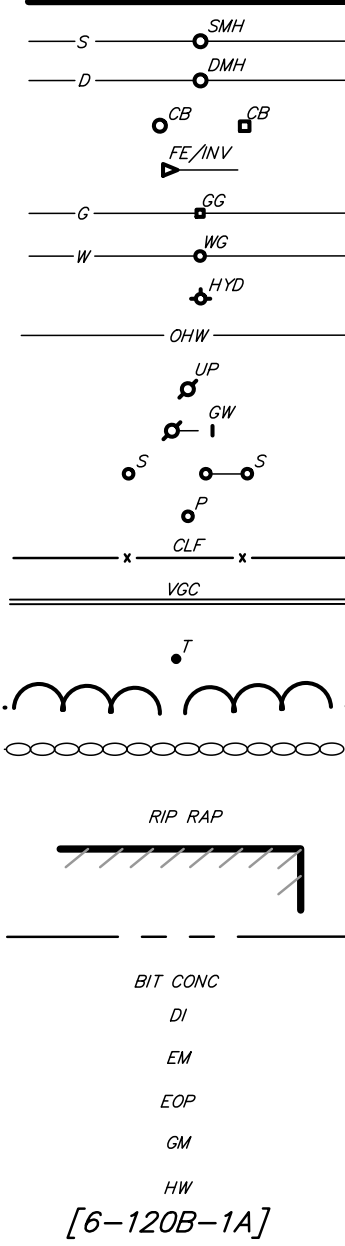


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**Section 3.0**  
**Exhibit**



LEGEND



SEWER LINE/MANHOLE  
DRAIN LINE/MANHOLE  
CATCH BASIN  
FLARED END/INVERT  
GAS LINE/GATE  
WATER LINE/GATE  
HYDRANT  
OVERHEAD WIRE  
UTILITY POLE  
GUY WIRE  
SIGN  
POST  
CHAIN LINK FENCE  
VERTICAL GRANITE CURB  
TREE  
TREE LINE  
STONE WALL  
RIPRAP  
BUILDING  
CITY LINE  
BITUMINOUS CONCRETE  
DROP INLET  
ELECTRIC METER  
EDGE OF PAVEMENT  
GAS METER  
HEAD WALL  
ASSESSOR ID MAP/LOT

NOTES

- 1)

UNDERGROUND UTILITIES ARE TAKEN IN PART FROM ELECTRONIC FILE 9180.1\_TOPO1.dwg (SEE NOTE 3), RECORD PLANS OF MUNICIPAL AND PUBLIC UTILITY PROVIDERS AND SURFACE EVIDENCE. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2)

ALL ELEVATIONS REFER TO BOSTON CITY BASE.
- 3)

THIS PLAN IS BASED IN PART FROM AN ELECTRONIC FILE ENTITLED 9180.1\_TOPO1.DWG AND DATED FEBRUARY 3, 2014 AND PREPARED BY NITSCH ENGINEERING, INC. AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY BEALS AND THOMAS, INC. USING TOTAL STATION METHODS ON OR BETWEEN JANUARY 18, 2017 AND JULY 22, 2019.
- 4)

THE CITY LINE BETWEEN BOSTON AND REVERE IS THE FORMER CENTERLINE OF BELLE ISLE INLET. THE DIVISION LINE SHOWN IS TAKEN FROM PLAN ENTITLED "CITY OF BOSTON BOUNDARY LINE BETWEEN BOSTON AND REVERE" DATED JANUARY 6, 1936 AND IS ON FILE WITH THE CITY OF BOSTON ENGINEERING DEPARTMENT AS PLAN L-7388.

PREPARED FOR:

THE McCLELLAN  
HIGHWAY  
DEVELOPMENT  
COMPANY, LLC  
c/c THE HYM  
INVESTMENT  
GROUP, LLC

One Congress Street, 1st Floor  
Boston, MA 02114



5				
4				
3				
2				
1				
0	10/02/2020	INITIAL ISSUE		
	ISSUE DATE	DESCRIPTION		
	ATL	ICW	KCC	KCC
	FLD	CALC	DWN	CHK'D



Discontinuance Plan

WASHBURN STREET  
REVERE, MA  
(SUFFOLK COUNTY)

PREPARED BY:

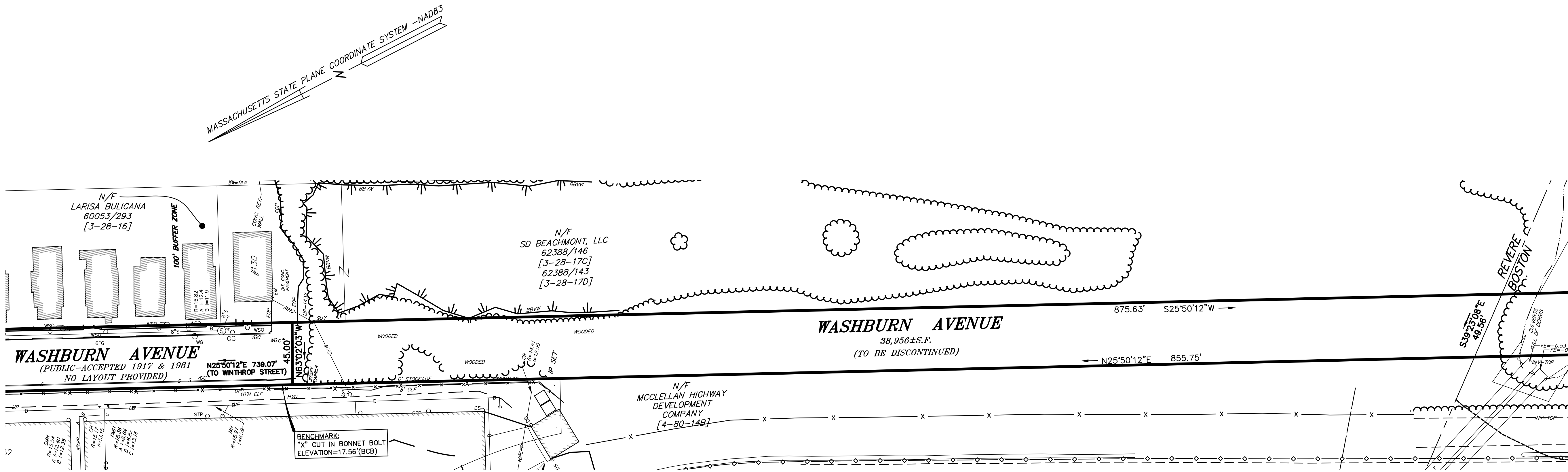


BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, Massachusetts 01772-2104  
T 508.366.0560 | www.bealsandthomas.com

DATE: OCTOBER 2, 2020  
SCALE: 1"= 40 FEET  
B+T JOB NO. 2854.10

B+T PLAN NO.  
285410P337A-001

DIS



I HEREBY CERTIFY THAT:

- 1)

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- 2)

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE  
KENNETH CONTE, PLS No. 38033





CZ-20-05

**Public Hearing**

Notice is hereby given in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.12, Section 17.12.010-17.12.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, November 23, 2020 at 6:00 P.M. and the Revere Planning Board will conduct a public hearing via remote participation on Tuesday evening November 24, 2020 at 6:00 P.M. on the application of Squire Road Realty, LLC, 1 Hunt Dr., Stoughton, MA 02072 requesting an amendment to the Zoning Map of the City of Revere as follows:

**AN ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE**

**Section 1.** Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, is hereby amended to change the zoning district designation of property known and numbered as Lot A at 398 Squire Road, Revere, MA (MBP 29-437J-14) from the Residential B (RB) district to the General Business (GB) district.

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

A copy of the aforementioned application (CZ-20-05) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik  
City Clerk

Attest:

Eugene McKenna  
Planning Board, Chairman

Revere Journal  
Check attached #2947  
11/04/2020  
11/11/2020

Attachment: Zoning Map Amendment 398 Squire Rd (20-373 : Zoning Map Amendment 398 Squire Rd)



FORM A

APPLICATION NO. 18-20-05  
DATE: 10/29/2020

**City of Revere, Massachusetts  
Revere City Council  
Application For  
Change of Zoning Ordinance  
or Zoning Map**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected. The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

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

A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030).

**B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).**

1. Applicant submitting this application is:

Name: Squire Road Realty LLC  
Address 1 Hunt Dr., Stoughton, MA 02072  
Tel. \_\_\_\_\_

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

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

Name: Lawrence A. Simeone Jr. Esq.  
Title: Attorney At Law  
Address: 300 Broadway, Suite 4, Revere, MA 02151  
Tel. #: (781-286-1560)

OFFICE CITY CLERK  
REVERE, MASS

2020 OCT 29 AM 10:40

FILED

Attachment: Zoning Map Amendment 398 Squire Rd (20-373 : Zoning Map Amendment 398 Squire Rd)



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

Name: The Applicant

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

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

5. The land described in this application is recorded in Suffolk County Registry of Deeds : **Book 57994 Page 159 [see also Assessor's Records : 29-437J-14]**

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

Plan: **Zoning Plan 398 Squire Road, Revere, MA, prepared by P.J.F. And Associates, 4 Highland Avenue, Wakefield, MA 01880 marked Exhibit #1**

Address **398 Squire Road, Revere, MA**

Lot # **Lot A ("the Property"), 5,731 sq./ft .**

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

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. **No**

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)? **No**

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

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

**The Lot A is a two (2) family dwelling with garage and is located in both the General Business (GB) district and Residence B (RB) district. Lot A consists of five thousand seven hundred thirty-one (5,731) square feet of land. The Property is currently served by municipal infrastructure and utilities.**



11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

The Applicant owns Property which has historically been zoned in the General Business (GB) district/Residence B (RB) district evidenced by the City of Revere Zoning Map dated 1981 *{which purports to represent zoning districts commencing July, 1929 and which was updated annually by City Engineer David Calishman during his tenure}*<sup>1</sup>; there is no evidence that the zoning designation of this property has changed based upon a review of the outstanding and existing City of Revere Zoning Maps issued since that time.

The Applicant seeks a zoning map change.

#### Proposed Zoning Map Change

The Applicant seeks a zoning map change Lot A currently zoned in the General Business (GB) and Residence B (RB) districts; it is proposed that the a portion of the Lot A found in the RB district be rezoned to GB in order to extend the GB district with the goal of providing uniform zoning for the entire of Lot A, wherein other properties along Squire Road have similar zoning.


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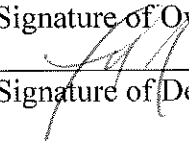
<sup>1</sup> See attached City of Revere Zoning Map dated 1981, marked Exhibit #2.



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

  
Signature of Applicant Date \_\_\_\_\_

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

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

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

\_\_\_\_\_  
Date Submitted to the Revere Planning Board:

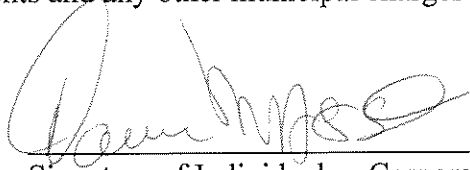


## Certification

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

82-153876

Social Security Number or  
Federal Identification Number



Signature of Individual or Corporate Name

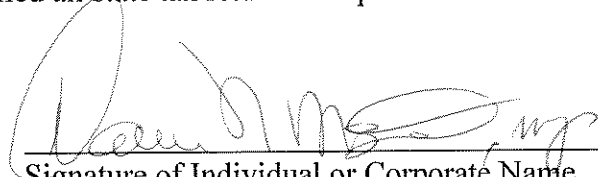
By: \_\_\_\_\_  
Corporate Officer (if applicable)



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

82-153876

Social Security Number or Federal  
Identification Number

  
Signature of Individual or Corporate Name

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



General Disclosure of Constituent Information Relative to Applications  
Submitted to The Revere City Council for Authorizations, Permits,  
Special Permits, Licenses, Variances, Orders of Conditions, Approvals,  
Modifications and Amendments which are Subject of Proceedings  
before the Revere City Council.

1. (Name and residential address of party submitting application.)

Name **Squire Road Realty LLC**  
Address: **398 Squire Road, Revere, MA 02151**  
Tel. # \_\_\_\_\_

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

Name: **Squire Road Realty LLC**  
Address: **398 Squire Road, Revere, MA 02151**  
Tel. No.: \_\_\_\_\_  
*See Assessors Records* **29-437J-14**

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

Partner's Name: **N/A**

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

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

Name: \_\_\_\_\_

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

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

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

7. (If the Party if a Corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the



Corporation within sixty (60) days of the date of this application. **The Applicant is a Massachusetts Limited Liability Corporation.**

8. (If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this Application). **N/A**
9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application.) **N/A**
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file. **N/A**



TO: Collector/Treasurer

FROM: Ashley Melnick, City Clerk

SUBJECT: Review of Taxes, Assessments, Betterments and Other Municipal Charges  
Relative to an Application for a City of Revere License and/or Permit

DATE: October , 2020

REQUESTED RETURN DATE:

HEARING DATE: October \_\_\_\_, 2020

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

Name of Applicant and Address:

Name Squire Road Realty LLC  
 Address: 398 Squire Road, Revere, MA 02151  
 Tel. # \_\_\_\_\_

Location address: 398 Squire Road, Revere, Massachusetts

\_\_\_\_\_  
 (Location of property for which license or permit is required)



# Exhibit 1



# Exhibit 2



Ordered by the Municipal Council July 10, 1929  
 Approved by the Mayor Andrew A. Cassassa July 12, 1929  
 Approved by the Planning Board Nov. 28, 1927

Attest  
*David P. Sullivan*  
 City Clerk

ATLANTIC

# ZONING MAP OF THE CITY OF REVERE MASSACHUSETTS





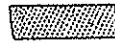




1981

DRAWN BY ENGINEERING DEPT

0 100 200 300 400 500 600

*David S. Sullivan*  
 CITY ENGINEER

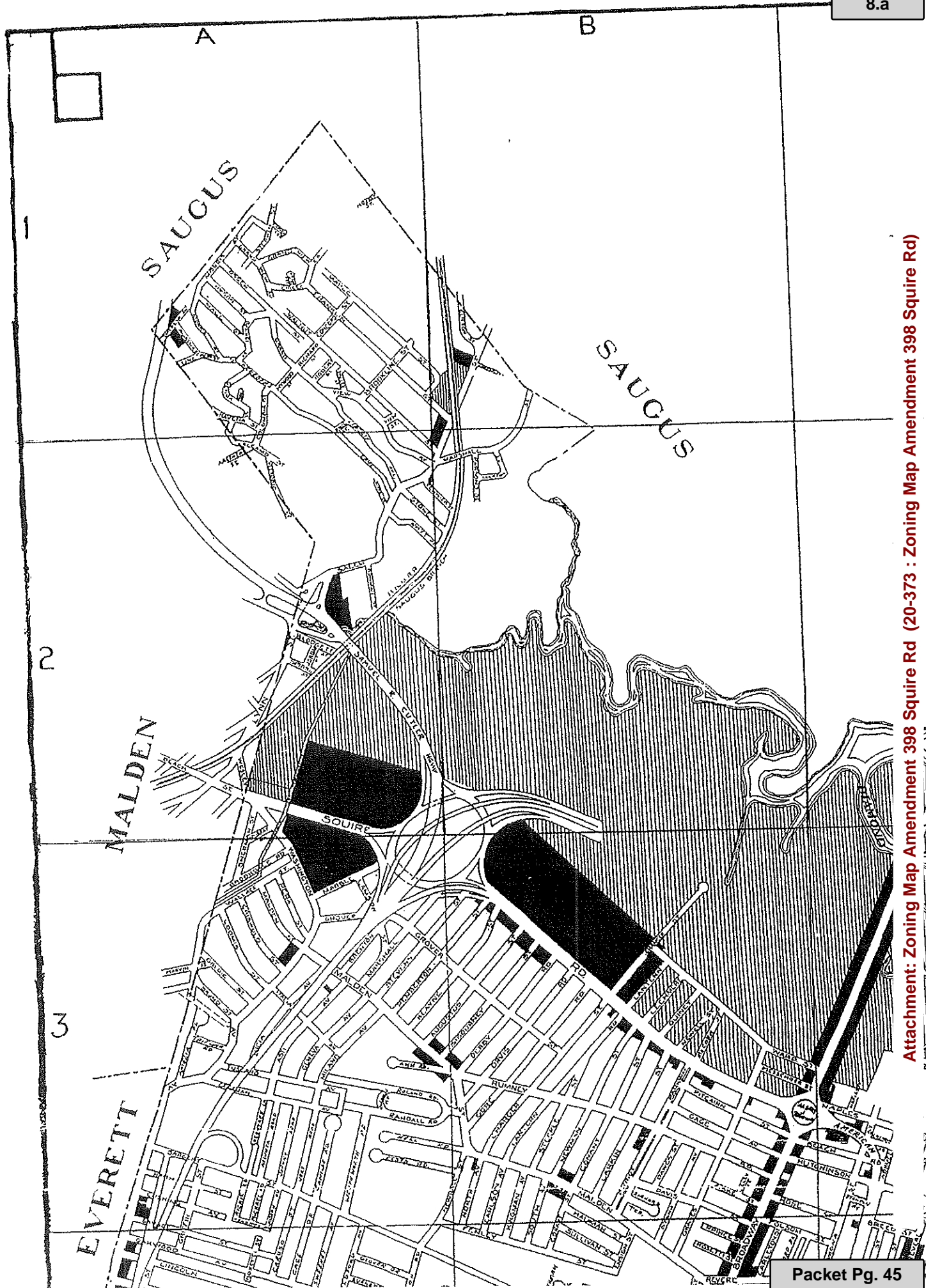
## LEGEND

	GENERAL COMMERCIAL
	LIGHT INDUSTRIAL
	HEAVY INDUSTRIAL
	APARTMENT
	ONE FAMILY RESIDENCE
	GENERAL RESIDENCE
	AMUSEMENT
	MAJOR COMMERCIAL A
	GENERAL COMMERCIAL A

T BOSTON

WINTHROP





Attachment: Zoning Map Amendment 398 Squire Rd (20-373 : Zoning Map Amendment 398 Squire Rd)







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

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

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

November 16, 2020

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

2020 NOV 17 PM 12:35  
OFFICE CITY CLERK  
REVERE, MASS

FILED

**RE: 209 Broadway / Awning application**

Dear Ms. Melnick:

Please see attached for overhang sign and awning permit regarding 209 Broadway, Revere, MA 02151.

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

Sincerely,



Lawrence A. Simeone, Jr.  
LAS/aw

Enclosures

Attachment: 209BroadwayAwningPermitApplication (20-374 : 209 Broadway Awning)





Commonwealth of Massachusetts  
City of Revere  
Office of the City Clerk  
Application for Overhanging Sign or Awning Permit

9.a

For Office Use Only

No: \_\_\_\_\_

Amount Paid: \$25.00

Date: \_\_\_\_\_

BUSINESS NAME: Casa de Carnes

ADDRESS OF SIGN LOCATION: 209 Broadway

OWNER'S NAME: Fonseca Real Estate LLC

OWNER'S ADDRESS: 209 Broadway

CONTRACTOR: Fusion Studio 1 PHONE NO.: 347-858-0240

SIGN SPECIFICATIONS

1. Describe Material: Panaflex VINIL and Galvanize Iron.
2. Length of Projection: Front Sign – 22 feet; Left side Sign is 7.5 feet
3. Height Above Sidewalk: 8.5 Feet

INSURANCE BOND ON FILE: \_\_\_ YES X NO

PLAN ON FILE: X YES \_\_\_ NO

FOR OFFICE USE ONLY

Signature of City Council President: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

Signature of City Clerk: \_\_\_\_\_ Permit Issued: \_\_\_\_\_  
(SEAL)

Attachment: 209BroadwayAwningPermitApplication (20-374 : 209 Broadway Awning)



# FUS ON

Embroidery  
& Signs

231 Park Ave  
Revere, MA 02151  
347-858-0240  
fussionstudio1@gmail.com

## Customer:

Casa de Carnes  
125 Howard St.  
Revere, MA 02151

## Awning Style & Dimension

Style Waterfall

Material: Fabric

Big one

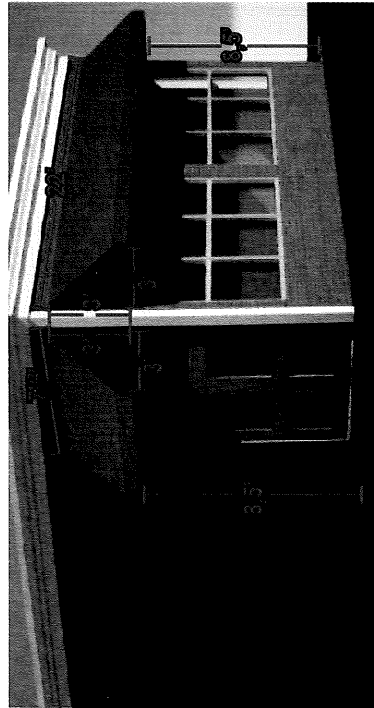
Size: 22x 3 ft.

Small one

7 1/2 ft. x 3 ft.

8,5 ft. from the ground

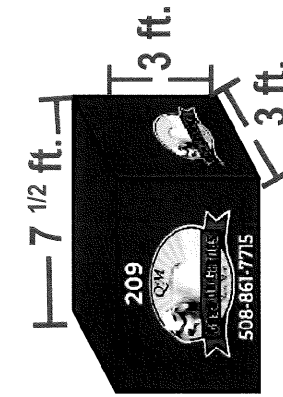
# PROJECT PLAN: Awning Face Recover



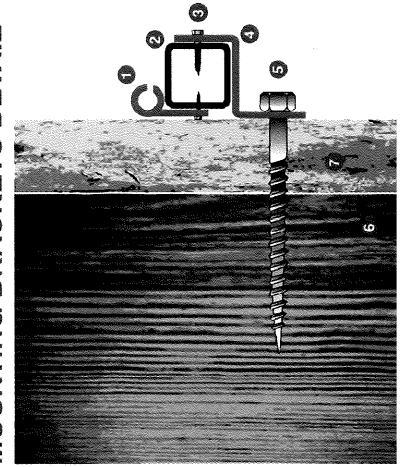
BEFORE



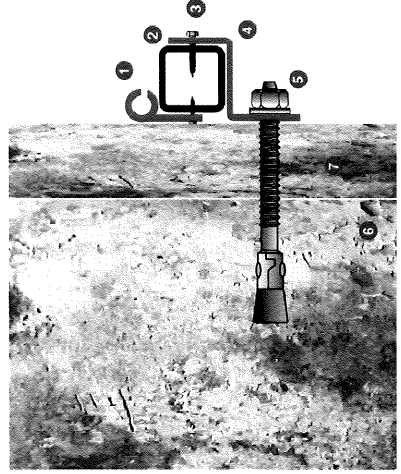
AFTER



## Attachment Details MOUNTING BRACKETS DETAIL



- 1 Awning Rail (for fabric attachment).
- 2 1" Square Tubing (awning frame).
- 3 #14 Hex Head Tek Screw.
- 4 14 Gauge Steel Mounting Bracket.
- 5 1/4" x 3" Lag Screw.
- 6 Wood Structural Member.
- 7 Stucco.



- 1 Awning Rail (for fabric attachment).
- 2 1" Square Tubing (awning frame).
- 3 #14 Hex Head Tek Screw.
- 4 14 Gauge Steel Mounting Bracket.
- 5 Concrete Expansion Anchor.
- 6 Concrete.
- 7 Stucco.



RECPT#: 196246  
City of Revere, Massachusetts  
CITY HALL  
281 BROADWAY  
REVERE MA 02151

DATE: 11/18/20      TIME: 10:49  
CLERK: AEM          DEPT:

COMMENT:  
CHARGES:  
CLSIGN SIGN PERMIT      25.00

TOTAL CHARGES:      25.00

AMOUNT PAID:      25.00

PAID BY:      SIMEONE  
PAYMENT METH: CHECK 2958

REFERENCE:

AMT TENDERED:      25.00  
AMT APPLIED:      25.00  
CHANGE:      .00

Attachment: 209BroadwayAwningPermitApplication (20-374 : 209 Broadway Awning)



C-20-34

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing via remote participation on Monday evening, November 23, 2020 at 6:00 P.M. on the application of Stephen R. Caruso, Trustee, R&S Realty Trust, 320 Charger Street, Revere, MA 02151 seeking permission from the Revere City Council to operate a commercial automotive storage/parking business for nine hundred and ten (910) vehicles on Lot 14 at 320 Charger Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-34) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

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

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Check attached #2954  
11/04/2020  
11/11/2020

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :



## FORM B

Application No. C-20-<sup>ACM</sup>34  
 Date: October 29, 2020

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

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

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

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

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

1. Applicant submitting this application is:

Name: Stephen R. Caruso, Trustee, R&S Realty Trust  
 Address: 320 Charger Street, Revere, MA 02151  
 Tel. #: \_\_\_\_\_

2. Applicant is Stephen R. Caruso, Trustee, R&S Realty Trust  
 Licensee \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_  
 Owner X Other (Describe) \_\_\_\_\_

2020 OCT 29 PM 3:11  
 OFFICE CITY CLERK  
 REVERE, MASS

FILED

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :



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

Name: Lawrence A. Simeone, Jr., Esq.  
 Title: Attorney At Law  
 Address: 300 Broadway, P.O. Box 321, Revere, MA 02151  
 Tel: # 781-286-1560

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

Name: R & S Realty Trust  
 Address: 320 Charger Street, Revere, Ma. 02151  
 Tel. #: \_\_\_\_\_

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

Book \_\_\_\_\_ Page \_\_\_\_\_, Certificate # (if registered) \_\_\_\_\_  
 Book \*\*, Page \_\_\_\_\_

***\*\*(See deed references established on site plan)***

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

***See attached site plan submitted with this application, entitled "Parking Plan, Plan of Land Charger Street (Tax Map 30 Lot 7), Revere, Massachusetts" prepared by Engineering Alliance, 194 Central Street, Saugus, MA 01906 dated October 26, 2020 and Assessors Records the latter marked Exhibit A.***

***Lot 14 on Land Court Plan 29487F (June 30, 2017), Charger Street sq. ft. 372,391 (8.5 acres) (Assessor's Parcel ID 30 435C 7C).***

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications Yes  
***(See attached Exhibit B).***
8. A locus map (8 ½" x 11") copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes ***(See attached Exhibit C)***



- 9a. Is the site of this application subject to the Wetland Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Section 105)?
- Yes                      No                      Do not know
- 9b. Is the location of the site of this application within 100 feet of:  
a coastal beach \_\_\_\_\_; salt marsh X; land under the ocean \_\_\_\_\_;  
do not know \_\_\_\_\_? No \_\_\_\_\_.
10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

***The Property is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.***

***The Property identified as Lot 14 Charger Street, consists of Three Hundred Seventy-Two Thousand, Three Hundred Ninety-One (372,391) sq. ft./ (8.5 acres) with two (2) nonconforming [multiple commercial use] structures<sup>1</sup>, the latter which are not in compliance with dimensional set back regulations in accordance with R.R.O. 17.24.010 Table of Dimensional Regulation respecting the TED district therein.***

***The Property's address is 320 Charger Street. The Property has frontage of one hundred and fifty (150) feet on Charger Street a public way. The Property is a complying lot with a minimum lot size exceeding Twenty Five Thousand (25,000) square feet the latter the minimum lot size for the district. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.***

---

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



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

*The Applicant seeks a special permit to operate a Commercial automotive storage/parking business in accordance with R.R.O. 17.16.40 of the Table of Use Regulations and R.R.O. 17.08.165.<sup>2</sup>*

*Applicant proposes to operate the Commercial automotive storage/parking business in that portion of the Property shown and identified on the Parking Plan as Area A ; the remaining portion of the Property shall be dedicated for the existing uses and nonconforming uses.<sup>3</sup> The site plan further establishes the layout of Nine hundred and ten (910) vehicles.*

Date of Denial by Building Inspector and/or Planning Board

not required

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

<sup>2</sup> R.R.O. 17.08.165 entitled "Commercial automotive storage/parking." states in pertinent part: "Commercial automotive storage/parking" means bulk and limited access storage or parking of automobiles, buses or trucks which are not accessory to a principal use and shall include parking restricted by contract or lease to employees of the contracting party or lessee. (C.O.91-23 § 4 (part))

*See also SPRC letter (attached marked Exhibit D.)*

<sup>3</sup> R.R.O. 17.08.550 entitled "Nonconforming use" states in pertinent part: "Nonconforming use" means a use of a building or land, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, that does not conform with the regulations of this title. (C.O. 83-3 § 17 2(B)(46)).

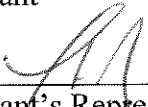
Northgate Recycling Inc., a licensed Asphalt, Brick and Concrete, operation, is classified under R.R.O. 17.16.040 the Table of Use Regulations and defined by R.R.O. 17.08.651 entitled "Recycling center/operations/drop off" which states in pertinent part: "Recycling center/operations/drop off" means a facility in which recyclable materials are dropped off for redemption, storage, recycling or transfer and shall include recycling operations, transfer stations and redemption centers for the purpose of recycling and/or reprocessing glass, cans, bottles, aluminum, metal, plastic, paper, cardboard, wood, leaves, gravel, soil, concrete and bituminous. Does not include recycling of vending machines incidental to a retail use. (C.O.01-76 §37, 2001). Said use requires a special permit in the TED district. Northgate Recycling Inc. received a special permit (C -98- 02/98-294 09/17/98) from the Revere City Council respecting said use.

Caruso Corporation and it's predecessor, Caruso Paving Corporation, have operated a road construction business which is classified under R.R.O. 17.16.040 of the Table of Use Regulations and classified by R.R.O. 17.08.651 as "Building construction and contracting storage yard or facility" [this use is not defined under the ordinance]. Said use requires a special permit. Caruso Corporation's road construction business is a nonconforming use in accordance with R.R.O. 17.08.550.



—  
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant's Representative

\_\_\_\_ October 28, 2020 \_\_\_\_\_

\_\_\_\_\_  
Date

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



## REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant R&S Realty Trust as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 320 Charger Street and requests that said Council make the following findings of fact:

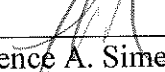
1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
  - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
  - (c) said facilities shall remain within the existing multiple use building on the site;
  - (d) the approval of this use will allow R&S Realty Trust to improve the condition of the property, and therefore benefit the public at large in the community.
2. That the specific site is an appropriate location for such alterations for the following reasons:
  - (a) The subject property is zoned, TED, which allows for the request of this special permit;
  - (b) The location of has a nonconforming (commercial) multiple use structure; similar to the zoning district which has various commercial nonconforming structures in the neighborhood;
  - (c) the proposed use can exist at this site, without impeding the normal use of the property or surrounding property.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) The proposed facility is on a public ways which has water and/or sewer services.
4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:



- (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and
  - (b) much of the adjacent property surrounding the property are commercial; the use will have no affect on these adjoining properties and their uses; and
  - (c) the proposed use does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has business operating similar parking facilities.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
- (a) the only traffic generated by the proposed facility shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed use to for the following reasons:

The location is in a general industrial area known as the Technology Enterprise District (TED) district, the proposed commercial use shall be in harmony with the area, which include waste collection, road construction/construction businesses, in concert with the large fitness center business and the City of Revere DPW facility. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this industrial and business area.

Date: October 28, 2020\_

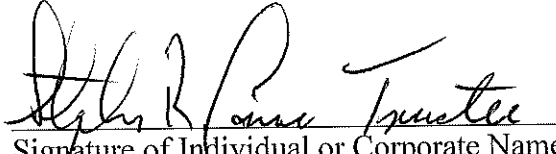
Respectfully submitted by: \_\_\_\_\_  
Lawrence A. Simeone, Jr., Esq.



## CERTIFICATION

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

04-6548964  
Social Security Number or  
Federal Identification Number

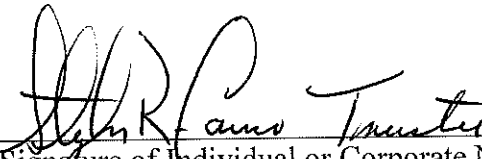
  
Signature of Individual or Corporate Name

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



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

04 654 49 67  
 Social Security Number or  
 Federal Identification Number

 Camo Trustee  
 Signature of Individual or Corporate Name

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



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

---

1. (Name and residential address of party submitting application.)  
  
 Name: R&S Realty Trust  
 Address: 320 Charger Street, Revere, MA 02151
2. (Name and residential address of each landowner on whose property subject matter will be exercised.)  
  
 Name: See above  
 Address: \_\_\_\_\_  
  
 (Attach additional pages, if necessary)
3. (If the Party is a Partnership, state the name and residential address of all partners within sixty (60) days of this application.)  
  
 Partner's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_
4. (Name and residential address of each party to whom subject authorization will be issued).
5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)
6. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)
7. (If the Party if a Corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application.
8. (If the Party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days from the date of this Application.)



9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)



TO:

FROM:

SUBJECT:

DATE:

REQUESTED  
RETURN DATE:

HEARING DATE:

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

Name of Applicant: R&S Realty Trust  
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 320 Charger Street, Revere, MA 02151  
(Business address of above person, corporation or business enterprise)

Location Address: 320 Charger Street, Revere, MA 02151  
(Location of property for which license or permit is required.)



# Exhibit A







Map Block Lot

Lot2

Lot3

CARD

Revere

USE VALUE: 1,177,600/  
ASSESSED: 1,177,600/ 1,416,200

## PROPERTY LOCATION

No Alt No Direction/Street/City  
SQUIRE REAR RD, REVERE

## OWNERSHIP

Owner 1: R & S REALTY TRUST  
Owner 2: CARUSO JR RALPH  
Owner 3:Street 1: 320 CHARGER ST  
Street 2:TurnCity: REVERE  
StProv: MA Cnty: Own Occ: Type:

Postal: 02151

## PREVIOUS OWNER

Owner 1:  
Owner 2:  
Street 1:  
TurnCity:  
StProv: Cnty:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 8.55 Acres of land mainly classified as COM WMS with a WAREHOUSE Building built about 1987, having primarily CORREG STL Exterior and 8700 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bath.

## OTHER ASSESSMENTS

Code Description Amount Com. Int

## PROPERTY FACTORS

Item Code Description % Item Code Description  
Z water  
Sewer  
Electr  
Exempt  
Census:  
Flood Haz:D Topo  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Code Description Fact No of Units Depth / Unit Type Land Type Factor Value Unit Price Adj Neigh Infl Mod Int 1 % Int 2 % Int 3 % Appraised Value Alt % Spec J Fact Use Value Notes  
316 COM WMS 43560 1.0 16 0.70/CA WET -30 487,872 0 487,900  
316 COM WMS 7.55 1.0 0 86,000 0.70/CA WET -30 449,225 0 449,200

## IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value  
316 8.550 240,500 937,100 1,177,600  
Total Card 8.550 240,500 937,100 1,177,600  
Total Parcel 8.550 240,500 937,100 1,177,600  
Source: Market Adj Cost Total Value per SQ unit Card: 135.36 /Parcel: 80.01

## Legal Description

Entered Lot Size  
Total Land: 372391  
Land Unit Type: SFUser Acct  
30435C/9  
GIS Ref  
GIS Ref  
Insp Date  
10/01/18

## PREVIOUS ASSESSMENT

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Assesd Value Notes Date  
2021 316 FV 479,100 0 8.55 937,100 1,416,200 1,416,200 8/19/2020  
2020 316 FV 479,100 0 8.55 937,100 1,416,200 1,416,200 12/18/2019  
2019 316 FV 429,800 0 8.55 906,800 1,336,400 1,336,400 10/30/2019  
2018 316 FV 379,700 0 8.55 830,400 1,210,100 1,210,100 12/29/2017  
2017 316 FV 618,400 0 3.88 777,500 1,395,900 1,395,900 Year End Roll 12/22/2016  
2016 316 FV 618,400 0 3.88 777,500 1,395,900 1,395,900 Year End 12/28/2015  
2015 316 FV 618,400 0 3.88 777,500 1,395,900 1,395,900 YEAR END 12/22/2014

## Parcel ID 30-435C-7C

1161771

## USER DEFINED

Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
ASR Map: 30  
Fact Dist:  
Reval Dist:  
Year:  
Land Reason:  
Bld Reason:  
Cmt District:  
Ratio:

## SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif  
UNKNOWN / 12/16/1984 No No

## PAT ACCT.

16177

## BUILDING PERMITS

Date Number Descrp Amount C/O Last Visit Fact Code F. Descrp Comment  
7/28/2015 113932 ROOF 49,995 C STRIP 60 SQS

## ACTIVITY INFORMATION

Date Result By Name  
10/1/2018 PERMIT 336 MATT MCGRATH  
2/2/2018 MEAS & INSP 372 Patrick W  
12/1/2006 MEAS & INSP 336 MATT MCGRATH

## Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Total AC/Ha: 8.55000

Total SF/SM: 372438

Parcel LUC: 316

COM WMS

Prime NB Desc: COMM AVG

Total: 937,097

Spl Credit

Total: 937,100

apro

2021

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Revere

apro

2021



## SKETCH

105	FIL ( 6300 )
20	80 SFL FPL ( 1200 )

## RES BREAKDOWN

**SUB AREA**

**SUB AREA DETAIL**

### COMPARABLE SALES

FFL	FIRST FLOOR	7,500	34,550	259,152
SFL	SECOND FLOOR	1,200	41,460	49,757
Net Sketched Area: 8,700		Total:		308,909
Size Ad	8700	Gross Area	8700	Final Area
				8700

PARCEL ID 30-435C-7C

Fact	Juris. Value

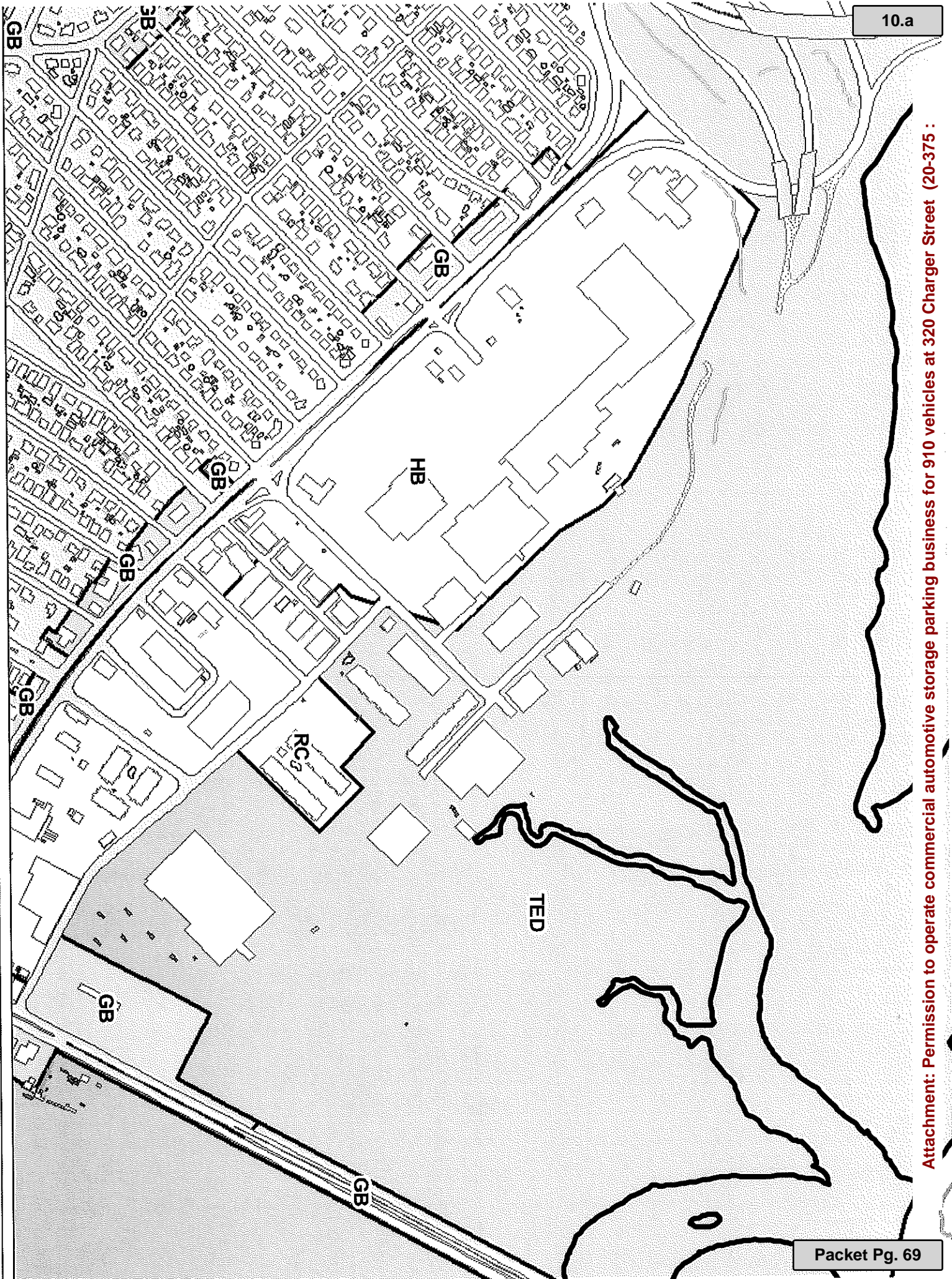
**AssessPro** Patriot Properties, Inc





# Exhibit B



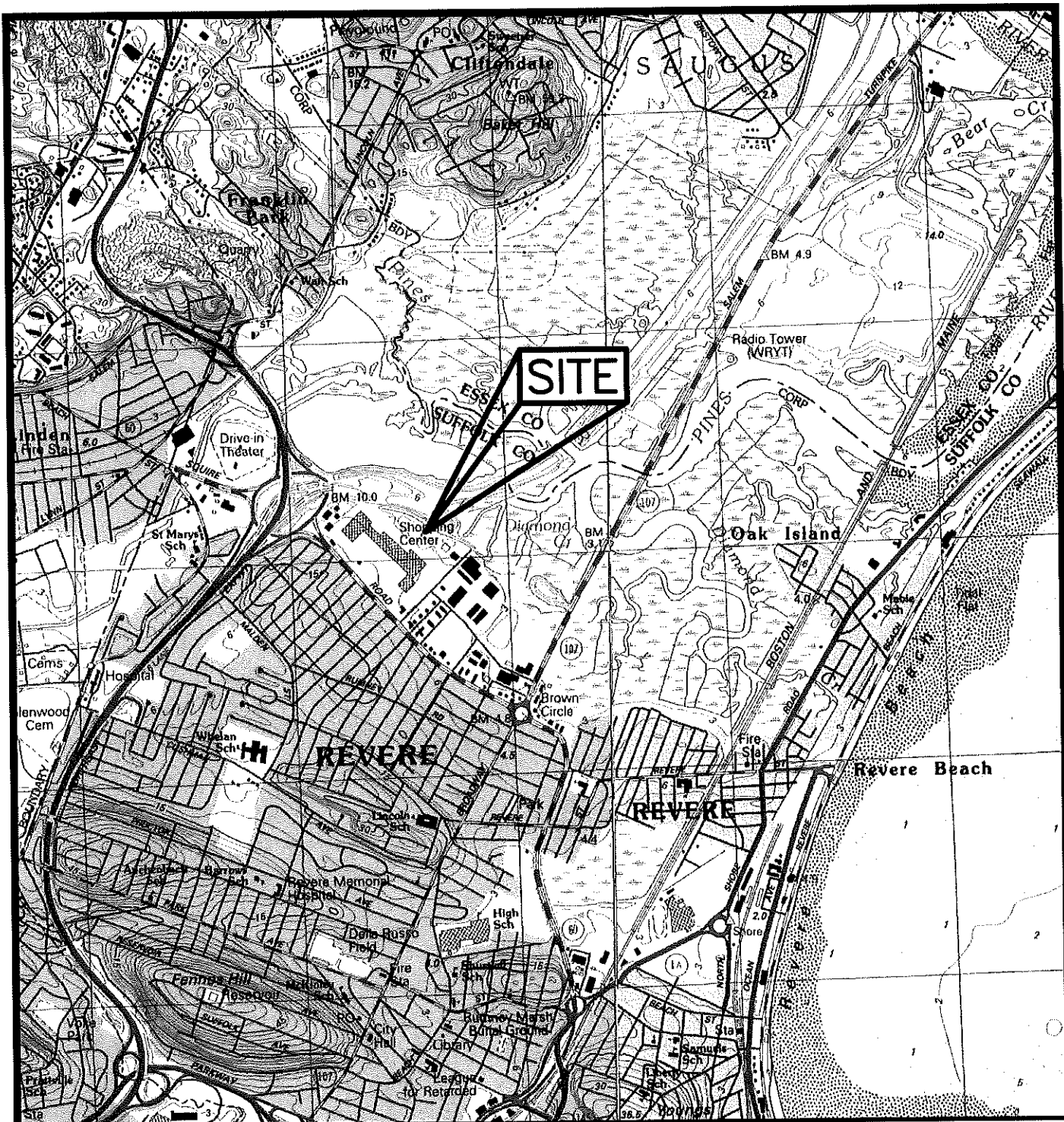


Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :



# Exhibit C





PREPARED BY:

**Engineering Alliance, Inc.**

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

PROJECT:

**Plan of Land**

Charger Street  
 (Tax Map 30 Block 435C Lot 7C)  
 Revere, Massachusetts

PROJECT#: 11-36101

DATE: October 26, 2020

SCALE: 1:25,000

DWG FILE NAME: FIGURES.DWG

DESIGNED BY: Calvin Reach

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

DRAWING TITLE:

**FIGURE 1 - USGS LOCUS MAP**

DRAWING #:

**1 of 1**

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :



# Exhibit D



## REVIEW COMMENTS

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

6030  
R20-000201  
101 WIRE REAR RD REVERE MA 02151  
Application: Proposed Vehicle Storage Facility  
Submitted by: Frank Stringi

**Development: Frank Stringi**  
Application has been denied for the following reasons: In accordance with Section 17.16.040 of the Revised Revere Zoning Ordinance, commercial auto storage/parking may only be located within the TED District by special permit of the City Council.



315 CHARGER ST THE EXETER HOUSE TRUST DIVERSIFIED FUNDING INC 63 ATLANTIC AVE BOSTON, MA 02110	27-447-1 LUC: 112	175 WARD ST 17 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-17 LUC: 102	175 WARD ST 26 LI XIN LIU HUI 803 LODGE CREEK DR NEW BRAUNSFEL, TX 78132	27-447-3-26 LUC: 102
195 WARD ST PUBLIC STORAGE INST. FUND III DEPT- PTMA23427 P O BOX 25025 GLENDALE, CA 91201	27-447-2 LUC: 031	175 WARD ST 18 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-18 LUC: 102	175 WARD ST 27 LINO MANOEL 175 WARD ST UNIT 27 REVERE, MA 02151	27-447-3-27 LUC: 102
175 WARD ST DARTMOUTH HOUSE CONDO ASSOC 175 WARD ST REVERE, MA 02151	27-447-3-0000 LUC: N/A	175 WARD ST 19 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-19 LUC: 102	175 WARD ST 28 RUMSON RICHARD RUMSON LOUISE 7 ALPINE AVE EVERETT, MA 02149	27-447-3-28 LUC: 102
175 WARD ST 1 TRIPOLI PHILLIP TRIPOLI EILEEN J 25 ROBINHOOD RD MARLBORO, MA 01752	27-447-3-1 LUC: 102	175 WARD ST 2 CARRENO BELSY UMANA MILTHOM DAGOBERTO TEJADA 175 WARD ST UNIT 2 REVERE, MA 02151	27-447-3-2 LUC: 102	175 WARD ST 29 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-29 LUC: 102
175 WARD ST 10 SOTO RUBEN 175 WARD ST UNIT 10 REVERE, MA 02151	27-447-3-10 LUC: 102	175 WARD ST 20 LUGA AGRON LUGA VJOLLCA 1000 GOVERNORS DR APT 33 WINTHROP, MA 02152	27-447-3-20 LUC: 102	175 WARD ST 3 BORENSTEIN WILLIAM N C/O D AND E REALTY CO INC 174 NEWBURYPORT TURNPIKE SUITE 311 ROWLEY, MA 01969	27-447-3-3 LUC: 102
175 WARD ST 11 KOUYOUMJIAN STEPHEN 175 WARD ST REVERE, MA 02151	27-447-3-11 LUC: 102	175 WARD ST 21 SILVA-MELO ANTHONY A 175 WARD ST UNIT 21 REVERE, MA 02151	27-447-3-21 LUC: 102	175 WARD ST 30 GULLICKSEN DAVE GULLICKSEN LISA 40 DENNISON AVE SWAMPSCOTT, MA 01907	27-447-3-30 LUC: 102
175 WARD ST 12 LEE WADE 616 BROADWAY MALDEN, MA 02148	27-447-3-12 LUC: 102	175 WARD ST 22 BAY TRUST YU FRANK P O BOX 1956 WAKEFIELD, MA 01880	27-447-3-22 LUC: 102	175 WARD ST 31 DAVITT CHRIS 175 WARD ST REVERE, MA 02151	27-447-3-31 LUC: 102
175 WARD ST 13 GUNTNER CINDY 175 WARD ST REVERE, MA 02151	27-447-3-13 LUC: 102	175 WARD ST 23 HUSEINO AMIR HUSEINOVIC DAMIZA 175 WARD ST UNIT 23 REVERE, MA 02151	27-447-3-23 LUC: 102	175 WARD ST 32 MARRONE DENNIS J MARRONE CLAIRE A 5101 HEATHERWOOD LANE PEABODY, MA 01960	27-447-3-32 LUC: 102
175 WARD ST 15 DIMAURO NICHOLAS HENRY JR CHARLES 67 TREVALLEY RD REVERE, MA 02151	27-447-3-15 LUC: 102	175 WARD ST 24 KEDIC ISMETA KEDIC SADIK 175 WARD ST UNIT 24 Revere, MA 02151	27-447-3-24 LUC: 102	175 WARD ST 33 MEHRANPOUR PAYAM MEHRANPOUR LAYLA P O BOX 590042 716 BEACON ST NEWTON CENTER, MA 02459	27-447-3-33 LUC: 102
175 WARD ST 16 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-16 LUC: 102	175 WARD ST 25 DARTMOUTH HOUSE TRUST DIVERSIFIED FUNDING 63 ATLANTIC AVE BOSTON, MA 02110	27-447-3-25 LUC: 102	175 WARD ST 34 ZURAVEL HAL A 18 JANE DR SAUGUS, MA 01906	27-447-3-34 LUC: 102

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :

THIS IS A TRUE & ATTEST  
 OFFICE OF THE RECORDS  
 CITY OF REVERE

DATE: 10/27/10



175 WARD ST 35 27-447-3-35  
LUC: 102  
CHAN JAMES  
36 CAMPBELL ST  
WOBBURN, MA 01801

175 WARD ST 36 27-447-3-36  
LUC: 102  
CORREA-LOPERA JUAN R  
31 HOWARD ST  
REVERE, MA 02151

175 WARD ST 37 27-447-3-37  
LUC: 102  
DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 38 27-447-3-38  
LUC: 102  
DARTMOUTH HOUSE CONDO TRUST  
DARTMOUTH HOUSE CONDOMINIUMS  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 39 27-447-3-39  
LUC: 102  
WILDWOOD LLC  
89 WORCESTER ST  
NATICK, MA 01760

175 WARD ST 4 27-447-3-4  
LUC: 102  
ROCKE STEVE  
1700 N W 80TH AVE  
APT 402  
MARGATE, FL 33063

175 WARD ST 40 27-447-3-40  
LUC: 102  
BRITT MICHAEL RYAN  
175 WARD ST  
UNIT 40  
Revere, MA 02151

175 WARD ST 41 27-447-3-41  
LUC: 102  
LI XIN  
LIU HUI  
803 LODGE CREEK DR  
NEW BRAUNFELS, TX 78132

175 WARD ST 42 27-447-3-42  
LUC: 102  
SANPAIO ADRIANA  
PINTO ANA  
1413 SHEFFIELD AVE  
SAUGUS, MA 01906

175 WARD ST 43 27-447-3-43  
LUC: 102  
LINDENBAUM MARC  
1491 BEACON ST  
APARTMENT 2  
BRROKLINE, MA 02446

175 WARD ST 44 27-447-3-44  
LUC: 102  
RODRIGUEZ RADHIKA  
RODRIGUEZ ANGEL  
175 WARD ST  
UNIT 44  
REVERE, MA 02151

175 WARD ST 45 27-447-3-45  
LUC: 102  
VELIC MIRSAD  
VELIC MIRSIDA  
144 FENLEY ST  
REVERE, MA 02151

175 WARD ST 46 27-447-3-46  
LUC: 102  
MUSTEDANAGIC HUSEIN  
MUSTEDANAGIC LEJLA  
175 WARD ST  
UNIT 26  
REVERE, MA 02151

175 WARD ST 47 27-447-3-47  
LUC: 102  
WILDWOOD LLC  
89 WORCESTER ST  
NATICK, MA 01760

175 WARD ST 48 27-447-3-48  
LUC: 102  
JONES CATHERINE  
175 WARD ST  
REVERE, MA 02151

175 WARD ST 49 27-447-3-49  
LUC: 102  
DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 5 27-447-3-5  
LUC: 102  
DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 50 27-447-3-50  
LUC: 102  
SAMIH MOHAMMED  
175 WARD ST  
UNIT 50  
REVERE, MA 02151

175 WARD ST 51 27-447-3-51  
LUC: 102  
DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 52 27-447-3-52  
LUC: 102  
FUQINGSHAN  
YUAN YUJIE  
175 WARD ST  
UNIT 52  
Revere, MA 02151

175 WARD ST 53 27-447-3-53  
LUC: 102  
GRIFFIN ALICE L  
175 WARD ST  
UNIT 53  
REVERE, MA 02151

175 WARD ST 54 27-447-3-54  
LUC: 102  
DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 55 27-447-3-55  
LUC: 102  
CASTRO SIGNE M  
175 WARD ST  
UNIT 55  
REVERE, MA 02151

175 WARD ST 56 27-447-3-56  
LUC: 102  
BIGDELI TAHEREH ZIAIE  
P O BOX 590042  
719 BEACON ST  
NEWTON CENTER, MA 02459

175 WARD ST 57 27-447-3-57  
LUC: 102  
LOMBARD WILLARD W  
114 E BORDER RD  
MALDEN, MA 02148

175 WARD ST 58 27-447-3-58  
LUC: 102  
FOTIS ELIAS  
175 WARD ST  
REVERE, MA 02151

175 WARD ST 59 27-447-3-59  
LUC: 102  
DASTJERDI ROYA  
175 WARD ST  
UNIT #59  
REVERE, MA 02151

175 WARD ST 6 27-447-3-6  
LUC: 102  
RKIOUAK ABDELKADER  
175 WARD ST  
UNIT 6  
Revere, MA 02151

175 WARD ST 60 27-447-3-60  
LUC: 102  
KANTAREVIC BAJRO  
175 WARD ST  
UNIT 60  
Revere, MA 02151

175 WARD ST 61 27-447-3-61  
LUC: 102  
JANERICO JOHN J  
175 WARD ST  
UNIT 38  
REVERE, MA 02151

THIS IS A TRUE & ACCURATE  
COPY OF THE RECORD  
ASSESSOR'S OFFICE  
CITY OF REVERE  
DATE: 10/27/23



175 WARD ST 62 27-447-3-62

LUC: 102

DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 63 27-447-3-63

LUC: 102

DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

175 WARD ST 64 27-447-3-64

LUC: 102

WELLS JR ROBERT  
WELLS MARYANN  
5 BUXTON CT  
ANDOVER, MA 01810

175 WARD ST 65 27-447-3-65

LUC: 102

BUZI SAJMIR  
BUZI ERISA  
175 WARD ST  
UNIT 65  
REVERE, MA 02151

175 WARD ST 66 27-447-3-66

LUC: 102

WU JIEHONG  
175 WARD ST  
REVERE, MA 02151

175 WARD ST 67 27-447-3-67

LUC: 102

MUSLIJA IFET  
MUSLIJA NIHADA  
175 WARD ST  
UNIT 67  
REVERE, MA 02151

175 WARD ST 68 27-447-3-68

LUC: 102

ROSA ALBA A  
175 WARD ST  
UNIT 68  
REVERE, MA 02151

175 WARD ST 69 27-447-3-69

LUC: 102

PHAM TAN DIEM  
175 WARD ST  
UNIT 69  
REVERE, MA 02151

175 WARD ST 7 27-447-3-7

LUC: 102

BEGIC RAMIZA  
RESIC NEDZAD  
175 WARD ST  
UNIT 7  
REVERE, MA 02151

175 WARD ST 70 27-447-3-70

LUC: 102

SIMPSON CHRIS  
175 WARD ST  
UNIT 70  
REVERE, MA 02151

175 WARD ST 71 27-447-3-71

LUC: 102

SAMPAIO ADREANNA  
PINTO ANA  
1413 SHEFFIELD WAY  
UNIT 13  
SAUGUS, MA 01906

175 WARD ST 72 27-447-3-72

LUC: 102

FULCHINI STEPHEN  
FULCHINI CIVITA  
34 HAMMERSMITH DR  
SAUGUS, MA 01906

175 WARD ST 73 27-447-3-73

LUC: 102

SAMPAIO LUCIANA C VIDAL  
SAMPAIO VIDAL  
175 WARD ST  
UNIT 73  
REVERE, MA 02151

175 WARD ST 74 27-447-3-74

LUC: 102

FULCHINI WARD STREET REALTY TR  
FULCHINI MARY L TRUSTEE  
76 EAST BLUFF RD  
ASHLAND, MA 01721

175 WARD ST 75 27-447-3-75

LUC: 102

HAILY AHMED  
HAILY ILHAM  
25 CAMPBELL AVE  
Revere, MA 02151

175 WARD ST 76 27-447-3-76

LUC: 102

HENRY JR CHARLES  
67 TREVALLEY RD  
REVERE, MA 02151

175 WARD ST 77 27-447-3-77

LUC: 102

WARD 77 REALTY TRUST  
SERRANO MARIA E TRUSTEE  
152 PEARL AVE  
Revere, MA 02151

175 WARD ST 78 27-447-3-78

LUC: 102

HERNANDEZ ARGELIA G RIVAS  
175 WARD ST  
UNIT 78  
Revere, MA 02151

175 WARD ST 79 27-447-3-79

LUC: 102

TRIPOLI PHILLIP  
TRIPOLI EILEEN J  
25 ROBINHOOD RD  
MARLBORO, MA 01752

175 WARD ST 8 27-447-3-8

LUC: 102

SHAWANGIZAW MAAZA  
12 A EIMWOOD ST  
REVERE, MA 02151

175 WARD ST 80 27-447-3-80

LUC: 102

SANTIAGO ADRIANA  
175 WARD ST  
UNIT 80  
REVERE, MA 02151

175 WARD ST 81 27-447-3-81

LUC: 102

SANKALE FREDERICK I  
175 WARD ST  
UNIT 81  
REVERE, MA 02151

175 WARD ST 82 27-447-3-82

LUC: 102

LI XIN  
LIU HUI  
803 LODGE CREEK DR  
NEW BRAUNSFELS, TX 78132

175 WARD ST 83 27-447-3-83

LUC: 102

AGUILAR GABRIEL  
175 WARD ST  
UNIT 83  
REVERE, MA 02151

175 WARD ST 84 27-447-3-84

LUC: 102

ISMAYLOV YURIY  
ISMAYLOV GALINA  
46 RATHBUN RD  
NATICK, MA 01760

175 WARD ST 85 27-447-3-85

LUC: 102

LUNETTA PAUL  
175 WARD ST  
REVERE, MA 02151

175 WARD ST 86 27-447-3-86

LUC: 102

PROCOPIO FRANK J  
PROCOPIO DIANE M  
128 B ORVIS RD  
REVERE, MA 02151

175 WARD ST 87 27-447-3-87

LUC: 102

CHAN NAM PING  
80 UPPER USLE RD  
BARRE, VT 05041

175 WARD ST 88 27-447-3-88

LUC: 102

MANGANIELLO DORIS M  
175 WARD ST  
UNIT 88  
REVERE, MA 02151

175 WARD ST 9 27-447-3-9

LUC: 102

DARTMOUTH HOUSE TRUST  
DIVERSIFIED FUNDING  
63 ATLANTIC AVE  
BOSTON, MA 02110

THIS IS A TRUE & ATT  
COPY OF THE RECORD  
ASSESSOR'S OFFICE OF  
CITY OF REVERE

DATE: 1/9/21/20



275 SQUIRE RD 30-435C-4A

LUC: 324

SQUIRE CHARGER REALTY, LLC  
275 GROVE ST  
BLDG 2-400  
NEWTON, MA 02466

270 CHARGER ST 30-435C-4B

LUC: 376

SQUIRE CHARGER REALTY, LLC  
275 GROVE ST  
BLDG 2-400  
NEWTON, MA 02466

339 SQUIRE RD 30-435C-6A

LUC: 323

NORTHGATE SHOPPING CENTER LTD  
PARTNERSHIP  
POST OFFICE BOX 590249  
NEWTON CENTER, MA 02459

SQUIRE REAR RD 30-435C-7C

LUC: 316

R & S REALTY TRUST  
CARUSO JR RALPH  
320 CHARGER ST  
REVERE, MA 02151

320 SQUIRE REAR RD 30-435C-8A

LUC: 316

R & S REALTY TRUST  
CARUSO JR RALPH  
320 CHARGER ST  
REVERE, MA 02151

320 CHARGER ST 30-435C-9A

LUC: 316

R & S REALTY TRUST  
CARUSO JR RALPH  
320 CHARGER ST  
REVERE, MA 02151

321 CHARGER ST 30-447-8

LUC: 374

321 CHARGER ST RLTY TRUST  
CARUSO STEVEN J TRUSTEE  
1 INDUSTRIAL WAY  
GEORGETOWN, MA 01833

NORTHEAST EXPRES 30-451A-1

LUC: 930

CITY OF REVERE  
281 BROADWAY  
REVERE, MA 02151

407 SQUIRE RD 31-435C-10

LUC: 300

DVI 407 SQUIRE ROAD LLC  
11770 US HIGHWAY ONE  
EAST TOWER SUITE 202  
NORTH PALM BEACH, FL 33408

UPLAND 31-435CA-1

LUC: 920

COMMONWEALTH OF MASSACHUSETTS  
100 NASHUA ST  
BOSTON, MA 02114

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

DATE: 10/28/22

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375) :



10.9

Map

Block

Lot

Lot

Lot

Lot

Lot

Lot

Lot

Lot

Lot

PROPERTY LOCATION  
Alt No: 316  
SQUIRE REAR RD, REVERE

OWNERSHIP  
Owner 1: R & S REALTY TRUST  
Owner 2: CARUSO JR RALPH  
Owner 3: [blank]  
Street 1: 320 CHARGER ST  
Street 2: [blank]  
Twn/City: REVERE  
S/Prov: MA  
Postal: 02151

PREVIOUS OWNER  
Owner 1: [blank]  
Owner 2: [blank]  
Street 1: [blank]  
Twn/City: [blank]  
S/Prov: [blank]  
Postal: [blank]

NARRATIVE DESCRIPTION  
This parcel contains 8.55 Acres of land mainly classified as COM WHS with a WAREHOUSE Building built about 1987, having primarily CORREG STL Exterior and 8700 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0

OTHER ASSESSMENTS  
Code Description Amount Com. Int

BUILDING PERMITS  
Date Number Description Amount C/O Last Visit Fed Code F. Descr Comment

SALES INFORMATION  
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif

TAX DISTRICT  
Parcel ID 30-435C-7C

PAT ACCT.  
Date Time

PROPERTY FACTORS  
Item Code Description % Item Code Description

LAND SECTION (First 7 lines only)  
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Mod Int 1 % Int 2 % Int 3 % Appraised Value Alt % Spec J Fact Use Value Notes

316 COM WHS 43560 7.55 1.0 0 85,000. 0.70 CA WET -30 487,872 0 487,900

316 COM WHS 7.55 1.0 0 85,000. 0.70 CA WET -30 449,225 0 449,200

Total AC/H/A: 8.55000 Total SF/SM: 372438 Parcel LUC: 316 COM WHS Prime NB Desc: COMM AVG Total: 937,097 Spt Credit: Total: 937,100

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	8.550	240,500		937,100	1,177,600

Total Card	8.550	240,500		937,100	1,177,600
Total Parcel	8.550	240,500		937,100	1,177,600

Source: Market Adj Cost	Total Value per SQ unit /Card: 135.36	Parcel: 80.01	Land Unit Type: SF
-------------------------	---------------------------------------	---------------	--------------------

Legal Description	Entered Lot Size	Total Land: 372391
-------------------	------------------	--------------------

GIS Ref	Insp Date
---------	-----------

161771
--------

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2021	316	PTCH	479,100	0	8.55	937,100	1,416,200	1,416,200	patch	8/19/2020
2020	316	FV	479,100	0	8.55	937,100	1,416,200	1,416,200	Year End Roll	12/18/2019
2020	316	NC	479,100	0	8.55	937,100	1,416,200	1,416,200	Year End Roll	10/30/2019
2019	316	FV	429,800	0	8.55	906,600	1,336,400	1,336,400	Year End Roll	12/19/2018
2018	316	FV	379,700	0	8.55	830,400	1,210,100	1,210,100	YEAR	12/29/2017
2017	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	Year End Roll	12/22/2016
2016	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	Year End	12/28/2015
2015	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	YEAR END	12/22/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNKNOWN			2/16/1984						

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
7/28/2015	13932	ROOF	49,996	C			STRIP 60 SQS	

Date	Result	By	Name
10/1/2018	PERMIT	336	MATT MCGRATH
2/2/2018	MEAS & INSP	372	Patrick W
12/1/2016	MEAS & INSP	336	MATT MCGRATH

Sign:	VERIFICATION OF WRT NOT DATA
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1	1
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487,872	0	487,900
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449,225	0	449,200
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Total: 937,097	Spt Credit	Total: 937,100
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ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	PERMIT	336	MATT MCGRATH
2/2/2018	MEAS & INSP	372	Patrick W
12/1/2016	MEAS & INSP	336	MATT MCGRATH

487,872	0	487,900
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449,225	0	449,200
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Total: 937,097	Spt Credit	Total: 937,100
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161771
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2021	316	PTCH	479,100	0	8.55	937,100	1,416,200	1,416,200	patch	8/19/2020
2020	316	FV	479,100	0	8.55	937,100	1,416,200	1,416,200	Year End Roll	12/18/2019
2020	316	NC	479,100	0	8.55	937,100	1,416,200	1,416,200	Year End Roll	10/30/2019
2019	316	FV	429,800	0	8.55	906,600	1,336,400	1,336,400	Year End Roll	12/19/2018
2018	316	FV	379,700	0	8.55	830,400	1,210,100	1,210,100	YEAR	12/29/2017
2017	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	Year End Roll	12/22/2016
2016	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	Year End	12/28/2015
2015	316	FV	618,400	0	3.88	777,500	1,395,900	1,395,900	YEAR END	12/22/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNKNOWN			2/16/1984						

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
7/28/2015	13932	ROOF	49,996	C			STRIP 60 SQS	

Date	Result	By	Name
10/1/2018	PERMIT	336	MATT MCGRATH
2/2/2018	MEAS & INSP	372	Patrick W
12/1/2016	MEAS & INSP	336	MATT MCGRATH

487,872	0	487,900
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449,225	0	449,200
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Total: 937,097	Spt Credit	Total: 937,100
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161771
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487,872	0	487,900
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ASSESSMENT

1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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1,177,600	1,41
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USER DEFINED

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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3	Prior Id # 1: 1	Prior Id # 2: 2	Prior Id # 3: 3
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Total Card / Total Parcel



Packet Pg.

**Patriot**  
Properties Inc.

USER DEFINED	
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Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	

	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map: 30	
	Fact Dist	

Reval Dist:	
Year:	
LandReason:	
BidReason:	

Civil District:	
Ratio:	

By	Name
66	MATT MCGRATH
66	MATT MCGRATH

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11

Notes

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a video screen. The screen displays a target (a small circle) and a starting point (a small circle). The subject's hand is positioned at the starting point. The subject is instructed to move the hand to the target. The distance between the starting point and the target is 10 cm. The subject is instructed to move the hand to the target in a straight line. The subject is instructed to move the hand to the target in a straight line. The subject is instructed to move the hand to the target in a straight line.

2021



ERIC

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street

SECRET

Type: 39 - REPAIR VAN	
Sty Ht: 1 - 1 STORY	
iv) Units: 1 Total: 4	
Foundation: 6 - SLAB	
Frame: 2 - STEEL	
Prime Wall: 18 - CORREG STL	
Sec Wall: 1 - GABLE	
Roof Struct: 1 - METAL	
Roof Cover: 9 - GRAY	
View / Desir:	

A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 3	Rating: AVERAGE
A Hbth:	Rating:
OtherFtx:	Rating:

RESIDENTIAL GRID	
1st Res Grid Desc:	# Units
FY LR DR D K FR RR BR FB HB L O	0
Level	
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: BRS: Baths: HB3

Grade: C - AVERAGE	
Year Bilt: 1970	Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frip:	Rating:
WSFlue:	Rating:

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

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

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

INTERIOR INFORMATION	
Avg Ht/Ft: 16	
Prim Int Walls: - MINIMUM	
Sec Int Wall: 1 - DRYWALL	25%
Partition: T - TYPICAL	
Prim Floors: 12 - CONCRETE	
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric: 3 - TYPICAL	
Insulation: 2 - TYPICAL	
Int vs Ext: S	
Heat Fuel: 5 - NONE	
Heat Type: 8 - NONE	
# Heat Sys: 0	
% Heated: 0	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

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

COMPARABLE SALES	
Rate	Parcel ID Typ Date Sale Price

CALC SUMMARY	
Basic \$ / SQ:	55.00
Size Adj.: 0.88888890	
Const Adj.: 0.81935257	
Adj \$ / SQ:	40.057
Other Features:	6500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367015
Depreciation:	128455
Depreciated Total:	238560

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

COMPARABLE SALES	
Rate	Parcel ID Typ Date Sale Price

MOBILE HOME	
Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS	
Code	Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Facd NB Fa Appr Value JCoefFact Jurts. Value

PARCEL ID 30-435C-7C	
----------------------	--

SUB AREA	
Code	Description Area - SQ Rate - AV Underpr Value
FFL	FIRST FLOOR 9,000 40,060 360,515

SUB AREA DETAIL	
Code	Description Area - SQ Rate - AV Underpr Value
FFL	FIRST FLOOR 9,000 40,060 360,515

SUB AREA DETAIL	
Code	Description Area - SQ Rate - AV Underpr Value
FFL	FIRST FLOOR 9,000 40,060 360,515

Net Sketched Area:	9,000	Total:	360,515
Size Adj	9000	Gross Area	9000
		Final Area	9000

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:











105  
FEL  
(6300)

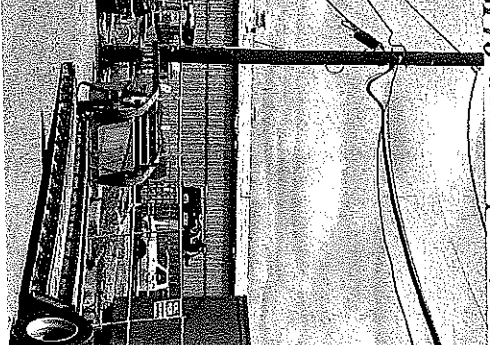
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Rate - AV	Underpr Value
Rate - AV	Underpr Value

5,500	34,550	259,152
1,200	41,460	49,157
	Total:	308,309
87/00	FinArea	87/00

GE Assess

Sub Area	% Usbl	Descrip	% Type	Qu # Ten
ISFL	100	OF C	100	A

[illegible]



PROPERTY LOCATION

No

Alt No

Direction/Street/City

320

CHARGER ST, REVERE

OWNERSHIP

Owner 1: R & S REALTY TRUST

Owner 2: CARUSO JR RALPH

Owner 3:

Street 1: 320 CHARGER ST

Street 2:

Parcel ID

30-435C-7C

Parcel ID

30-435C-7C

Parcel ID

30-435C-7C

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

332

0.000

238,600

238,600

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Price

V

Tst

Verif

Notes

ACTIVITY INFORMATION

Date

Result

By

Name

10/1/2018

PERMIT

336

MATT MCGRATH

12/1/2006

MEAS & INSP

336

MATT MCGRATH

BUILDING PERMITS

Date

Number

Descr

Amount

C/O

Last Visit

Fed Code

F. Descr

Comment

7/28/2015

13932

ROOF

49,995.00

STRIP 60 SQS

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

Topo

Street

Gas:

LAND SECTION (First 7 lines only)

Use

Description

LUC

No of Units

Depth / Price/Units

Unit Type

Land Type

Unit Type

Sq Feet

SITE

332

AUTOREP

0

1.0

LAND SECTION (First 7 lines only)

Use

Description

LUC

No of Units

Depth / Price/Units

Unit Type

Land Type

Unit Type

Sq Feet

SITE

332

AUTOREP

0

1.0

NARRATIVE DESCRIPTION

This parcel contains 8.55 Acres of land mainly classified as COM WHS with a REPAIR GAR Building built about 1970, having primarily CORREG STL Exterior and 9000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0

OTHER ASSESSMENTS

Code

Description/No

Amount

Com. Int

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

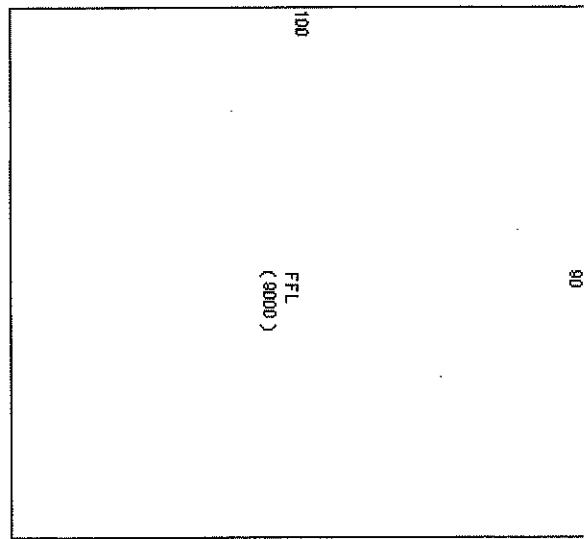
Postal:

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :

Packet Pg. 84

10.a





MAP BLOCK LOT (30435C, 100), J AND M AU U.

Type: 99 - REPAIR GAR	Full Bath:	Rating:
Sty Ht: 1 - 1 STORY	A Bath:	Rating:
Units: 1	3/4 Bath:	Rating:
Total: 4	A 3QBth	Rating:
Condition: 6 - SLAB	1/2 Bath: 3	Rating: AVERAGE
Frame: 2 - STEEL	A HBth:	Rating:
Prime Wall: 18 - CORREG STL	OtherFtx:	Rating:
Sec Wall:	OTHER FEATURES	
Roof Struct: 1 - GABLE	Kits:	Rating:
Roof Cover: 9 - METAL	A Kits:	Rating:
Color: GRAY	Fruit:	Rating:
View / Desir:	WSFlue:	Rating:

GENERAL INFORMATION		
Grade: C - AVERAGE	Location:	
Year Bilt: 1970	Eff Yr Bilt:	
Alt LUC:	Alt %:	
Jurisdct:	Fact:	
Const Mod:	% Own:	
Lump Sum Adj:	Name:	

INTERIOR INFORMATION		
Avg Ht/Ft: 16	Phys Cond: AV - Average	35 %
Prim Int Wall: 5 - MINIMUM	Functional:	
Sec Int Wall: 1 - DRYWALL	Economic:	
Partition: 1 - TYPICAL	Special:	
Prim Floors: 12 - CONCRETE	Overdel:	
Sec Floors:	Total:	35 %

DEPRECIATION		
Basic \$ / SQ: \$5.00	Rate	
Size Adj: 0.88888890	Parcel ID	
Const Adj: 0.81935257	Typ	
Adj \$ / SQ: 40.057	Date	
Other Features: 6500	Sale Price	
Grade Factor: 1.00		
NBHD Inf: 1.00000000		
NBHD Mod:		
LUC Factor: 1.00		
Adj Total: 367015		
Depreciation: 128455		
Depreciated Total: 238560		

REMODELING RES BREAKDOWN		
Exterior:	No Unit	RMS
Interior:	BRS	FL
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		

SUB AREA		
Code	Description	Area - SQ
FFL	FIRST FLOOR	9,000

SUB AREA DETAIL		
Code	Description	Area - SQ
FFL	FIRST FLOOR	9,000

COMPARABLE SALES		
Rate	Parcel ID	Typ
	Date	Sale Price

MOBILE HOME		
Make:	Model:	Year:

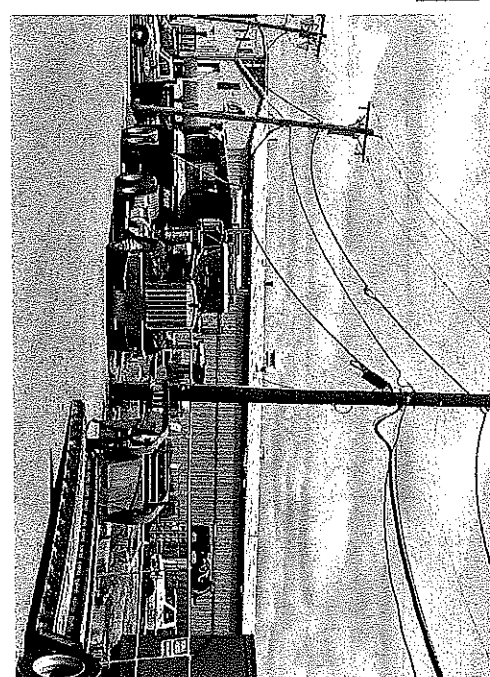
SPEC FEATURES/YARD ITEMS		
Code	Description	A YS Qty
	Size/Dim	Qual
	Con	Year
	Unit Price	D/S Dep
	LUC	Fact
	NB Fa	Appt Value
	UCod/UFact	Jurs Value

PARCEL ID 30-435C-7C		
Color:		

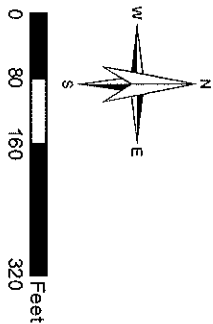
TOTALS		

TOTALS		

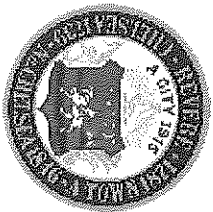
AssessPro Patriot Properties, Inc







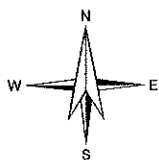
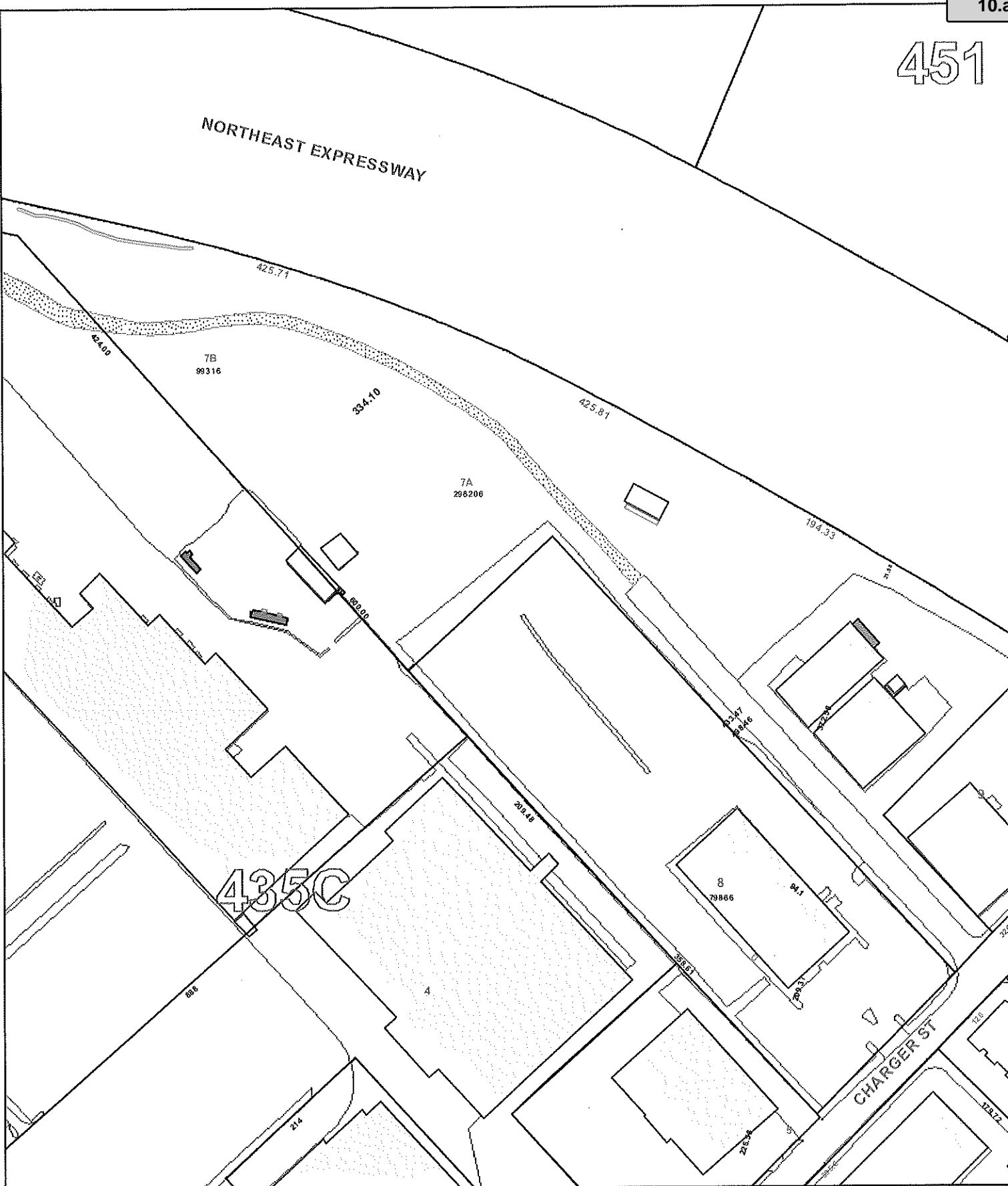
Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only in no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon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



10.a

Attachment: Permission to operate commercial automotive storage parking business for 910 vehicles at 320 Charger Street (20-375 :





A horizontal number line is shown with tick marks at 0, 55, 110, and 220. The word "Feet" is written at the right end of the line. The region between 55 and 110 is shaded gray.



Block No. 435<sup>c</sup> + 434<sup>d</sup> Ward 4<sup>3</sup>

**Packet Pg. 88**



Block 454  
 Bounded Northerly by Spring St., Easterly by location of Langue  
 Branch B. & M. R. R. and Westerly by Malden Lane

Peter Jan Angelo - 7393-316

Betty May Jan Angelo (widow)

Reu Lynn St.  
 B. & M. Railroad Road

380

50

50

do  
 do  
 do  
 do  
 do

George N. Kane Jr. 7443-152

Shirley A. Kane (widow)

Pt. No 563

700 26 Lynn St.

4000

400

1000

do  
 do  
 do  
 do  
 do

400 300

101700502-0001

1974 1973 1972 1971 1970 1969 1974 1973 1972 1971 1970 1969 1974 1973 1972 1971 1970 1969 1974 1973 1972 1971 1970 1969 1974 1973 1972 1971 1970 1969



## Real Estate

Block No. 435<sup>C</sup> & 454 Ward 4<sup>3</sup>

A	Lib. Folio	OWNERS	Kind of Building No.	Estimated Value Bldg.	Lot No.	STREET	ESTIMATED		Valuation Dollars	YEAR	A
							Feet of land	Value Land			
A	8371/373	Vincenzo A. Milano & Louis F. Milano, Trustees of V. & L. Realty Trust 8371-373	Gar	22,500	7	Way off Charger St	168,860	16,850	39,350	1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980	A
	29051A	do	Gar #320	10,000	32,500	88,000 sq ft @ .25 22,000 sq ft @ .10		28,900	57,400		
	Cent. 81371	do	Gar #320 Pt. Storage Gar #320R			75-76 Under Charge			61,400		
B	65836	James Raro, Robert Sage - Julian Rager Trustee	Gar, Bldg	366,600	6	Squire Rd to Bndry & Northeast Hwy	144,666	12,350	438,950	1971 1972 1973 1974 1975 1976 1977 1978 1979 1980	B
	1973 1974	do	Gar, Bldg								
	1975 1976	do	Gar, Bldg								
C	1977 1978	do	Gar, Bldg								C
	1979 1980	do	Gar, Bldg								
	1981 1982	do	Gar, Bldg								
D	1983 1984	do	Gar, Bldg								D
	1985 1986	do	Gar, Bldg								
	1987 1988	do	Gar, Bldg								
E	1989 1990	do	Gar, Bldg								E
	1991 1992	do	Gar, Bldg								
	1993 1994	do	Gar, Bldg								
F	1995 1996	do	Gar, Bldg								F
	1997 1998	do	Gar, Bldg								
	1999 2000	do	Gar, Bldg								
G	1974/374	Peter San Angelo & 1973-376				Rear Lynn St & B. M. Richmond Rd	380	50	50	1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000	G
		Betty Mary San Angelo (entirety)									
		do									
H	1974/374	George H. Sage Jr & 1973-376				Lynn St	4,000	400	1,100		H
		Shirley R. Sage (entirety)									
		do									
I		do									I
		do									
		do									
J		do									J
		do									
		do									
K		do									K
		do									
		do									
L		do									L
		do									
		do									
M		do									M
		do									
		do									
N		do									N
		do									
		do									
O		do									O
		do									
		do									
P		do									P
		do									
		do									
Q		do									Q
		do									
		do									
R		do									R
		do									
		do									
S		do									S
		do									
		do									
T		do									T
		do									
		do									
U		do									U
		do									
		do									
V		do									V
		do									
		do									
W		do									W
		do									
		do									
X		do									X
		do									
		do									
Y		do									Y
		do									
		do									
Z		do									Z
		do									
		do									



Public Hearing  
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing via remote participation on Zoom, Monday evening, November 23, 2020 at 6:00 p.m. on the application of 21 Revere Beach Boulevard, LLC, c/o Gate Residential, 265 Franklin Street, Boston, MA 02110 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 7,555 gallons of flammables and combustibles to be contained within 133 vehicles in a parking garage at 50 Ocean Avenue, Revere, MA 02151.

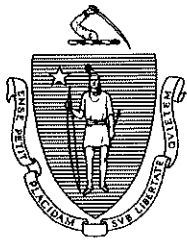
In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or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

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

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
check attached #1014  
11/11/2020  
via certified mail to direct abutters





FP-002A  
(Rev. 1.2018)

*The Commonwealth of Massachusetts*  
*City/Town of* Revere

## Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

GIS Coordinates

**42.402462**

LAT.

**70.990737**

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

**50 Ocean Avenue, Revere, MA**

Location of Land: **(Map: 2, Block: 139, Parcel: 7C)**

Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: **21 Revere Beach Boulevard, LLC**

Address of Land Owner: **c/o Gate Residential, 265 Franklin Street, Boston MA 02110**

Use and Occupancy of Buildings and Structures: **Group S-2: Parking Garage, Group R-1: Residential**

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

### **Flammable and Combustible Liquids, Flammable Gases and Solids**

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	IB	7,315	gal.	Tank
Oil	II	239.4	gal.	Tank

Maximum quantity calculated based on maximum number of cars (677) at 1.8 gallons oil/55 gallons of gasoline per vans.  
133 Cars x 55 gal. gas/Car = 7,315 gallons gas | 133 Cars x 1.8 gal. oil/Car = 239.4 gallons oil

Total quantity of all flammable liquids to be stored: 7,315 gal.

Total quantity of all combustible liquids to be stored: 239.4 gal.

Total quantity of all flammable gases to be stored: \_\_\_\_\_

Total quantity of all flammable solids to be stored: \_\_\_\_\_





FP-002A  
(Rev. 1.2018)

*The Commonwealth of Massachusetts*  
*City/Town of* Revere

## Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License    ☐ Amended License

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(Map: 2, Block: 139, Parcel: 7C)  
Number, Street and Assessor's Map and Parcel ID

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Address of Land Owner: c/o Gate Residential, 265 Franklin Street, Boston MA 02110

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133 Cars x 55 gal. gas/Car = 7,315 gallons gas | 133 Cars x 1.8 gal. oil/Car = 239.4 gallons oil

Total quantity of all flammable liquids to be stored: 7,315 gal.

Total quantity of all combustible liquids to be stored: 239.4 gal.

Total quantity of all flammable gases to be stored: \_\_\_\_\_

Total quantity of all flammable solids to be stored: \_\_\_\_\_

FILED  
2020 NOV -3 PM 3:05  
OFFICE CITY CLERK  
REVERE, MASS

Attachment: Requesting Chapter 148 License for 21 Revere Beach Blvd LLC, Gate Residential, for 50 Ocean Avenue (20-376 : Requesting



**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.  
(See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: \_\_\_\_\_

List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: \_\_\_\_\_

List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

Total aggregate quantity of all LP-gas to be stored: \_\_\_\_\_

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.3G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.1: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.2: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.3: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.5: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.6: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

I, Paul Moan, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Paul James Moan Date 08/03/20 Name Paul Moan

**Fire Department Use Only**

I, NAME, Head of the Revere Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Anthony P. Burnett  
Signature of Head of the Fire Department

DATE 10/20/20  
Date

Recommendations: None





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

11.a

BOARD OF ASSESSORS  
Andrew A. Iovanna  
John J. Verriglia  
Dana E. Brangiforte

*Paul 10/22/20*

## Request for Abutters List

Date: 10/22/2020

Property Location: 50 Ocean Avenue

Map: 2 Block: 139 Parcel: 7C

Property Owner: 21 Revere Beach Boulevard, LLC

Is request for special permit or variance? YES Yes NO

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

Requested Distance:

0 FT DIRECT ABUTTERS

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Paul M. Moan

Address: 154 Turnpike Road #200

Southborough, MA 01772

Telephone: (617) 894 - 4850



RAILROAD LOCATIO

2-139-11

LUC: 920

MASS BAY TRANS AUTHORITY

10 PARK PLAZA

BOSTON, MA 02116

91 7199 9991 7038 7556 7783

LUC: 102

MARTOCCHIO FAMILY IRREVOCABLE

MARTOCCHIO JOSEPH J TRUSTEE

10 OCEAN AVE

AVE 213

2-139-7B-213

LUC: 102

FERRANTE PHILLIP

10 OCEAN AVE

UNIT 213

REVERE, MA 02151

91 7199 9991 7038 7556 7714

10 OCEAN AVE

2-139-7B-0000

LUC: N/A

SURF SIDE CONDO ASSOC

10 OCEAN AVE

REVERE, MA 02151

REVERE, MA 02151

91 7199 9991 7038 7556 7790

WEINER ELLEN J

10 OCEAN AVE

UNIT 204

02151

91 7199 9991 7038 7556 788

LUC: 102

NG JACQUELYN MEI LI

KETRING TYLOR JACOB

2 SABLE DR

LEDYARD, CT 06339

91 7199 9991 7038 7556 7721

10 OCEAN AVE 101

2-139-7B-101

LUC: 102

DICESARE SURF SITE REALTY TRUS

DICESARE VINCENT TRUSTEE

1605 NORTH SHORE RD

REVERE, MA 02151

91 7199 9991 7038 7556 7806

CURTIS STEPHANIE

10 OCEAN AVE

UNIT 205

REVERE, MA 02151

91 7199 9991 7038 7556 789

LUC: 102

NG KYUNGTAI

350 REVERE BEACH BLVD

UNIT 3-40

REVERE, MA 02151

10 OCEAN AVE 103

2-139-7B-103

LUC: 102

DICESARE SURF SITE REALTY TRUS

DICESARE VINCENT TRUSTEE

1605 NORTH SHORE RD

REVERE, MA 02151

91 7199 9991 7038 7556 7813

PAOLUCCI KRISTEN D

10 OCEAN AVE

UNIT 206

REVERE, MA 02151

91 7199 9991 7038 7556 790

LUC: 102

BODY CHARLES

2 WARREN DR

MIDDLETON, MA 01949

10 OCEAN AVE 105

2-139-7B-105

LUC: 102

SACHARCZYK MICHAEL STEVEN

10 OCEAN AVE

UNIT 105

Revere, MA 02151

91 7199 9991 7038 7556 7820

PARKES STEPHEN

10 OCEAN AVE

UNIT 207

02151

10 OCEAN AVE 303

2-139-7B-303

LUC: 102

MICHAEL P

10 OCEAN AVE

UNIT 303

REVERE, MA 02151

91 7199 9991 7038 7556 7738

10 OCEAN AVE 109

2-139-7B-109

LUC: 102

BASHAW ZACHARY R

10 OCEAN AVE

UNIT 109

REVERE, MA 02151

91 7199 9991 7038 7556 7837

MCQUAID ERIN K

10 OCEAN AVE

UNIT 208

02151

91 7199 9991 7038 7556 791

LUC: 102

DICESARE SURF SITE REALTY TRUS

DICESARE VINCENT TRUSTEE

1605 NORTH SHORE RD

REVERE, MA 02151

91 7199 9991 7038 7556 7745

10 OCEAN AVE 111

2-139-7B-111

LUC: 102

FASCIANO WILLIAM J

10 OCEAN AVE

UNIT 111

Revere, MA 02151

91 7199 9991 7038 7556 7844

ALVARENGA MANUEL

10 OCEAN AVE

UNIT 209

MA 02151

91 7199 9991 7038 7556 792

LUC: 102

BUCCA ALAN J

10 OCEAN AVE

UNIT 305

REVERE, MA 02151

91 7199 9991 7038 7556 7752

10 OCEAN AVE 201

2-139-7B-201

LUC: 102

LIGHTBODY CHARLES

2 WARREN DR

MIDDLETON, MA 01949

91 7199 9991 7038 7556 7851

ESSEGIAN JAY C

10 OCEAN AVE

UNIT 210

Revere, MA 02151

91 7199 9991 7038 7556 793

LUC: 102

ESTEFANO ANTHONY

10 OCEAN AVE

UNIT 306

REVERE, MA 02151

10 OCEAN AVE 201

2-139-7B-201

LUC: 102

UNIT 201 SURF SIDE REALTY TRUS

MACHERA JOSEPH J TRUSTEE

10 OCEAN AVE

UNIT 201

REVERE, MA 02151

91 7199 9991 7038 7556 7868

TASHJIAN ERROL

TASHJIAN ARPINE

1 ROBIN HOOD RD

REVERE, MA 02474

91 7199 9991 7038 7556 791

LUC: 102

CAMPISANI PETER

CAMPISANI JULIE

48 NARRAGANSETT AVE

NARRAGANSETT, RI 02882

DEJONGH JACQUELINE

10 OCEAN AVE

UNIT 202

Revere, MA 02151

91 7199 9991 7038 7556 7875

WILSON KATHLEEN J

10 OCEAN AVE

91 7199 9991 7038 7556 795

LUC: 102

LIGHTBODY CHARLES

2 WARREN DR

MIDDLETON, MA 01949

91 7199 9991 7038 7556 796

DATE: 10/23/20



10 OCEAN AVE 309 2-139-7B-309

ECOLA MICHAEL E  
AXELRAD TAMAR S  
10 OCEAN AVE  
UNIT 309  
REVERE MA 02151

91 7199 9991 7038 7556 7974

DICESARE SURF SITE REALTY TRUS  
DICESARE VINCENT TRUSTEE  
1605 NORTH SHORE RD  
REVERE, MA 02151

91 7199 9991 7038 7556 7981

TAGI ZIYAD EL  
10 OCEAN AVE  
UNIT 311  
REVERE, MA 02151

91 7199 9991 7038 7556 7998

LIGHTBODY CHARLES  
2 WARREN DR  
MIDDLETON, MA 01949

10 OCEAN AVE 313 2-139-7B-313

OLI KASULI  
10 OCEAN AVE  
UNIT 313  
REVERE, MA 02151

91 7199 9991 7038 7556 8001

DICESARE SURF SITE REALTY TRUS  
DICESARE VINCENT TRUSTEE  
1605 NORTH SHORE RD  
REVERE, MA 02151

10 OCEAN AVE 401 2-139-7B-401

O'BRIEN ROBERT B  
O'BRIEN ANNETTE V  
10 OCEAN AVE  
UNIT 401

91 7199 9991 7038 7522 1005

DANO ARMIDA  
10 OCEAN AVE  
UNIT 402  
Revere, MA 02151

91 7199 9991 7038 7522 0992

LICATA FRANCIS J  
244 VINTON ST  
MELROSE, MA 02176-1745

91 7199 9991 7038 7522 0985

10 OCEAN AVE 404 2-139-7B-404

SURF SIDE 6 REALTY LLC  
LIGHTBODY CHARLES  
2 WARREN DR  
MIDDLETON, MA 01949

91 7199 9991 7038 7522 0978

91 7199 9991 7038 7522 0961

OCEANS TEN REALTY TRUST  
HOWARD DOUGLAS R TRUSTEE  
4 APPLETON PL  
SAUGUS, MA 01906

91 7199 9991 7038 7522 0954

TARABAR ASIM  
TARABAR SANELA  
10 OCEAN AVE  
UNIT 406

02151  
VE 407

2-139-7

91 7199 9991 7038 7522 0947

WALKER JEFFREY A  
10 OCEAN AVE  
UNIT 407

02151  
VE 408

2-139-7B-408

LIGHTBODY CHARLES  
2 WARREN DR  
MIDDLETON, MA 01949

91 7199 9991 7038 7522 0930

FULTON DAVID  
FULTON MARSHA  
10 OCEAN AVE

LUC: 102

91 7199 9991 7038 7522 0923

LIBBY LAURA  
10 OCEAN AVE  
UNIT 410  
REVERE, MA 02151

10 OCEAN AVE 411 2-139-7B-411

DICESARE SURF SITE REALTY TRUS  
DICESARE VINCENT TRUSTEE  
1605 NORTH SHORE RD  
REVERE MA 02151

91 7199 9991 7038 7522 0916

DICESARE JANET  
202 PINEBROOK DR  
PEABODY, MA 01880

91 7199 9991 7038 7522 0909

CHAN KA KAU AKA KAKAU CHAN  
CHAN KALIM  
520 BEACON ST

BOSTON, MA 02215

91 7199 9991 7038 7522 0893

DESIMONE ANDREA M  
DESIMONE ROBERT J  
P O BOX 648  
BREWSTER, MA 02631

EAN AVE

2-139-7C

21 REVERE BEACH BOULEVARD LLC  
C/O GATE RESIDENTIAL  
265 FRANKLIN ST  
6TH FLRD  
BOSTON, MA 02110  
REVERE BEACH BLVD

LUC: 112

2-140-1D

LUC: 112

21 REVERE BEACH BOULEVARD LLC  
C/O GATE RESIDENTIAL  
265 FRANKLIN ST  
6TH FLR  
BOSTON, MA 02110

91 7199 9991 7038 7522 0882

OWERS NOMINEE TRUST  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

91 7199 9991 7038 7522 087

THIS IS A TRUE & ATTEST  
CLERK OF THE RECORDS  
DEPUTY CLERK OF THE RECORDS  
DEPUTY CLERK OF THE RECORDS  
CITY OF REVERE

DATE: 10/23/20



Public Hearing  
Storage of Flammables

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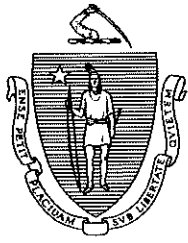
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Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
check attached #1022  
11/11/2020  
via certified mail to direct abutters

Attachment: Requesting Chapter 148 License of 21 Revere Beach Blvd LLC, Gate Residential, for 21 Revere Beach Boulevard, Revere (20-377 :





FP-002A  
(Rev. 1.2018)

*The Commonwealth of Massachusetts*  
*City/Town of* Revere

## Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License    ☐ Amended License

GIS Coordinates

**42.403779**

LAT.

**70.990686**

LONG.

License Number

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(Map: 2, Block: 140, Parcel: 1A2)  
Number, Street and Assessor's Map and Parcel ID

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### Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	IB	7,700	gal.	Tank
Oil	II	252	gal.	Tank

Maximum quantity calculated based on maximum number of cars (140) at 1.8 gallons oil/55 gallons of gasoline per vans.  
140 Cars x 55 gal. gas/Car = 7,700 gallons gas | 140 Cars x 1.8 gal. oil/Car = 252 gallons oil

Total quantity of all flammable liquids to be stored: 7,700 gal.

Total quantity of all combustible liquids to be stored: 252 gal.

Total quantity of all flammable gases to be stored: \_\_\_\_\_

Total quantity of all flammable solids to be stored: \_\_\_\_\_

Attachment: Requesting Chapter 148 License of 21 Revere Beach Blvd LLC, Gate Residential, for 21 Revere Beach Boulevard, Revere (20-377 :



**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.  
(See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: \_\_\_\_\_

List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: \_\_\_\_\_

List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

Total aggregate quantity of all LP-gas to be stored: \_\_\_\_\_

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.3G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class 1.1: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.2: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.3: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.5: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.6: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

I, Paul Moan, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Paul Moan Date 08/03/2020 Name Paul Moan

**Fire Department Use Only**

I, NAME, Head of the Revere Fire Department endorse this application with my

☒ Approval ☐ Disapproval

Christopher Bryant  
Signature of Head of the Fire Department

DATE 10/20/20  
Date

Recommendations: None





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

12.a

BOARD OF ASSESSORS  
Andrew A. Iovanna  
John J. Verrengia  
Dana E. Brangiforte

*Paul 10/22/2020*

## Request for Abutters List

Date: 10/22/2020

Property Location: 21 Revere Beach Boulevard

Map: 2 Block: 140 Parcel: 1A2

Property Owner: 21 Revere Beach Boulevard, LLC

Is request for special permit or variance? YES Yes NO

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

Requested Distance:

\_\_\_\_\_ FT

*Direct Abutters*

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Paul M. Moan

Address: 154 Turnpike Road #200

Southborough, MA 01772

Telephone: (617) 894 - 4850



50 OCEAN AVE 2-139-7C

LUC: 112

21 REVERE BEACH BOULEVARD LLC

C/O GATE RESIDENTIAL

265 FRANKLIN ST

6TH FLRD

BOSTON, MA 02110

21 REVERE BEACH BLVD 2-140-1D

LUC: 112

21 REVERE BEACH BOULEVARD LLC

C/O GATE RESIDENTIAL

265 FRANKLIN ST

6TH FLR

BOSTON, MA 02110

1 REVERE BEACH BLVD 2-140-3A

LUC: 112

FESTA TOWERS NOMINEE TRUST

FESTA JOHN V

385 BROADWAY

REVERE, MA 02151

REVERE BEACH BLVD 2-141A-1

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

OCEAN AVE 8-139-3

LUC: 959

NORTH SUFFOLK MENTAL HEALTH

NORTH SUFFOLK MENTAL HEALTH AS

301 BROADWAY

CHELSEA, MA 02150

110 OCEAN AVE 8-139-4

LUC: 959

NORTH SUFFOLK MENTAL HEALTH

ASSOCIATION, INC

301 BROADWAY

CHELSEA, MA 02150

37 REVERE BEACH BLVD 8-141-16

LUC: 104

ASH FAMILY LIMITED PARTNERSHIP

31 SCOTT LN

WAKEFIELD, MA 01880

91 7199 9991 7038 7522 0862

91 7199 9991 7038 7522 0855

91 7199 9991 7038 7522 0848

91 7199 9991 7038 7522 0831

91 7199 9991 7038 7522 0800

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

DATE: 10/23/20



Public Hearing  
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing via remote participation on Zoom, Monday evening, November 23, 2020 at 6:00 p.m. on the application of Sachem Revere, LLC, 4 Gerrish Ave., Chelsea, MA 02150 requesting a Chapter 148 License from the Revere City Council to enable the appellant to store a total of 2,074 gallons of flammables to be contained within a CAT sub-base fuel tank (394 gallons) and 84 vehicles (1,680 gallons) parked underneath a multifamily residential structure at 571 Revere Street, Revere, MA 02151.

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

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

Attest:  
Ashley E. Melnik  
City Clerk

Revere Journal  
check attached #1117  
11/11/2020  
via certified mail to direct abutters





FP-2A  
(Rev. 04-2010)

*The Commonwealth of Massachusetts*  
*City/Town of* Revere

## Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License    ☐ Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 571 Revere St, 10-169-1, 10-169-2, 10-169-3, 10-169-4, 10-169-5  
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Sachem Revere, LLC

Address of Land Owner: 4 Gerrish Ave, Chelsea MA 02150

Use and Occupancy of Buildings and Structures: Multifamily residential

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

### Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 14;

Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
CAT sub-base fuel tank		394	Gallon	Tank
Cars of varying make and model	Passenger Vehicles	1,680= 84x20	Gallon	Vehicle Tanks

Total quantity of all flammable liquids to be stored: 394 Gallons +1,680 Gallons

Total quantity of all combustible liquids to be stored: \_\_\_\_\_

Total quantity of all flammable gases to be stored: \_\_\_\_\_

Total quantity of all flammable solids to be stored: \_\_\_\_\_

OFFICE CITY CLERK  
REVERE, MASS

2020 OCT 22 PM 2:24

FILED

Attachment: Requesting Chapter 148 License for Sachem Revere, LLC, at residential structure at 571 Revere Street, Revere MA (20-378 :



**LP-gas** (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.  
(See 527 CMR 6)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: \_\_\_\_\_

List sizes and capacities of all aboveground containers used for storage: \_\_\_\_\_

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: \_\_\_\_\_

List sizes and capacities of all underground containers used for storage: \_\_\_\_\_

Total aggregate quantity of all LP-gas to be stored: \_\_\_\_\_

**Fireworks** (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 2)

- ❖ Maximum amount (in pounds) of Class 1.3G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4G: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Type/class of magazine used for storage: \_\_\_\_\_

Total aggregate quantity of all classes of fireworks to be stored: \_\_\_\_\_

**Explosives** (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 13)

- ❖ Maximum amount (in pounds) of Class 1.1: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.2: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.3: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.4: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.5: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

- ❖ Maximum amount (in pounds) of Class 1.6: \_\_\_\_\_ Number of magazines used for storage: \_\_\_\_\_

I, Steve Laferriere, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date August 27, 2020 Name Sachem Revere LLC  
By: Sachem Revere MM LLC, its Managing Men  
By: Steve Laferriere, its Assistant Clerk

**Fire Department Use Only**

I, Christopher P. Bright, Head of the REVERE Fire Department endorse this application with my

☒ Approval ☐ Disapproval

[Signature]  
Signature of Head of the Fire Department

10/22/20  
Date

Recommendations: \_\_\_\_\_







PLAN NO 2017-96.

Type:				Full Bath	Rating:
Sty Ht:				A Bath:	Rating:
(Liv) Units:		Total:	0	3/4 Bath:	Rating:
Foundation:				A 3/8Bth:	Rating:
Frame:				1/2 Bath:	Rating:
Prime Wall:				A HBth:	Rating:
Sec Wall:			%	Other Fix:	Rating:
Roof Struct:					
Roof Cover:				Kits:	Rating:
Color:				A Kits:	Rating:
View / Desir:				Frpl:	Rating:
				W/SFlue:	Rating:

<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>	
Grade:				Location:	
Year Blt:		Eff Yr Blt:		Total Units:	
Alt LUC:		Alt %:		Floor:	
Jurisdic:		Fact:		% Own:	
Const Mod:				Name:	
Lump Sum Adj:					

INTERIOR INFORMATION			DEPRECIATION	
Avg Ht/Ft:			Phys Cond:	%
Prim Int Wall:			Functional:	%
Sec Int Wall:		%	Economic:	%
Partition:			Special:	%
Prim Floors:			Override:	%
Sec Floors:		sq ft	Total:	0%

Sec Floors:		C/LC SUMMARY		Ratio
Bsmnt Fir:		Bsmnt Gar:	Basic \$ / SQ:	
		Electric:	Size Adj.: 1.00000000	
		Insulation:	Const Adj.: 1.00000000	
		Int vs Ext:	Adj \$ / SQ:	
		Heat Fuel:	Other Features: 0	
		Heat Type:	Grade Factor:	
		# Heat Sys:	Neighborhood Inf: 1.00000000	W/W
		% Heated:	LUC Factor: 1.00	
		Solar HW:	Adj Total: 0	
		% Com Wall	Depreciation: 0	Spec
			Depreciated Total: 0	

SPEC FEATURES/YARD ITEMS			
Code	Description	A	Y/S Qty

Packet Pg. 107

Attachment: Res

Core: N

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

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

[illegible][illegible]

SUB AREA					SUB AREA DETAIL						
	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Util	Descrip	% Type	Qu Ten	#

**AssessPro** Patriot Properties, Inc

**IMAGE**

**Packet Pg. 107**





Brian M. Arrigo  
Mayor

# The City of REVERE, MASSACHUSETTS

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

## Request for Abutters List

Date: 8/11/2020

Property Location: 571 Revere St. Revere

Map: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: 10-169-1,10-169-2,10-169-3,10-169-4,  
10-169-5

Property Owner: Sachem Revere, LLC

Is request for special permit or variance? YES

NO

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

Requested Distance:

Adjacent Only FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Cassie Witthaus

Address: 421 Ferry St Unit 2  
Everett, MA 02149

Telephone: 4082500792



91 7199 9991 7038 4174 3074

AND AVE

LUC: 130

SACHEM REVERE LLC  
4 GERRISH AVE  
CHELSEA, MA 02150

MUI FRANCES  
MUI WAI K  
1 PEABODY RD  
STONEHAM, MA 02180

91 7199 9991 7038 7522 0633

LUC: 105

LUC: 104

STRACCIA ANNE V LIFE ESTATE  
STRACCIA FAMILY REVOCABLE TRUST REMA  
1 LEONARD RD  
REVERE, MA 02151

22 SACHEM ST 10-169-6

91 7199 9991 7038 4174 3067

91 7199 9991 7038 7522 0565

L

91 7199 9991 7038 7522 0640

10-186D-2-

22 SACHEM ST REALTY TRUST  
CLUEN SHAWN TRUSTEE  
68 WHITIN AVE  
REVERE, MA 02151

31 SACHEM REALTY TRUST  
CLUEN SHAWN H TRUSTEE  
68 WHITIN AVE  
REVERE, MA 02151

1 REVERE ST  
OCEAN TERRACE CONDO ASSOC  
570 REVERE ST  
REVERE, MA 02151

91 7199 9991 7038 4174 3050

T ST

1C

91 7199 9991 7038 7522 0657

LUC: 10

91 7199 9991 7038 7522 0572

LUC: 102

TAMMARO ANTHONY  
4 GREY LN  
LYNNFIELD, MA 01940

MASSACHUSETTS ELECTRIC COMPAN  
C/O PROPERTIES DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

LAWYER JEAN  
LAWYER MICHAEL  
570 REVERE ST  
REVERE, MA 02151

91 7199 9991 7038 4174 3043

ST

10

91 7199 9991 7038 7522 0664

LUC: 10

91 7199 9991 7038 7522 0589

LUC: 102

ALBA ANTHONY  
LEE CHRISTOPHER  
485 LYNN ST  
MALDEN, MA 02148

BERRIO EVELYN L  
MUNETON MILTON A BERRIO  
8 CALUMET ST  
REVERE, MA 02151

BETANCUR MARIA  
COREA WILSON  
572 REVERE ST  
UNIT 2

91 7199 9991 7038 4174 3036

ST

10-1

91 7199 9991 7038 7522 067

LUC: 10

91 7199 9991 7038 7522 0596

LUC: 102

UMANA LEONEL A  
547 REVERE ST  
REVERE, MA 02151

ADDARIO STEVEN J JR  
544 REVERE ST  
REVERE, MA 02151

MCDOWELL MICHAEL  
574 REVERE ST  
REVERE, MA 02151

91 7199 9991 7038 7522 0510

REVERE ST

10-

91 7199 9991 7038 7522 0681

LUC: 10

91 7199 9991 7038 7522 0602

LUC: 102

CASTRO DAVID A  
CASTANEDA ALEX DIAZ  
11 SACHEM ST  
REVERE, MA 02151

ADDARIO STEVEN J JR  
544 REVERE ST  
REVERE, MA 02151

FLORES SALVADOR G  
FLORES GLADYS R  
570 REVERE ST  
UNIT 4

91 7199 9991 7038 7522 0527

10-

91 7199 9991 7038 7522 0691

LUC: 105

LUC: 104

LUC: 102

PARSHLEY JOHN  
1 BEACHLAND AVE  
REVERE, MA 02151

WONG DONNA KAM-LIN  
LEUNG CHI CEONG  
34 KENRICK ST  
BRIGHTON, MA 02135

CANLAS CHRISTINE L  
578 REVERE ST  
UNIT 5  
REVERE, MA 02151

91 7199 9991 7038 7522 0534

ST

1

91 7199 9991 7038 7522 0701

LUC: 101

91 7199 9991 7038 7522 0619

LUC: 102

TRINH TAMMY  
3 BEACHLAND AVE  
REVERE, MA 02151

CITY OF REVERE  
C/O MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA 02151

LEE WADE  
485 LYNN ST  
MALDEN, MA 02148

91 7199 9991 7038 7522 0541

LAWRENCE RD

10-

91 7199 9991 7038 7522 0711

LUC: 101

LUC: 104

LUC: 102

23 SACHEM STREET REALTY TRUST  
PHAM KHANH THI TRUSTEE  
15A SIGOURNEY ST  
REVERE, MA 02151

SERRANO JOSE  
GARCIA MAYRA  
7 LAWRENCE RD  
REVERE, MA 02151

GUO SONG  
FAN CHUNXIA  
5 LOTHROP RD  
ACTON, MA 01720

91 7199 9991 7038 7522 0554

LAWRENCE RD

1C

91 7199 9991 7038 7522 0725

LUC: 104

91 7199 9991 7038 7522 0626

LUC: 102

CLARKE RONAN G THIS IS A TRUE COPY OF THE RECORDS  
25 SACHEM ST  
REVERE, MA 02151

SERRANO JOSE  
GARCIA MAYRA  
7 LAWRENCE RD  
REVERE, MA 02151

CHEN LILI  
LEE EUMENE  
584 REVERE ST  
UNIT 8

DATE:

2/24/20



91 7199 9991 7038 7522 0732

EST TO

10-189-6

LUC: 104

LUC: 390

PENATE MARVIN H  
MARTINEZ SANTOS CARMEN  
564 REVERE ST  
Revere, MA 02151

MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT.  
40 SYLVAN RD  
WALTHAM, MA 02451

91 7199 9991 7038 7522 0749

OF PINES B

9-157A-2

LUC: 101

LUC: 132

CAN KHAI D  
7 BAY RD  
REVERE, MA 02151

MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT.  
40 SYLVAN RD  
WALTHAM, MA 02451

91 7199 9991 7038 7522 0756

CORREA ORFA N  
560 REVERE STREET  
Revere, MA 02151

91 7199 9991 7038 7522 0763

CHAMNESS TERESA A  
10 LEONARD RD  
REVERE, MA 02151

91 7199 9991 7038 7522 0770

LUC: 101

LOPEZ LIGIA A  
LOPEZ SEBASTIAN LONDONO  
47 SEARS ST  
Revere, MA 02151

PASSAGEWAY 10-186E-2

LUC: 106

CHAMNESS TERESA A  
10 LEONARD RD  
REVERE, MA 02151

10 LEONARD RD 10-186E-3

LUC: 101

CHAMNESS TERESA A  
10 LEONARD RD  
REVERE, MA 02151

91 7199 9991 7038 7522 0787

BENMOUISS ABDELAZIZ  
6 LEONARD RD  
Revere, MA 02151

6 LEONARD RD 10-186E-5

LUC: 101

BENMOUISS ABDELAZIZ  
6 LEONARD RD  
Revere, MA 02151

91 7199 9991 7038 7522 0794

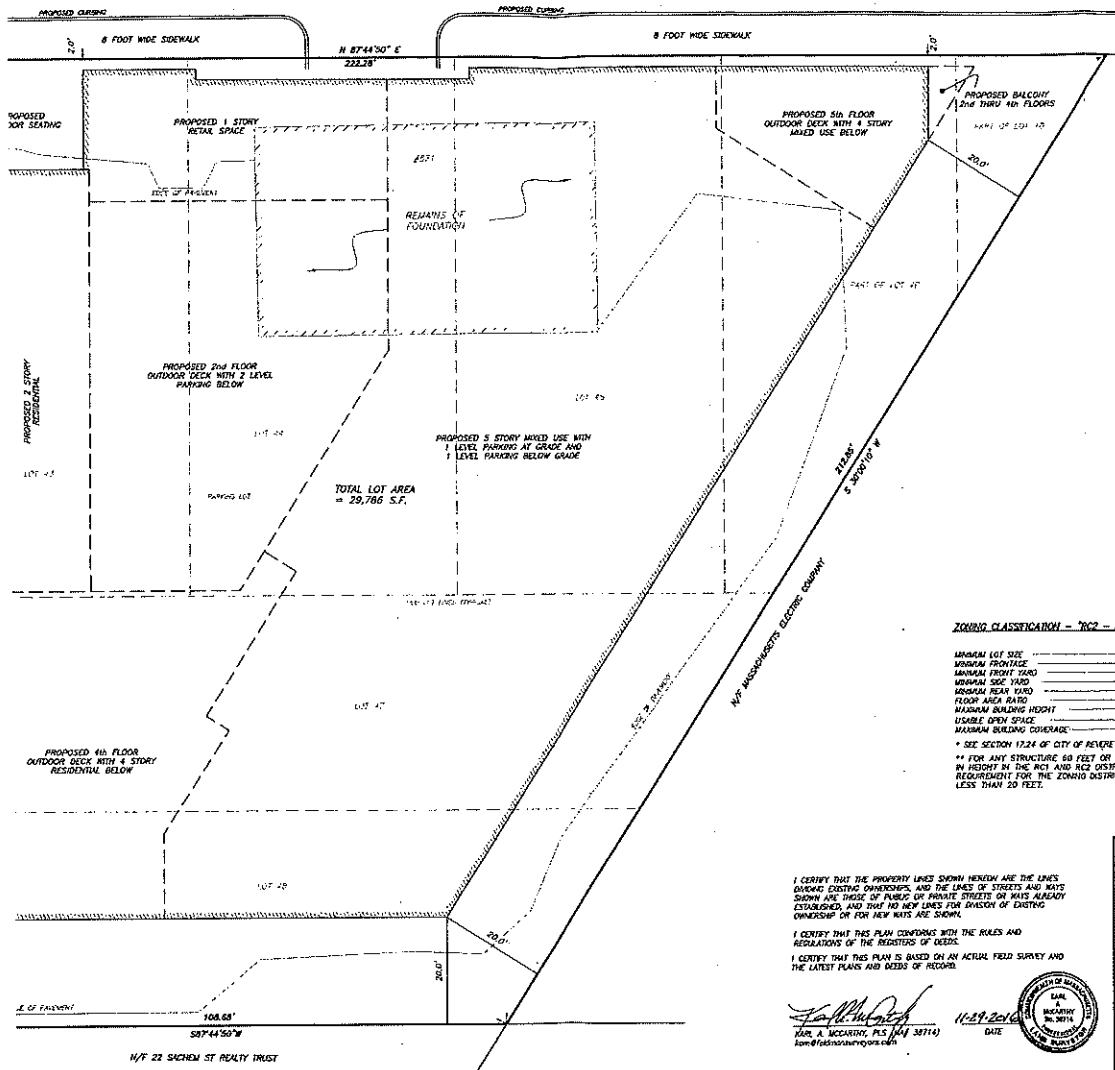
LUC: 132

HANSEN GEORGE C  
44 SEARS ST  
REVERE, MA 02151

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS  
OF THE RECTOR'S OFFICE OF  
CITY OF REVERE  
DATE: 2/20/20



## REVERE (90' WIDE) STREET



## REFERENCES:

COUNTY RECORDS OF DEEDS  
BOOK 4244 PAGE 251 (LOCAL DEED)  
PLAN IN DEED BOOK 1255 PAGE 407  
MASSACHUSETTS LAND COURT  
LOT 42182A

## NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW PROPOSED SITE IMPROVEMENTS AT 571 REVERE STREET.
- 2) SITE IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM PLANS PREPARED BY ARROWSTREET INC., ARCHITECTURE & DESIGN.
- 3) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR RELIANCE ON THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

## PROPOSED PARKING SUMMARY:

50 REGULAR SPACES BELOW GRADE  
32 REGULAR SPACES AT GRADE  
3 WALKING SPACES AT GRADE  
94 TOTAL SPACES

## ZONING CLASSIFICATION - "RC2 - HIGH RISE MIXED USE"

DEVELOPED	EXISTING	PROPOSED
MINIMUM LOT SIZE	25,000 SQ. FT.	29,786 SQ. FT.
MINIMUM FRONT YARD	100 FEET	222.59 FEET
MINIMUM SIDE YARD	20 FEET	12 FEET
MINIMUM REAR YARD	20 FEET	53 FEET
FLOOR AREA RATIO	20 FEET**	128 FEET**
MAXIMUM BUILDING HEIGHT	10	25
MAXIMUM BUILDING COVERAGE	14 STORES	1 STORES
USABLE OPEN SPACE	HOME	24%
MAXIMUM BUILDING COVERAGE	HOME	34%

\*\* SEE SECTION 17.24 OF CITY OF REVERE ORDINANCE

\*\* FOR ANY STRUCTURE 60 FEET OR 8 STORES OR LESS IN HEIGHT IN THE RC1 AND RC2 DISTRICTS THE REAR YARD REQUIREMENT FOR THE ZONING DISTRICT SHALL NOT BE LESS THAN 20 FEET.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES SHOWN ON THE EXISTING SURVEY AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND RECORDS OF RECORD.

*[Signature]*  
DATE: 11-29-2016  
HARRY R. FELDMAN, P.E. (MA 38714)  
harry.feldman@feldmanland.com

PLOT PLAN  
571 REVERE STREET  
REVERE, MASS.

SCALE: 1"=10'  
HARRY R. FELDMAN, INC.  
112 SHAWMUT AVENUE  
BOSTON, MASS. 02118

NOVEMBER 28, 2016  
LAND SURVEYORS  
PHONE: (617)357-9740  
www.harryfeldman.com

FELDMAN  
Professional Land Surveyors

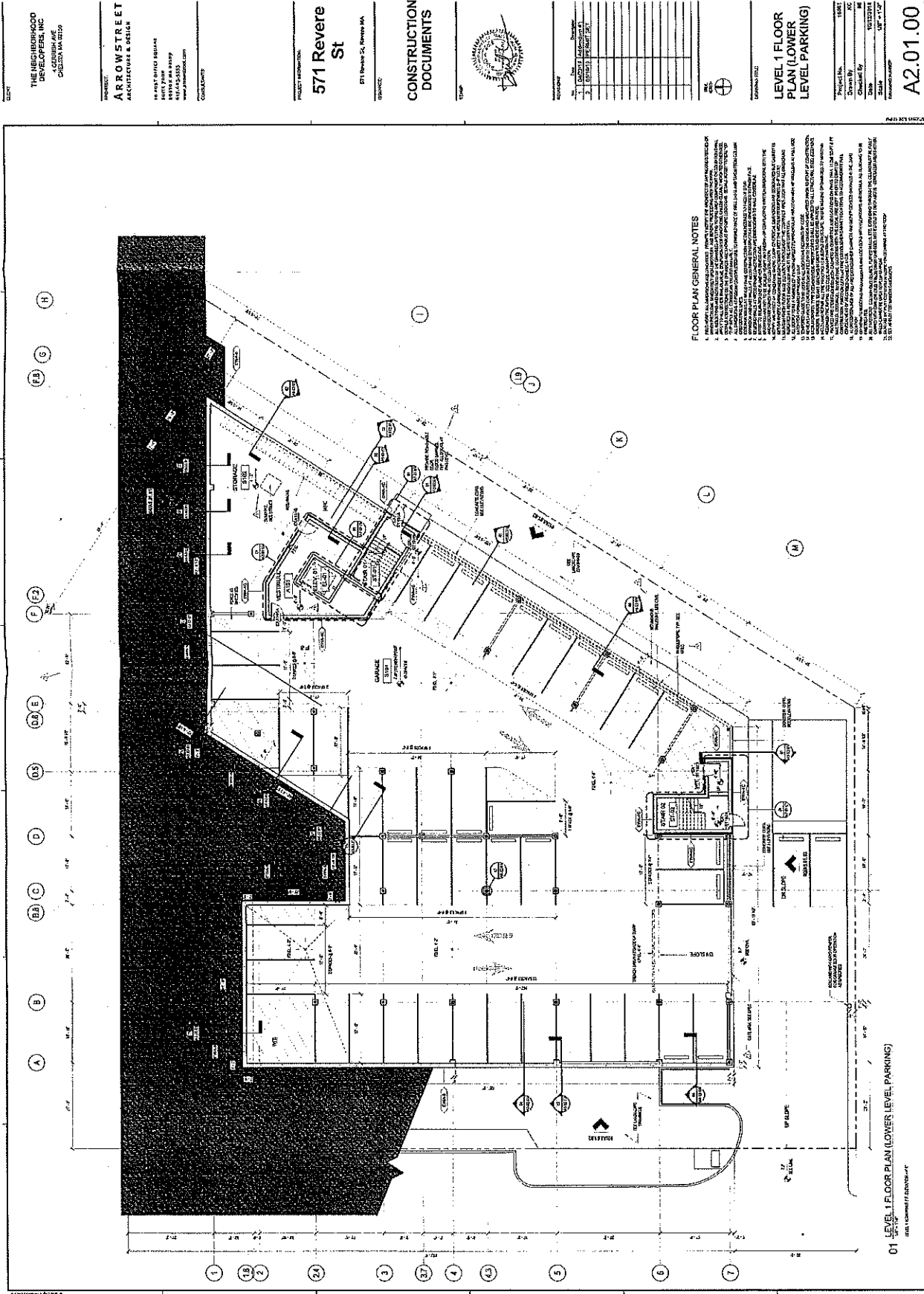


DESIGNER	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
DESIGNER	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100



**Attachment: Requesting Chapter 148 License for Sachem Revere, LLC, at residential structure at 571 Revere Street, Revere MA (20-378 :**







## PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing via remote participation on Monday evening, November 23, 2020 at 6:00 PM on a joint petition submitted by National Grid and Verizon to install 1 jointly owned pole (1-1) on the sidewalk between 13-15 Sweeney Avenue and extend secondary from P1 to new pole and install overhead service to #13B Sweeney Avenue in accordance with the plan on file.

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

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

Attest:

Ashley E. Melnik  
City Clerk

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



Questions contact – Sterling Ortiz 508-860-6288

# **PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the City Council  
Of Revere, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Sweeney Ave - National Grid to install 1 JO Pole on Sweeney Ave. Install new pole 1-1 on sidewalk between 13/15 Sweeney Ave & extend secondary from P1 to new pole and install overhead service to house #13B Sweeney Ave.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Sweeney Ave - Revere – Massachusetts.

No.# 29905328 October 26, 2020

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a National Grid  
BY Robert Coulter  
Engineering Department

VERIZON NEW ENGLAND, INC.  
BY \_\_\_\_\_  
Manager / Right of Way

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



Revere

## ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 26<sup>th</sup> day of October, 2020.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Sweeney Ave - Revere – Massachusetts.

October 26, 2020. Filed with this order

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Sweeney Ave - National Grid to install 1 JO Pole on Sweeney Ave. Install new pole 1-1 on sidewalk between 13/15 Sweeney Ave & extend secondary from P1 to new pole and install overhead service to house #13B Sweeney Ave.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the  
of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Massachusetts City/Town Clerk.  
20 \_\_\_\_.

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and  
that we mailed at least seven days before said hearing a written notice of the time and place of said  
hearing to each of the owners of real estate (as determined by the last preceding assessment for  
taxation) along the ways or parts of ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....  
.....  
.....  
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy  
is made under the provisions of Chapter 166 of General Laws and any additions thereto or  
amendments thereof.

Attest:  
City/Town Clerk

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



NGPFD

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the City Council - Revere, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 26<sup>th</sup> day of October, 2020.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Sweeney Ave - Revere – Massachusetts.

October 26, 2020. Filed with this order

There may be attached to said poles by Massachusetts Electric Company d/b/a National Grid and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

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Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the  
of the City/Town of \_\_\_\_\_, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 20 .

Massachusetts

City/Town Clerk.

20 .

Received and entered in the records of location orders of the City/Town of  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



Attest:  
City/Town Clerk

I hereby certify that on \_\_\_\_\_ 20\_\_\_\_, at \_\_\_\_\_ o'clock, M  
at \_\_\_\_\_ a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, and fixtures described in the order herewith recorded, and  
that we mailed at least seven days before said hearing a written notice of the time and place of said  
hearing to each of the owners of real estate (as determined by the last preceding assessment for  
taxation) along the ways or parts of ways upon which the Company is permitted to erect  
poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....  
.....  
.....  
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of  
hearing with notice adopted by the \_\_\_\_\_ of the City of \_\_\_\_\_  
Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, and recorded with the  
records of location orders of the said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy  
is made under the provisions of Chapter 166 of General Laws and any additions thereto or  
amendments thereof.

Attest:  
City/Town Clerk

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)



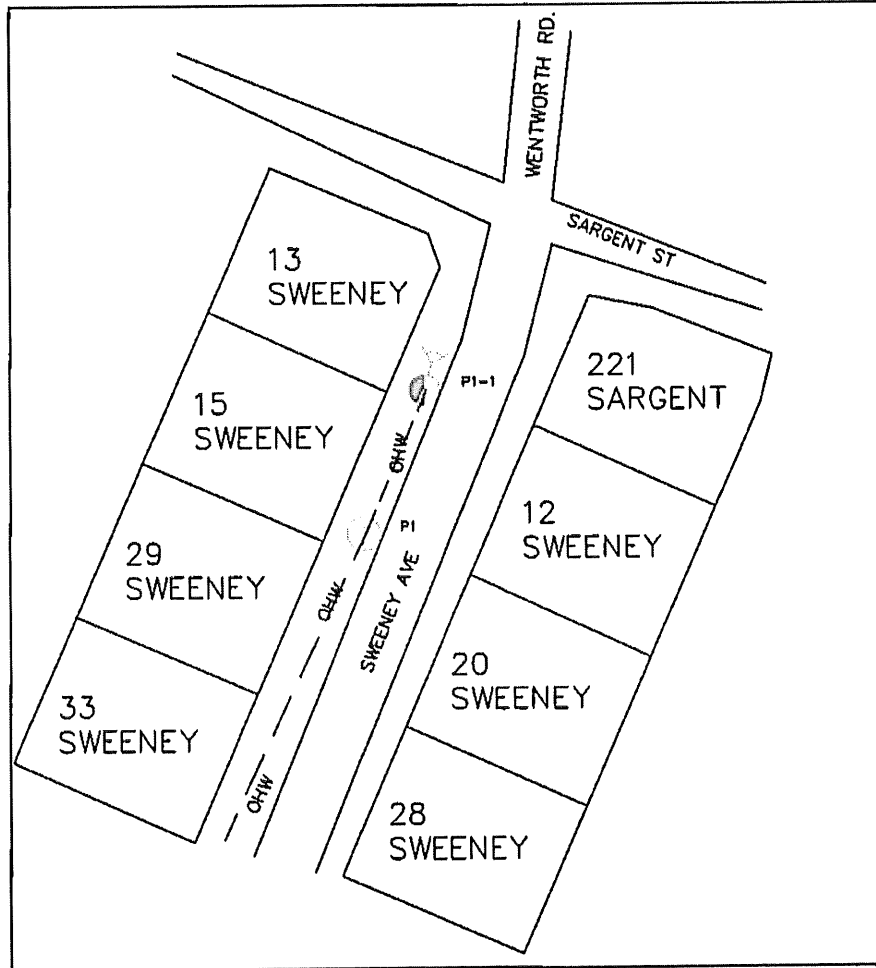
Abut t e r ' s L i s t

T O W N R E V E R E , O 2 1 5 1		P A R	
A D D R E S S	O W N E R	O W N E R I N F O	
12 SWEENEY AVE	CORREA WILSON A, CATALINA MURIEL	12 SWEENEY AVE	25-422C-2
0 SWEENEY AVE	CASE REALTY TRUST, CARUSO DOMENIC	185 SQUIRE RD, SUITE 9, REVERE MA 02151	25-422B-19
EMPTY LOT / 13 SWEENEY AVE	CASE REALTY TRUST, CARUSO DOMENIC	186 SQUIRE RD, SUITE 9, REVERE MA 02151	25-422B-20
29 SWEENEY AVE	THORNTON ROLAND & CLARA	29 SWEENEY AVE	25-422B-13
221 SARGENT ST	MARANO ALPHONSE	221 SARGENT ST	25-422C-1





EXHIBIT 'A' NOT TO SCALE  
THE EXACT LOCATION OF  
SAID FACILITIES TO BE  
ESTABLISHED BY AND UPON  
THE INSTALLATION AND  
ERECTION OF THE FACILITIES  
THEREOF.



NATIONAL GRID TO INSTALL JOINTLY OWN POLE 1-1 (HEIGHT 40 CLASS 2) & GUY ANCHOR WIRE ON SIDEWALK BETWEEN 15 / 13 SWEENEY AVE. REVERSE LOT. EXTENDING SECONDARY WIRE FROM POLE 1 TO NEW POLE 1-1 TO BE ABLE TO SERVE 13/15 SWEENEY.

#### LEGEND

- P1-1 (PROPOSED JOINTLY OWNED POLE)     — OHW —  
 P1 (EXISTING JOINTLY OWNED POLE)     OVERHEAD SECONDARY WIRE  
 GUY WIRE / ANCHOR

Date: 10/26/2020

Designer: ORTIST

WIR: 29905328

SKETCH TO ACCOMPANY EASEMENT.

**nationalgrid**

Attachment: ph.NationGridPetition13SweeneyAvenue (20-379 : National Grid - 13 Sweeney Avenue)





# City of Revere CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

November 19, 2020

Patrick Keefe, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Appropriation -- Library

Dear Councilor Keefe,

Massachusetts General Law chapter 78 section 19a states that a municipality must appropriate a figure of at least the average of the last three years' municipal appropriations to the library for operations, increased by 2.5%, in order to be certified for State Aid to Public Libraries. This calculation is known as the Municipal Appropriation Requirement (MAR).

It has come to my attention that the State has notified us that we are under on our MAR for fiscal year 2021 by \$1,567. As such, I am requesting that a supplemental appropriation be made for this amount to ensure that we comply with the MAR and that we continue to receive State Aid to Public Libraries through our cherry sheet receipts.

I will be available at the November 23<sup>rd</sup> City Council meeting to answer any questions on this matter.

Best regards,

  
Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
Diana Luongo, Acting Library Director  
Assunta Newton, Assistant Budget Director

Attachment: 20201119\_153206 (20-380 : APPROPRIATION-LIBRARY)





# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
City Director of Finance/Auditor/Budget Director

### MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay, Director of Finance  
CC: Kevin Dacey, Assist Auditor  
Assunta Newton, Assist Budget Director  
Date: November 19, 2020  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Free Cash	\$ 1,567.00
	<i>Available Balance:</i>	<i>\$ 1,616,122.00</i>
TO:	Library Service (016104-542200)	\$ 1,567.00
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of November 19, 2020, there are sufficient funds to support such a transfer.

Account verified by

Reviewed by

For Audit Use Only:

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

Attachment: 20201119\_153206 (20-380 : APPROPRIATION-LIBRARY)





# City of Revere

## CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

November 19, 2020

Patrick Keefe, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Appropriation – Resident Parking Sticker Program

Dear Councilor Keefe,

As you know, the City has begun issuing resident parking stickers to all qualifying residents as a way to ensure that all vehicles parking overnight on the City's streets are vehicles that are registered to residents of the City. As such, Jim Rose and his staff have been working diligently on vetting through the 30,000 plus vehicles registered in the city to deliver the stickers over the last several months.

It is estimated that, once the vetting process is complete, we will have distributed approximately 25,000 resident stickers to all eligible owners of Revere registered vehicles. Throughout this process, we will ensure all vehicles are registered in the City and that the excise taxes for such registered vehicles will be credited appropriately to the City's coffers. This additional revenue, combined with the additional revenue we expect to generate once we begin to enforce the ordinance, will cover all future costs of this program.

However, to implement this program, the City has incurred expenses of over \$50,000, with additional expenses expected to be \$65,000. The primary expense is the cost of \$2.50 per sticker for 25,000 vehicles (\$62,500) plus additional costs for advertising, warning tickets, and other related expenses including the increase in visitor parking passes, etc.

Therefore, I respectfully request an appropriation from the City's free cash in the amount of \$65,000 to cover the costs of implementing this program. I will be at the November 23<sup>rd</sup> City Council meeting to answer any further questions on this matter.

Best regards,



Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
James Rose, Parking Clerk  
Assunta Newton, Assistant Budget Director

Attachment: 20201119\_153732 (20-381 : APPROPRIATION - RESIDENT PARKING STICKER PROGRAM)





# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
**City Director of Finance/Auditor/Budget Director**

### MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay, Director of Finance  
CC: Kevin Dacey, Assist Auditor  
Assunta Newton, Assist Budget Director  
Date: November 19, 2020  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Free Cash	\$ 65,000.00
	<i>Available Balance:</i>	<i>\$ 1,616,122.00</i>
TO:	Parking Supplies (012954-540000)	\$ 65,000.00
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of November 19, 2020, there are sufficient funds to support such a transfer.

Account verified by \_\_\_\_\_

Reviewed by \_\_\_\_\_

For Audit Use Only:

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





# City of Revere

## CFO/City Auditor

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

**Richard Viscay**  
CFO/City Auditor

November 19, 2020

Patrick Keefe, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Reduction of Appropriation — Revere Public Schools

Dear Councilor Keefe,

As you may recall, the City and School department decided in May that we would forward a complete, twelve-month budget to the Council for consideration and approval. This budget was based upon our best assumptions of Cherry Sheet revenues from the state. The largest portion of the Cherry Sheet revenue is Chapter 70 funds that go directly to the Revere Public Schools for the purpose of assuring that the City meets its net school spending requirements as promulgated by the Department of Elementary and Secondary Education (DESE).

Our budget was based upon an estimated figure of \$72,177,946 in Chapter 70 funding, and this resulted in an appropriation for the Revere Public Schools of \$94,113,447, based upon the net school spending requirement. However, the Governor's revised Chapter 70 funding is \$70,298,333, which revised and reduced our net school spending to \$92,159,521. As such, the City has over-appropriated \$1,953,926 to the school department.

This figure has been reviewed and agreed upon by both the City and the School, and we now will need to reduce the appropriation by \$1,953,926. This reduction is being managed by the school department within their existing budget, including supplemental grants received through Coronavirus Relief (CvRF) funding.

This reduction is necessary in a timely fashion so that the City can submit a balanced budget to the Department of Revenue for tax rate certification. I will attend the November 23rd Council meeting to answer any questions.

Best regards,

Richard Viscay  
CFO/City Auditor

Cc: Brian Arrigo, Mayor  
Dianne Kelly, Superintendent  
Matt Kruse, School Business Manager  
Assunta Newton, Assistant Budget Director

Attachment: 20201119\_154433 (20-382 : REDUCTION OF APPROPRIATION-REVERE PUBLIC SCHOOLS)





# City of Revere

## Director of Finance/City Auditor

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

**Richard Viscay**  
**Director of Finance/City Auditor**

November 19, 2020

Patrick Keefe, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Retained Earnings appropriation -- Water/Sewer rates

Dear Councilor Keefe,

Over the last several years, the City has been working toward stabilizing water and sewer rates for the city's homeowners and business owners. Over the last two years, the City has appropriated \$4 million (\$2 million per year) from its certified retained earnings to help reduce rates for FY2019 and FY2020.

For FY2021, we have successfully restructured debt with the MWRA, reducing costs by \$850,000. Further, we are now requesting that the City Council appropriate \$1,150,000 from the City's certified retained earnings to attain a third straight year of \$2 million dollars of relief to the City's rate payers.

This appropriation will allow the City to keep its water and sewer rates level to its FY2020 level, which represents no increase to the water and sewer rates for FY2021.

I will be in attendance for the November 23<sup>rd</sup> City Council meeting to answer any questions with regard to this matter.

Best regards,

Richard Viscay  
Director of Finance/City Auditor

Cc: Brian Arrigo, Mayor  
Don Ciaramella, Water and Sewer Superintendent  
Assunta Newton, Budget Analyst

Attachment: 20201119\_160751 (20-383 : RETAINED EARNINGS APPROPRIATION - WATER/SEWER RATES)





# City of Revere

## City Auditor/Budget Director

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

**Richard Viscay**  
City Director of Finance/Auditor/Budget Director

### MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay, Director of Finance  
CC: Kevin Dacey, Assist Auditor  
Assunta Newton, Assist Budget Director  
Date: November 19, 2020  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Water & Sewer Retained Earnings	\$ 1,150,000.00
	<i>Available Balance:</i>	<i>\$ 1,601,171.00</i>
TO:	Fund Balance Water & Sewer (60-359000)	\$ 1,150,000.00
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of November 19, 2020, there are sufficient funds to support such a transfer.

Account verified by

Reviewed by

For Audit Use Only:

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





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

Enclosed you will find an ordinance that amends Title 2 of the Revised Ordinances of Revere by adding Chapter 2.89 – Revere Public Art Commission. Adopting this ordinance would establish a Public Art Commission in the City of Revere, which would focus the City's efforts to beautify our public spaces and promote civic pride and quality of life. I am fully confident in the merit of this ordinance and in the continued improvement of our City.

Regards,

Brian M. Arrigo

Attachment: Public Art Commission (20-384 : An Ordinance Relative to a Public Art Commission)



November 3, 2020

I. AN ORDINANCE FURTHER AMENDING TITLE 2 OF THE ORDINANCES OF THE CITY OF REVERE

SECTION 1. Title 2, of the Revised Ordinances of the City of Revere is hereby amended by adding the following new chapter:

Chapter 2.89 - Revere Public Art Commission

2.89.010 – Purpose and Scope

Art enhances Revere's identity as a community that values creative and diverse expressions. It builds a sense of civic pride and enriches the quality of our lives. Public art fulfills these purposes in a myriad of ways; by improving residents' experience of public spaces through harmonious design; by preserving and showcasing vistas; by introducing surprising elements into otherwise ordinary spaces; and especially by engaging residents with insightful interpretations of the community's cultural aspirations and history. Public art has the potential to humanize Revere's urban environment by inspiring conversations and bonding among residents. The Revere Public Art Commission (RPAC) recognizes the important significance of integrating public art into the daily lives of our residents. RPAC supports a strong public art program and encourages engagement of and collaboration among individuals, private groups, and public organizations for all public art installations, both temporary and permanent.

2.89.020 – Commission composition, terms, appointments, and vacancies

A. Composition

The Commission shall consist of at least five and no more than seven members. Of the members, there shall be one chair, one recording secretary, one outreach secretary, and one student whose appointment shall commence on the first day of July following the completion of the student's junior year in high school.

B. Terms and appointments

The term of the initial appointments shall be one, two or three years except for the student appointment. There shall be no more than two three-year appointments, no more than three two-year appointments, and no more than two one-year appointments, with the student appointment deemed a one-year appointment. The term of the student appointee shall begin on July 1<sup>st</sup> following the student's junior year and terminate on June 30<sup>th</sup> at the



conclusion of the student's senior year. Upon completion of the first appointed term all terms shall be 2 years.

#### C. Vacancies

If a vacancy occurs prior to the term commitment, the Mayor may appoint a new member to complete the unexpired term of the vacancy. At the end of a completed term a member who has filled a vacancy may be reappointed by a two-thirds vote of the remaining active Commission members, subject to the approval of the Mayor

#### D. Records

The Commission shall establish and maintain operating rules and regulations which shall be reviewed annually at the Commission's first meeting in January. The Commission shall maintain accurate meeting minutes to include all actions, decisions, and votes in accordance with the Open Meeting Law. The Commission shall also maintain an accurate listing of its members and terms of appointment.

### 2.89.030 – Powers, duties, and responsibilities

A. The Commission shall serve in conjunction with and under the general oversight of the Office of Strategic Planning and Economic Development, and the Director of such office shall appoint a member of the staff to act as Secretary/Liaison to the Commission. The Secretary/Liaison will act as the conduit between the Commission and the City with respect to applications for grants, Requests for Proposals, facilitating contracts, and other relevant functions of the Commission.

B. The Commission officers shall establish their Rule and Regulations of operation within ninety (90) days of their commencement as a Commission. The Rules and Regulations shall include procedures to solicit, promote, and select public art proposals and projects. Thereafter, the Commission shall assume general duties defined in the rules and regulations as needed to support the Commission's goals and objectives.

C. The Commission shall meet a minimum of six (6) times per calendar year and any other times as called by the Chair. The Commission may establish additional guidelines, including but not limited to, creating the public art application process and art approval policies.





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Brian Vesce to the Disability Commission.

Brian's reputation as a leader and advocate in our city precedes him. As a member of the City Council, he was a champion of the City and served honorably, bringing relief to constituents and principled service to the community. I am fully confident of Brian Vesce's fairness and his capabilities to continue to serve the City of Revere in this new role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: B. Vesce Updated (20-385 : Appointment of Brian Vesce)





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Toby Pearlstein of 67 Bradstreet Ave to the Library Board of Trustees.

Toby has led a distinguished career as a library and information services professional, and currently serves the City as the Director of Museum Operations for the Revere Society for Cultural and Historic Preservation. She formerly worked as the Director of Global Information Services for Bain & Co., delivering complex information solutions at the highest professional level. Her masterful skills as a librarian would bolster the Library Board of Trustees's efforts to grant our community the highest caliber of accessible information resources they deserve. I am fully confident in Toby Pearlstein's capability to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: T. Pearlstein (20-386 : Appointment of Toby Pearlstein)



**Dr. Toby Pearlstein**

67 Bradstreet Avenue

Revere, MA 02151

Toby.pearlstein@comcast.net

781-820-4223

**Education**

DA Simmons Grad School of Library &amp; Information Science, 1986

MLS Simmons Grad School of Library &amp; Information Science, 1977

MA University of New Hampshire, History, 1975

BA University of Massachusetts at Boston, History, 1973

**Employment**Director, Global Information Services, Bain & Company Inc.  
1993-2007 (retired)

Created global Information Services organization from group of disparate local office libraries. Responsibilities included oversight of all local Information Centers for Bain's 35 offices around the world especially setting of policies and standards, training oversight, budgeting for global expenditures, and negotiating and implementing all enterprise database contracts for both end users and professional researchers for one of the world's leading management consulting firms. Initially held position of Director of North American Information Services and Manager of Boston Office Information Center.

Chief Librarian & Archivist, Massachusetts Department of  
Transportation, Boston. 1983-1993

Major responsibility was the creation through integration of several existing operations of a unified library and information services for the Commonwealth's various Transportation agencies. Activities included staff recruitment and development, collection development, contract negotiation, research and reference. In this position, also served as Records Manager for the Massachusetts Bay Transportation Authority, a major urban transit agency.



Library Manager, Central Transportation Planning Staff, Boston. 1980-1983 (a division of MAPC).

Solo researcher for regional transportation planning agency.

Curator; Survey Archivist, Archives of the Commonwealth of Massachusetts. 1978-1980. Participated in state agency survey to locate, identify, and schedule for appropriate disposition records of various agencies of the Commonwealth. Also responsible for research, reference, and curatorial activities.

### **Professional Activities**

Special Libraries Association, 1977 – Present

- Chair Business & Finance Division
- Chair Transportation Division
- Chair and member Association Professional Development Committee
- Co-Chair, Business & Finance Division Mentoring Initiative
- Member, Association Advocacy Taskforce
- Member, Association Research Committee (Goldspiel Grant reviewer)
- Member, Association Executive Director Search Committee 2001
- Member Association Finance Committee
- Judge, Business & Finance Division Centers of Excellence Award
- Current Member Business & Finance, Leadership & Management Divisions, Encore Retired Members Caucus, New England Chapter

American Library Association, 2009 - present

- Member, External Review Panels for accreditation process

Frequent in-person and webinar presenter at SLA, and other professional associations globally

Past member several international vendor client advisory boards

### **Other Volunteer Activities**

- Revere Society for Cultural & Historic Preservation, Museum Operations 2013 -
- Revere Food Bank 2020 -



## **Honors and Awards**

- Special Libraries Association, Business & Finance Division Distinguished Member Award, 2020
- Distinguished Service Award, New England Chapter Special Libraries Association, 2018
- Recipient of CILIP Knowledge & Information Management Resource Award (UK) as co-editor of The Emerald Handbook of Modern Information Management, 2018
- Recipient John Cotton Dana Award, Special Libraries Association, 2016
- Alumni Lifetime Achievement Award, Simmons College Graduate School of Library and Information Science, April 2014
- ISI Samuel Lazerow Memorial Lecture. "Is There a Future for Special Libraries"? Simmons College, Graduate School of Library and Information Science. November 2009
- Hall of Fame, Special Libraries Association, 2008
- Fellow, Special Libraries Association, 2007
- Distinguished Service Award 2007, Boston [now New England] Chapter Special Libraries Association
- Business & Finance Division Outstanding Achievement in Business Librarianship Award, 2000
- Pride in Performance Award, Commonwealth of Massachusetts, 1992
- ARMA Boston Chapter - Member of the Year Award, 1989

## **Publications**

- Matarazzo, James. M. & Toby Pearlstein. The Emerald Handbook of Modern Information Management. Emerald Publishing, London, UK. 2018.
- \_\_\_\_\_. "A Strategic Roadmap for Professional Sustainability?" Information Outlook, Special Libraries Association, December 1, 2017.
- \_\_\_\_\_. "Leadership in Disruptive Times." IFLA Journal. Vol. 42. No.3. October 2016. PP. 162-178. (Refereed) [http://www.ifla.org/files/assets/hq/publications/ifla-journal/ifla-journal-42-3\\_2016.pdf](http://www.ifla.org/files/assets/hq/publications/ifla-journal/ifla-journal-42-3_2016.pdf).
- \_\_\_\_\_. "New Management Realities for Special Libraries." Online Searcher. May/June 2016. P.30-36.



<http://www.infotoday.com/OnlineSearcher/Articles/Features/New-Management-Realities-for-Special-Librarians-110761.shtml>.

- \_\_\_\_\_. "Corporate Libraries: Harbinger of Change for all Libraries." Paper delivered at the Association of Caribbean Higher Education 14th Annual Conference, July 2015. Accepted by ACHEA for publication.
- \_\_\_\_\_. "Corporate Libraries: Bellwether of Change for the Library World at Large." *Revisita Biblioteca Universitaria*, V.18, No. 1, June 2015. PP. 3-12.
- \_\_\_\_\_. "Academic Libraries: A Soft Analysis, a warning and the road ahead." *IFLA Journal*. Vol. 41. No.1. March 2015. PP.5-12.. (Refereed)
- \_\_\_\_\_. "The Business Case for Information Literacy: Why Training is an Important Information Services Function." *Online Searcher*. September/October 2014. P.42. Online accompanying case studies at: [iti.bz/bizcase](http://iti.bz/bizcase).
- \_\_\_\_\_. "Special Libraries: A Confluence of Forces Pressing on Their Future." *Journal of Library and Information Sciences*. (Peer-Reviewed) V.2, No.1, March 2014. PP.1-3.
- \_\_\_\_\_. "Salaries of Special Librarians in the United States." *IFLA Journal*. International Federation of Library Associations and Institutions 2014. Vol. 40(2) 116-119. (Refereed)
- \_\_\_\_\_. *Special Libraries: A Survival Guide*. With the assistance of Sylvia James. Introduction by Barbara Quint. ABC-CLIO/Libraries Unlimited. April 2013.
- \_\_\_\_\_. "Ebooks in Corporate Special Libraries: A Review." *Online Searcher*. May 2013. PP. 41-48.
- \_\_\_\_\_. "Schools of Library and Information Science: Some Thoughts on Vision to Purpose." *Portal: Libraries and the Academy*, volume 12, number 4, October 2012, p.351-353. (Refereed)
- \_\_\_\_\_. "Survival Lessons for Libraries: Continuing Education (CE). Take Advantage or Lose the Advantage." *Searcher*, Vol. 20, No. 2. March 2012, p.24-33.
- \_\_\_\_\_. "Survival Lessons for Libraries: Educating Special Librarians – Part 2: In Search of a Model." *Searcher*, Vol. 19, No. 8. October 2011, p.32-41.



- \_\_\_\_\_. "Continuous Advocacy Creates Opportunities for Survival". Information Outlook the Magazine of the Special Libraries Association. September 2011. p.16-19.
- \_\_\_\_\_. "Survival Lessons for Libraries: Educating Special Librarians – 'The Past is Prologue.'" Searcher, Vol. 19, No. 2. March 2011, p.30-39.
- \_\_\_\_\_. "Survival Lessons for Libraries: A Microcosm Points to Broader Implications. Positions Advertised in For-Profit Libraries in New England 2006-2009." Searcher, December 2010.
- \_\_\_\_\_. "Survival Lessons for Libraries – Staying Afloat in Turbulent Waters: News/Media Libraries Hit Hard." Searcher, May 2010.
- \_\_\_\_\_. "Scenario Planning as Preventative Medicine; The case of the unexpected takeover." Searcher, November/December 2009.
- \_\_\_\_\_. "Survival Lessons for Libraries – Corporate Libraries: A Soft Analysis and A Warning." Searcher. June 2009.
- \_\_\_\_\_. "Resuscitated! The EPA Libraries' Near-Death Experience." Searcher, May 2009.
- \_\_\_\_\_. "Survival Lessons for Libraries – Alternate Sourcing: A Critical Component of Your Survival Toolkit." Searcher. September 2009.
- \_\_\_\_\_. "Corporate Score: Marrying two expert tools will help you sustain your corporate library" in Library Journal, February 1, 2007, p. 42-43.
- Pearlstein, Toby, Ann Cullen and Tomalee Doan. "Solving the Information Workflow Tracking Dilemma" in Information Outlook the Magazine of the Special Libraries Association, V12 N11, November, 2008.
- Pearlstein, Toby. Book Review Business Cases for Information Pros – Here's Why, Here's How in Business and Finance Division Bulletin, Issue 139, Fall 2008, p.34-35.
- Pearlstein, Toby & Karen Bleakley. "Consulting Firm Librarians" in online Encyclopedia of Library and Information Science (Meckler). 2002.



- \_\_\_\_\_ . "Role of the Corporate Information Professional (aka Librarian, Researcher, Information Specialist)" in *Competia*, September 2001, Vol. 20.
- Pearlstein, Toby. Sources of Information in Transportation 4th edition (June 1990): coauthor Part 1 – "General Transportation."
- Pearlstein, Toby. Transportation planning in the Boston metropolitan area : a selected bibliography, 1930-1982/. Chicago, Ill. : CPL Bibliographies, 1983.53 p. CPL bibliography; no. 128

November 2020





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Debora Guimaraes of 50 Mountain Ave to the Cultural Council.

An experienced social worker serving Revere through the Revere Cares program at Mass General Hospital, Debora Guimaraes has devoted herself to the youth of our community. With years of experience as the founder and executive director of the Share Your Love Foundation and education from the University of Massachusetts and Boston University, Debora's compassion will help steer the Cultural Council in a public-facing and accessible direction. I am fully confident of Debora Guimaraes's dedication and capabilities to continue to serve the City in this new role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: D. Guimaraes (20-387 : Appointment of Debora Guimaraes)



## Debora Guimaraes

50 Mountain Avenue Revere, MA 02151 • 857.251.2676 • ddg@bu.edu

### Education and Licensing

College Admission Counseling Certificate, April 2020	University of California Riverside Extension
Master of Social Work, September 2011 <ul style="list-style-type: none"> <li>• Family Therapy Certificate</li> </ul>	Boston University
Bachelor of Science in Psychology, December 2007 <ul style="list-style-type: none"> <li>• Minor in Economics</li> </ul>	University of Massachusetts
Licensed Independent Clinical Social Worker	

### Experience

Youth Specialist Mass General Hospital Revere Cares	February 2016 to Present Revere, Massachusetts
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- Manage the Youth Initiative serving 180 students in the current fiscal year.
- Coordinate 3 afterschool programs for 52 students at Revere High school, ages 14-18
- Lead a youth council and advocates for police changes at the state level
- Supervise 3 afterschool programs at the middle schools
- Work closely with Revere City Hall Revere on the Move Department
- Supervise two second year M.S.W. interns

<b>Clinical Social Worker</b> <b>Mass General Hospital Youth Program</b>	<b>September 2013 to February 2016</b> <b>Boston, Massachusetts</b>
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- Provide outpatient therapy to high risk high school and college students
- Caseload of 120 high school students and 85 college students, ages 15-23
- Implement frequent check-ins with students based on their Holistic Student Assessment
- Streamlined communication with partners' school to increase social and emotional support for students
- Provide additional support and resources for low-income, minorities and refugee students by analyzing student coaching reports and following up with to resolve issues such as immigration status, mental or health needs and financial hardship
- Parent Engagement Program coordinator
- Create and implement workshops for students on subjects such as increasing resilience and college education
- Organize family and student events such as cooking classes and college fairs
- Supervise a second year M.S.W. intern

<b>Clinical Social Worker,</b> <b>The Guidance Center/Riverside</b>	<b>October 2011 to August 2013</b> <b>Somerville, Massachusetts</b>
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Attachment: D. Guimaraes (20-387 : Appointment of Debora Guimaraes)



- Provided outpatient therapy to children and adolescents ages 6-17 with an active caseload of 25
- Provided in-home therapy to families with an active caseload of 12
- Worked with minority families, specifically Spanish and Portuguese

### **Community Service**

#### **Founder and Executive Director Share Your Love Foundation**

**2014 – Present  
Boston, Massachusetts**

- Manage the Youth Engaged and Aspired Center for 40 first-generation students and parents in 3 afterschool clubs
- Lead the college success program for 15 junior and senior students.
- Responsible for youth programs curriculums
- Fundraising planning and coordination for the organization
- Support 100 families (165 parents and 285 children) in Brazil on an ongoing basis with food, parenting classes and emotional coaching for children and adolescents
- Run workshops for youth in the Boston area on topics such as building resilience and preparing for college
- Recruit, train, develop and mentor new volunteers for youth program
- Raised \$65,000 through fundraising efforts in 2019

#### **Other Experience**

- Coordinated services for Children, Youth and Couples groups – Presbyterian Church in East Boston, Massachusetts
- Supported humanitarian organizations in Mozambique, Africa

#### **Membership**

IECA





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Fatou Drammeh of 30 Park Ave to the Revere Housing Authority.

Fatou has been a perennial figure in community uplift in Revere and the region for well over 10 years. Currently serving as coordinator for the Revere Community School, she has also served as founder and executive director of Women Encouraging Empowerment, Inc., member of the Revere Response Network for COVID-19, and steering committee member of the City's Master Planning process, among countless other roles. She has received honors for her work by the Massachusetts Black and Latino Legislative Caucus. I am fully confident that Fatou Drammeh would bring her administrative excellence and keen eye for accessibility to the Revere Housing Authority.

Regards,

Brian M. Arrigo  
Mayor

Attachment: F. Drammeh (20-388 : Appointment of Fatou Drammeh)



## **FATOU DRAMMEH**

30 Park Avenue, Revere, MA 02151

Tel: 857-237-8785

### **Work Experience**

#### **Coordinator**

Revere Community School, Revere, MA, 2013 – Present  
Under the Park & Recreation Department

#### **Founder/Executive Director**

Women Encouraging Empowerment Inc., Revere, MA, 2010-2013

#### **Associate Director**

Cooperative Economics for Women, Boston, 2006-2009

#### **Curriculum Developer/Editor**

Cooperative Economics for Women, Boston, 2002-2004

#### **Program Associate FT,**

Cooperative Economics for Women Boston, MA, 2001–2002:

#### **Cooperative Development Assistant (intern) PT,**

Cooperative Economics for Women, Boston, MA, 2000–2001

#### **Project Manager FT,**

Local Initiative Fund, Gambia, W/A, 1995–1999-

#### **Poverty Alleviation Focal Point**

Department of Trade and Industry/UNDP Gambia W/A, 1998-1999:

#### **Research and Planning Officer**

Department of Community Development, Gambia W/A, 1992 – 1995



**Women's Program Coordinator**

Department of Community Development Gambia W/A, 1989-1991

**Field Worker/Administrator**

Christian Children's Fund Gambia W/A 1983 – 1987

**Education**

**2020 Commonwealth Seminar "Opening the Doors of Government to Everyone".** It is an intensive training program focused on teaching diverse leaders how the legislative process really works.

**2004 The Women of Color Fund Raising Institute, Boston, MA**

- Diploma, Grant Writing, Fund Raising and Leadership Development

**2002 CPE -Smith College Northampton, MA**

- Diploma, U.S Economics

**2002 SABES – Boston University, Boston, MA**

- Certificate, Adult Education

**2001 Brandeis University, Waltham, MA**

- MA, Degree, Sustainable International Development

**1994 St Francis Xavier University, Antigonish, NC, Canada**

- Post Graduate Diploma Social Development

**1989 Du Sautoy College, Cameroon, C/A**

- Degree, Development studies

**1987 Du Sautoy College, Cameroon, C/A**

- Diploma, Women in Development

**1982 Rural Development Institute, Gambia W/A**

Diploma, Community and Rural Development

**Consultant, 1995-1998**



- Developed a training manual on **Income-Generating Projects/Skills** for poor women in Gambia (for organization use)
- Prepared the operational manual of the **Local Initiative Fund** (World Bank Funded Project)
- Facilitated the preparation of **Community Groups Leadership Development Manual** (for Sustainable Livelihood Project use) United Nation Development Funded Poverty Alleviation Project in Gambia
- Prepared **Terminal Evaluation Report** of Skills Development Component of the Women in Development Project (World Bank Funded Project)
- Co-prepared **Participatory Evaluation Process Report** of two country team presented at Health Canada Conference
- Contributed to the preparation of the **Biodiversity Study Report** of the Gambia
- Co-prepared mid-term and final evaluation reports of Canadian funded **Teen Health Project** in the Gambia (Nova Scotia Gambia Association Funded Project)

## **Awards**

- **Partner Champion Award by Revere CARES 12/7/2017**
- **Black excellent on The Hill by the MA Black and Latino legislative Caucus February 4 , 2019**
- **MA House of Representative recognition February 4 , 2019**
- **MA State Senate Official Citation February 4 , 2019**
- **#RevereHero by the City of Revere May 11, 2020**

## **Volunteer**

Revere Response Network for COVID-19- **March 2020 to present**

Trainer: Tech Goes Home, Computer classes- **February 2019 to present**

Steering Committee member of City of Revere Master Planning 2019

Board of Directors, Haymarket People's Fund **2006-2009 & 2016 to present**

Board of Director, Women Encouraging Empowerment Inc. **2013 to present**

Task Force member, Revere CARES Coalition- 2011- **Current**

Core Group Member, Network or Immigrant and African American In Solidarity



Committee Member, Chelsea Revere Family Network

Advisory Council member, Office of New Revere Residents, Mayor of Revere office  
**2013-2016**

Funding Panel member, Haymarket People's Fund- **2004-2005**

Funding Committee member, Boston Women's Fund **2006**





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Cathy Penn of 382 Ocean Ave to the Planning Board.

Cathy's tenure as a City Councilor reflects her commitment to the improvement and celebration of the City of Revere. Her astute sensibility allowed her to deliver for her constituents and will allow her to continue to deliver for the community as a whole while on the Planning Board. I am fully confident of Cathy Penn's fairness and her capability to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: C. Penn (20-389 : Appointment of Cathy Penn)





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Farah Shaikh of 632 Washington Ave to the Cultural Council.

Farah Shaikh's ongoing service to her communities through her work as a substitute teacher in the Revere Public Schools, patient partner at the Cambridge Health Alliance, and Vice President of the Rumney Marsh Academy PTO, among many other examples, qualify her to be an asset on the Cultural Council. Her vast multilingual skills reflect her diverse mindset that will help foster important conversations on the commission, and I am fully confident of Farah's fairness and capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: F. Shaikh (20-390 : Appointment of Farah Shaikh)



# Farah Shaikh

## Farah Shaikh

632 Washington Avenue  
Revere, MA 02151

617-852-2639  
Farah\_shaikh@hotmail.com

## Skills

Interpersonal skills | Team player | Multi tasking | Organized and detailed Oriented | Team Leadership skills | Multilingual: English, Urdu, Punjabi, Hindi and read Arabic | Volunteer work | Homemaker: planning nutritious meals, Executed daily routines in a punctual manner, Supported children's emotional and social development |

## Experience

### Cambridge Health Alliance / Patient Partner

March 2015 - PRESENT, Everett MA

- As a Patient Partner my work involves site projects working with patient improvement teams (PIT).
- I work with the site PIT coach team to assist physicians running their practices smoothly.
- I also work for the Patient-Centered Outcomes Research Institute (PCORI) team in the mental health and diabetes research team.

### Revere Public Schools / Substitute Teacher

March 2017 - PRESENT, Revere MA

- Follow Sub plans for Computer class , Phys-Ed, and Music
- Apply the guidelines given by the teachers
- Work one on one with the students
- Assist with students who need special attention

## Volunteer

PTA / Treasurer - A.C. Whelan Elem School 2016-2019

PTO/Vice President- Rumney Marsh Academy 2018- Present

Policy Council - Capic Head Start 2009-2011

Quincy Mosque - Administrative work 2010- present

## Education/Certificates

Erindale Secondary School / High school diploma - 2000

Policy Council Parent Leadership skills - 2011

Parent Leadership Training Leadership - May 2019

Board Leadership Boot Camp certification -March 2019





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Asmaa Abou-Fouda of 276 Fenno St to the Disability Commission.

Asmaa has been a committed community member in the City of Revere for over 10 years, serving as an ESL tutor, a computer science mentor, and most recently a COVID-19 Ambassador to our Arabic-speaking neighbors. With years of experience in the tech industry and community outreach, Asmaa will be a welcome addition to the Disability Commission. Asmaa's compassion and technical skills will help modernize and improve access to the Commission. I am fully confident of Asmaa Abou-Fouda's fairness and her capabilities to continue to serve the City of Revere in this new role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: A. Abou-Fouda (20-391 : Appointment of Asmaa Abou-Fouda)



**Asmaa H. Abou-Fouda**

276 Fenno St, Revere MA, 02151

C: 781-289-1638 | E:tanmymm15@gmail.com

**EDUCATION:**

Fowa High School   Fowa, Kafr El-Sheikh, Egypt	Class of 1996
- Class Rank; 25 out of 125	
College of Art and Education   Kafr El-Sheikh, Egypt	Class of 2001
- Majored in English to be an ESL teacher for Middle School	
North Shore Community College   Lynn MA	Class of
2022	
- Computer Network Major	

**PROFESSIONAL EXPERIENCE:**

<b>Axcelis Technologies INC</b>   Manufacturer in Beverly, Massachusetts	September 2020 - Present
- internship at a solution center.	
<b>Census Outreach Organizer</b>   Revere City Hall   Revere, MA	March 2020 - Present
- Covid-19 Ambassador for the Arabic speaking community.	
- Assist with food programs and Wellness teams.	
<b>Facilitator</b>   Girls Who Code North Shore Community College   Lynn, MA	January 2020 - March 2020
- Facilitated Middle School students in computer science	
<b>Principle</b>   Mas Quran Institute   Roxbury MA	September 2017- Present
- Managed teachers, contacted parents, and ran meetings	
<b>Leader of a youth program</b>   American Muslim Center   Everett Ma	March 2016-June 2019
- Facilitated youth group on Islam and Arabic	
<b>Arabic teacher</b>   Mas Quran Institute   Roxbury MA	September 2010- June 2017
- Taught Arabic youth	
<b>Teacher</b>   Alexandria Middle school   Alexandria, Egypt	January 2001- February 2008
- Taught English to Middle School Students	
<b>ESL Tutor</b>   Comparative Economic Of Women   Revere MA	April 2008 - June 2010
- Helped Arabic women learn English as a second language	

**VOLUNTEER EXPERIENCE:**

<b>Volunteer</b>   Hill School Food Pantry   Revere, MA	2018-Present
- Passed out food for Revere families	
<b>Volunteer</b>   Dimple Rana for City Councilor at Large   Revere, MA	2017-2019
- Door Knocked and Phone Banked for Dimple Rana's campaign	
<b>Volunteer</b>   Bread of Life Homeless Dinner   Malden, MA	2017- 2018
- Made and served food for the homeless	

**HONORS & AWARDS:**



**Recipient** | National Honors Society of Leadership, Northshore Community College  
2019

**SKILLS:**

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Computer: Proficient in Google Suite, Microsoft Office, and Adobe Photoshop

Languages: Bilingual in Arabic and English

Personal: Active Listening; Communication; Leadership; Management Skills; Problem Solving





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Brendan O'Brien of 25 Hall St to the Cultural Council.

As an educator with over 15 years of experience in schools across the region, Brendan O'Brien will be a welcome addition to the Cultural Council. With experience shaping pedagogy, teaching English as a second language, Brendan's expertise and professionalism will foster intelligent conversations within the Cultural Council. I am fully confident of Brendan O'Brien's fairness and his capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: B. O'Brien (20-392 : Appointment of Brendan O'Brien)



## **Brendan O'Brien**

25 Hall Street ▪ Revere MA, 02151 ▪ (617) 953-2035 ▪ bobrien1733@gmail.com

### **EDUCATION**

#### **Master of Arts (2004)**

*Northeastern University*

Major in English Literature

Certificate Degree in Cinema Studies

#### **Bachelor of Arts (2000)**

*Northeastern University*

Major in English Literature

### **EXPERIENCE**

#### **CERTIFICATION / LICENSURE**

- Academic Professional License, 8-12, issued 5/24/18
- Certificate Number 430722
- Provisional License for English as a Second Language, 5-12, issued 5/2/11
- Licensed for Sheltered English Immersion, issued 6/22/14

#### **TEACHING**

##### ***Saugus High School* (2015-Present)**

- Courses taught:
  - English 32 (Junior College Prep)
  - English 13 (Freshman Honors)
  - English 12 (Freshman College Prep)
  - Film Studies (Elective)
- Freshman Class Advisor 2018-present
- Member of Pedagogy Team 2018-2019
  - Collaborated with team members to coordinate professional development sessions focused on developing lesson plans for long block class periods
- Member of Freshman House Team 2017-present
  - Collaborated with English Department colleague to revise curriculum
  - Collaborated with colleagues to devise common policies and procedures for the Freshman House
  - Collaborated with English and History colleagues on an interdisciplinary project to take the place of final exams
- Designed a half-year Film Studies elective

##### ***Everett High School* (2013-2015)**

- Courses taught:
  - English IV Honors
  - English IV
  - Film as Literature (elective)



- College Writing (elective)
- Participated in Keys to Vocabulary and Keys to Literacy training.
- Member of NEASC Committee 2014-15.
- Collaborated with peers in Common Planning Time sessions.

***Boston Latin School* (2010-2013)**

- Courses taught:
  - Advanced Placement Literature and Composition
  - English Language Arts 12
  - Humanities
- Moderated Film Club, 2011-2012.
- Judged the school level of Poetry Out Loud, 2012.
- Judged the school level of the English Speaking Union's National Shakespeare Competition, 2013.
- Collaborated with peers in Common Planning Time sessions for AP Literature and English Language Arts 12.

***Cathedral High School, Inc.* (2009-2010)**

- Courses taught:
  - English IV
  - English III Honors
  - English II
  - English I Honors
  - English I

***Pope John XXIII High School, Inc.* (2004-2009)**

- Courses taught:
  - Advanced Placement Literature and Composition
  - English IV
  - English III Honors
  - SAT Prep
  - Composition / Study Skills
  - English I Honors
  - English I
  - J.R.R. Tolkien and *Lord of the Rings* (half-year elective)
- Developed and wrote the Advanced Placement Literature and Composition curriculum for audit by the College Board; curriculum was approved, 2007.
- Wrote the curriculum for a J.R.R. Tolkien and *Lord of the Rings* elective.
- Revised book lists and curricula for courses listed above.
- Served on Faculty Council 2006-2007.
- Served on Accountability Board 2006-2007
- Special Projects:
  - Adapted and directed the Drama Club's entry in the 2009 Massachusetts High School Drama Guild Festival.
  - Moderated the Film Club in 2005-2006.
  - Moderated the Creative Writing Club from 2005-2007.



- Designed and supervised construction of the Halloween Haunted House in 2006.
- Judged the Parlin Library Everett Poetry Contest in 2005.

### **OTHER INTERESTS**

- Member of the Rumney Marsh Burial Ground Renovation Committee 2017-Present
  - Collaborated with committee members in all aspects of planning and execution of events such as burial ground tours and the annual Bocce at the Beach tournament.
  - Maintained gravestones in need of cleaning.
  - Provided content for social media accounts and website.
- Member of the Revere Society for Cultural and Historical Preservation 2018-Present
  - Elected Secretary, 2019-2020.
  - Collaborated with board members on all aspects of planning and execution of events such as the Trolley Tour of Revere, An Evening with Paranormal New England, and the Holiday Social.
  - Processed membership applications and maintained a database of active members.
  - Provided content for social media accounts.





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Catherine Dazé of 2 Ocean Ave to the Cultural Council.

As a decorated events professional with experience in artistic and cultural programming, Catherine would offer crucial skills to a revitalized Cultural Council. Her professionalism and work ethic have been recognized at the highest levels and her passion for artistic creation comes through in her work and life. Having an events professional of her caliber on the Cultural Council would elevate the level of programming they can provide and improve the accessibility for all Revere residents. I am fully confident in Catherine Dazé's skillset and capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: C. Daze (20-393 : Appointment of Catherine Daze)



# Catherine Dazé, B.A., MSc

Mobile: (714)553-3040 E-mail: Catherinedaze@gmail.com

Revere, Massachusetts

## PROFESSIONAL PROFILE:

Dynamic event professional with hospitality and business experience spanning many industries including Arts, tourism, conferencing, and business events. A team player possessing excellent interpersonal skills, communication, follow through, and ability to attain project goals and meet deadlines.

## ACCOMPLISHMENTS:

- Event Professional with experience managing small to large meeting, incentive, conferences, and special events for up to 400 people independently and hosting over 1,200 people on an event team.
- Experience in the MICE (Meetings Incentive, Conference, and Event) sector for 5 + years nationally and internationally (US and EU).

## EXPERIENCE:

### Workshop ceramic teacher, Indigo Fires Studio, Belmont, MA 2018-present

- Responsibilities include lead and teach ceramic workshops for adults and children.
- Help and support the ongoing community at Indigo Fire through providing extra as needed support with operations and classes.

### North Eastern Representative, Cork Convention Bureau, Boston MA/ Cork, IE, May 2018- Oct 2018

- During a 6 month contract, I created, established, and maintained business relationships in the North Eastern USA for the Cork Convention Bureau and its partners in Tourism Travel.
- Collaborated with a team to transition leads into business and operational meetings that took place in Cork, Ireland.

### Account and Program Manager, NXTevent, Danvers, MA USA, January 2017- September 2018

- Managed corporate meetings, incentive groups, conferences, and special events in and around Boston to national and international visitors; created itineraries from the ground up including sales, planning, budgeting, onsite problem solving, and operations.
- Created itinerary and operational documents to ensure clear logistical communication and execution.
- Connected and balanced numerous relationships simultaneously with clients, vendors, suppliers, tour operators, guides, and event venue representatives.
- Mentored and supervised interns and entry-level co-workers new to the industry.

### Events Executive, Abbey Conference, Events & Corporate, IE, August 2016-October 2017

- Assisted and served as project manager on smaller conferences up to 300 pax
- Communicated daily with suppliers, delegates, hotels and clients.
- Worked to collaboratively market activities, registrations and payments; created e-zines and delegate communications; set-up and maintained registration and web pages.
- Trained interns for the conference department ensuring a positive and productive learning experience.

### Quality Assurance Coordinator, Niche Generics Pharmaceuticals Ltd., Dublin, Ireland, June 2015-August 2016

- Compiled and delivered testing results, records, and prepared necessary certification and labels for import and export of pharmaceutical products.
- Assembled, catalogued, and maintained batch records and archives for Quality Assurance department.



**Night Receptionist and Auditor, Generator Hostels; Dublin, Ireland, Feb 2014- June 2015**

- Coordinated with reservations, marketing and revenue departments to engage a multinational target market and deliver superior front-of-house service and information including answering inquiries in person, on the phone, and through hostel inbox.
- Managed guests' needs, rooming lists, reservations, invoices and provided tourism advice for over 540 guests daily as well as special events logistics

**Program Assistant and External Event Staff, MCI/ Ovation, Dublin, Ireland, June – September 2014**

- Communicated and ensured professional responses to delegates' questions and concerns; coordinated event services including handling complicated logistics to ensure meeting client needs.
- Provided external support for various onsite conferences and events including set-up, room management, delegate management and communications, after internship.

**Native English Language Teacher, Busan & Gimhae Metropolitan Board of Education, South Korea, September 2009-September 2012**

- Brainstormed, created, and arranged special programs such as specialty in Art in English, talent shows, spelling and speaking contests, and other English competitions.
- Designed and taught art curriculum to 14 students to further the positive reputation of a ceramic museum.

**Program Coordinator, p:ear Mentor, Portland, Oregon, September 2008-2009**

- Worked with directors to run and develop a day center for at risk youth from the ages of 14-23, as part of the Jesuit Volunteer Corps (Similar to Americorps).
- Designed and implemented programs and activities that gave youth the opportunity to take part in the Portland community.
- Provided mentorship and companionship to over 60 teens daily; established deep positive relationships.

**EDUCATION:**

**Dublin Institute of Technology**, Cathal Brugha St. Dublin 1, IRE

**MSc in Events Management**, 2014-2015

International Events Management including modules in Tourism and Hospitality, Business; included research thesis.

**Gonzaga University**, Spokane, Washington, USA

**BA in Fine Arts** , 2004-2008

**AREAS OF PRACTICE:** Administration, Conference and Events, Audit and Finance, Customer Service, Education

**SKILLS :** Microsoft Word, PowerPoint, Access, Excel, and Internet  
English and Elementary Korean.

**AWARDS:** Event Industry Award Ireland, Best PCO 2015 and 2016 ; Class representative and 2<sup>nd</sup> class honours in graduate school; Winner of the Busan Metropolitan Board of Education Native English Teacher Contest Award, 2011

**INTERESTS:** Extensive international work and travel including much of North America, Europe, and throughout Asia. Personal and professional interest in fine art and ceramics. Enjoy making and teaching ceramic workshops.





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Qin Li of 47 Dehon St to the Cultural Council.

As an involved community member, scholar, and Fulbright fellow, Qin Li will be a dynamic addition to the Cultural Council. A filmmaker who has focused on shedding light on the immigrant experience in America as well as an academic who has done research and been published at the highest levels of scholarship, Qin's expertise and professionalism will foster thoughtful dialogue within the Cultural Council. I am fully confident of Qin Li's capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Q. Li (20-394 : Appointment of Qin Li)



Qin Li

liqinboston@gmail.com | 781-417-9899

## EDUCATION

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**Huazhong Normal University** – Wuhan, China  
Bachelor of Arts in Business, June 2006  
Major: Human Resource Management

**Huazhong Normal University** – Wuhan, China  
Bachelor of Arts in English, June 2006  
Major: Literature

**Huazhong Normal University** – Wuhan, China  
Ph.D., Doctorate of Management June 2012  
Major: Public Administration

## EXPERIENCE

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April 2019--Present, Parent Ambassador, Parent Leadership Academy, **Families First Parenting Programs**, Watertown, MA, USA

July 2017-Present, Filmmaker, The New Immigrant and Refugee Visions(NIRV) Project, **Community Supported Film**, Boston, MA, USA

December 2019-April 2020, IRS Tax Volunteer (Volunteer Income Tax Assistance, VITA), **The Neighborhood Developers**, Chelsea, MA, USA

May 2019-August 2019, National Neighborhood Promise Friends of Costa Park Fellow, **The Neighborhood Developers**, Chelsea, MA, USA

Feb 2018-April 2018, Visiting Assistant Researcher in the Beatrice Bain Research Group, **University of California Berkeley**, Berkeley, CA, USA

Attachment: Q. Li (20-394 : Appointment of Qin Li)



August 2012- September 2018, Lecturer, School of Political Science and Public Administration, **Wuhan University**, China

Sept.2010-June 2011, Fulbright visiting fellow, Fairbank Center for Chinese Studies, **Harvard University** , USA

### **Creative Works**

Short Film: "Campaign for a New American" , New Immigrant Refugee Visions/ Films by and About Immigrant DVD

### **Books**

- 1."Policies Operating Mechanism of Rural Women's Participation in Village Governance --Based on Ostrom's IAD Framework", China Social Sciences Press, 2015
- 2."Melting Pot': Action Situation Research of Special School's Sexual Assault Incidents", In : Disability Rights Studies(II) , Social Sciences Academic Press(China). 2015 , PP.50-72

### **Papers**

1. Dilemma of Women of Color's Political Participation in American Local Government, *China Women's News*, 06/26/2018.
2. Gender, Race and Generation: India American Immigrant Women's Political Participation, *Journal of Qiannan Normal College*, 2018(5).
3. Sexual Harassment Training for New Teachers at American Universities: A Case Study at the University of California, Berkeley, *Forum in Women's and Gender Studies(Taiwan)*, National Taiwan University Express, 2018(4)
4. The Governance of Urban Communities in Taiwan——From Female Community Leader's View , *China Women's News*, 06/28/2016.



5. Discourse Construction and Reflection about Taiwan's "Foreign Brides" Phenomenon, *Journal of Sichuan Administration College*, 2015(4):68-71.
6. Can the " Law for Promoting Active Women " Start a New Chapter in Japanese Women's Development? *Forum in Women's and Gender Studies(Taiwan)*, National Taiwan University Express, 2015(10):77-81.
7. Rural Governance Innovation needs to Establish a "Gender-friendly" Environment——Operating Mechanism of Rural Women's Political Participation in Village Governance, *China Women's News*, 2/10/2015.
8. Sex and Gender Awareness: Women in Village Committees in China, *Oriental History and Culture Reviews*, 2015(5):69-75.





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Stephanie Carvalho of 66 Pleasant St to the Library Board of Trustees.

A student at Middlebury College currently taking time off to serve as an Americorps member in Roxbury, Stephanie has already proven herself to be civic-minded, skillful, and compassionate young star in the City of Revere. Having graduated from Revere High School in 2019, Stephanie earned numerous academic awards and left an impression on peers and teachers alike. Her passion for reading, learning, and public library makes her a perfect fit for the Library Board of Trustees and a critical injection of youthful energy into the Library's governance. I am fully confident of Stephanie Carvalho's capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: S. Carvalho (20-395 : Appointment of Stephanie Carvalho)



# Stephanie Carvalho

## EXPERIENCE

### City Year, Boston, MA— First Year Americorps Member (ACM)

AUG 2020 - JUNE 2021

- 11-month term proudly serving at the Timilty Middle School in Roxbury in SEI/ESL classes at the intersection of being a classroom paraprofessional and a youth worker
- Received/continue to receive extensive training in social justice + equity work

### U.S. Department of Commerce, Revere, MA— NRFU Census Enumerator

AUG 2020 - SEP 2020

- Enumerated households in various Revere neighborhoods

### Revere Aquatics, Revere, MA— Lifeguard + Swim Instructor

DEC 2017 - AUG 2019 + DEC 2019 - MAR 2019

- 2+ years of experience teaching + working with children ages 4-16
- Performed various lifeguard duties (eg. ensuring safety on deck + in the pool, assisting other instructors, pool maintenance)

### Revere Public Schools, Revere, MA — Writing Center Coach + Math Tutor + Mentor

JAN 2018 - MAY 2019

- Worked 1:1 with high school students on various writing assignments @RHS
- Worked with middle school students in a group setting @RMA

## EDUCATION

### Middlebury College, Middlebury, VT

AUG 2019 - DEC 2019

Am currently taking a gap year from Middlebury College; unsure about time of return at the moment.

### Revere High School, Revere, MA

SEP 2015 - JUNE 2019

Graduated from RHS, June of 2019.

## CONTACT INFO

66 Pleasant St. Revere, MA 02151 / (781) 558-3326 / stephanieblicklingcarvalho@gmail.com

## BACKGROUND

Passionate about:

- Intentional Access + Inclusion of All Community Members in Local, Public Institutions,
- Intentional Youth Inclusion and Expansion of Relevant Services,
- Expanding College Readiness/Access Resources for Revere/Boston Area Youth (particularly, but not exclusively, FGLI Youth),
- Youth/Community Mentorship, and
- Expanding Opportunities for Civic Engagement/Volunteerism

Skills:

- Speaks English, German, and Spanish
- Knowledgeable about Grant Writing/Proposals and Crowdfunding
- Technologically Literate (in terms of Google/Microsoft Suite, creating and distributing surveys, data collection + analysis, etc)
- Experience in Public Speaking
- CPR, First Aid, + Lifeguard Certified

## PROJECTS

### College Access Resource Guide — In Progress

Am currently working on a 60+ page resource guide for students at Revere High/in the Greater Boston Area that details:

- 1) various programming for high school students from Boston area universities/non-profits,
- 2) college access resources (eg. how to make a school list, explanations of processes/procedures, etc),
- 3) financial aid (policies + procedures),
- 4) resources for FGLI students and DACA recipients, and
- 5) alternative pathways to college/alternatives to college.

## AWARDS

National AP Scholar – Spring 2018

AP Capstone Diploma – Spring 2018

U.S. State Department Youth Ambassador (Ecuador Summer 2018) – Spring/Summer 2018





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Yesenia Arango of 248 Mountain Ave to the Cultural Council.

As a passionate young educator, Yesenia Arango will be a welcome addition to the Cultural Council. With years of experience in a variety of industries and education from Boston University, Yesenia's expertise and professionalism will foster intelligent conversations within the Cultural Council. I am fully confident in Yesenia Arango's cultural sensitivity and her capabilities to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Y. Arango (20-396 : Appointment of Yesenia Arango)



**Yesenia Arango**  
 248 Mountain Avenue  
 Revere, MA 02151  
 yesenia.arango@gmail.com

## **EDUCATION**

**Boston University, Boston, MA**  
**Masters in Education**

**Expected May 2021**

**Boston University School of Communication Boston, MA**  
*Bachelor of Science in Communication*  
*Emphasis in Advertising*

**May 2019**

**Languages:** Advance Spanish (written and spoken)

## **WORK EXPERIENCE**

**UP Academy Leonard, Lawrence, MA**  
*Lead Teacher*

**September 2019-Present**

- Combining my passion for educational equity with my passion for media creation I engage students through culturally relevant teaching methods. I teach seventh grade math to twenty-thirty students at a time. Using data analysis I cater lessons to best serve students and their needs. I work with a high percentage of English Language Learners using their strengths and my own to learn mathematical concepts.

**East Coast School of Combined Martial Arts, Boston, MA**  
*Lead Instructor*

**January 2013-Present**

- Assist and instruct three classes of ten to fifteen pre-kindergarten to second grade age level beginner martial arts students

**J. Walter Thompson Sydney, NSW, Australia**  
*Account Management Intern*

**October 2018- Dec. 2018**

- Supporting Account Associates with daily activities and responsibilities which includes uploads of promotional materials, updating message grids, working with Project Management on timelines and budget
- Conducting research as it relates to client products and/or services

**PepsiCo, Wilmington, MA**  
*Sales Management Intern*

**June 2018- August 2018**

- Creation of optimal product composition strategies for coolers, caps, and gondolas for a key customer account
- Increased sales distribution of Gatorade and Hydration portfolio. Sold 692 cases of Gatorade and 183 cases of Life Water.

**The Commonwealth Schools Homework Project, Boston, MA**  
*Head Proctor*

**September 2017-June 2018**

- Ensure students have a safe space to complete homework assignments and ensure students are working in a timely manner

**Blue Cross Blue Shield of Massachusetts, Boston, MA**  
*Financial Services Intern*

**June 2017-August 2017**

- Presented marketing industry research to corporate budgeting and procurement departments
- Coordinated with other team members regarding data inputs for the Executive Operating Report, Corporate Highlights reports, Market Segment dashboard reporting, and segment specific reports

Attachment: Y. Arango (20-396 : Appointment of Yesenia Arango)





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Elle Baker to the Historical Commission.

Elle has been an asset to the City's Community Development team, helping lead the renovation of Sonny Myers Park and the Historical Society building. She has worked closely with developers, community members, and all manner of stakeholders to ensure that projects run smoothly, efficiently, and provide great benefit to the community. She has already worked closely with the Historical Society and has a demonstrated passion for the attractive display of historical preservation. I am fully confident in Elle Baker's capability to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: E. Baker (20-397 : Appointment of Elle Baker)





## CITY OF REVERE

Brian M. Arrigo  
Mayor

November 19, 2020

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

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Jason Barone-Cichocki to the Disability Commission.

Jason is a seasoned professional who has also devoted himself to improving accessibility in the public sphere. Having served as a board member of the National Federation of the Blind as well as on the Accessibility Committee of the Metropolitan Atlanta Rapid Transit Authority, Jason would contribute a keen knowledge of management and policy matters to the Disability Commission. I am fully confident in Jason Barone-Cichocki's sense of fairness, spirit of advocacy, and drive to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: J. Barone-Cichocki (20-398 : Appointment of Jason Barone-Cichocki)



# Jason Barone-Cichocki

Revere, MA 02151 • jasonbaronecichocki@gmail.com • (617) 991-4207

## SUMMARY

Seasoned and motivated professional with a proven record of managing projects from concept to completion. Exceptional skills in time management and making critical decisions during challenges. Excellent organizational skills and the ability to be successful in a fast paced environment. Recognized for problem solving skills, attention to detail and ability to meet deadlines. Strong written and verbal communication skills. Computer skills include: Microsoft Word, Excel, Meditech, LaborSoft and IEX TotalView.

## PROFESSIONAL EXPERIENCE

### MUSEUM OF SCIENCE, Boston, MA

*Guest Services Specialist*

2016 – 2018

- Provided excellent customer service to various Museum audiences - selling tickets and memberships and proactively making suggestions to match guest interests to Museum offerings and meet sales goals
- Fielded, directed or answered 30-50 phone calls and 50 email inquiries per day
- Exceeded standard conversion rate and auto-renewal rate for membership enrollment; upsold membership from basic to premier by 20% over goal

### SOMERVILLE HOSPITAL, Somerville, MA

*Human Resources Intern*

2016

- Maintained up-to-date personnel files and labor relations files by filing HR documents into employee records
- Entered data concerning terminated employees into Excel spreadsheet in preparation for terminated employee files to be shipped to off-site storage
- Updated LaborSoft program with employee termination letters to ensure accurate employee records
- Researched employee information in Meditech software to confirm active or terminated employees

### VERIZON, Alpharetta, GA

2006-2014

*Coordinator of Customer Service - Business, Government, Customer Service Operations* 2010 – 2014

- Monitored representative availability, managed and coordinated departmental shift bids, facilitated team meetings to motivate representatives
- Created training tool to provide representatives with information regarding time tracking, personal and vacation time guidelines and available emergency options resulting in a 10% decrease in Resource Management (RM) call volume related to time off inquiries
- Minimized impact to service level by 50% during job immersion by successfully implementing process to enhance communication levels by 95% among customer service departments, HR and RM
- Developed and implemented supervisor training to reduce negative shrinkage by 15% exceeding 10% goal
- Analyzed reports and proactively determined staff adjustments at center level
- Answered inbound calls on multiple line phone from large and small business clients
- Implemented Tier 1 and Tier 2 technical support, escalating any unresolved issues by filing network trouble tickets
- Provided billing adjustments and updated account information to ensure accurate client database

Attachment: J. Barone-Cichocki (20-398 : Appointment of Jason Barone-Cichocki)



**VERIZON, Meriden, CT***Coordinator of Customer Service – Marketing Operations*

2008 – 2010

- Answered inbound calls from customers who received marketing offers, assisting customers with adding lines to account and updating equipment to meet sales goals
- Addressed customer service inquiries professionally, accurately and in timely fashion

**VERIZON, Wallingford, CT***Customer Service Representative*

2006 – 2008

- Answered inbound calls from customers regarding issues with billing statement, both addressing customer concerns while adhering to Verizon's services and policies
- Provided thorough Tier 1 technical support and problem resolution for customers, researching or escalating concerns as necessary

**MACY'S, Farmington, CT***Sales Associate*

2006 – 2006

- Greeted customers and provided extensive product knowledge to assist customers with questions and buying decisions, creating positive customer environment

**J & J CAFÉ, Hartford, CT***Owner/Manager*

2004 – 2006

- Trained, managed and supervised 200+ café employees in all job responsibilities including customer service, cashiering, food prep and sanitation
- Managed daily operations of café including opening and closing, menu planning and task delegation while ensuring precision in all operations
- Coordinated employee schedules and maintained payroll and incoming/outgoing revenue
- Maintained employee relations, addressing specific requests or concerns such as vacation, time-off, FMLA
- Recruited and interviewed potential café employees
- Ordered food and supplies in timely manner to avoid shortages and to maintain well-stocked inventory
- Interfaced with Board of Health inspectors and state of CT to ensure full compliance and licensing
- Organized and managed catered events including menu options, staff supervision and assembling/disassembling of events

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**COMMUNITY LEADERSHIP**


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**Metropolitan Atlanta Rapid Transit Authority, Atlanta, GA***Board Member – Accessibility Committee*

2013 – 2015

**Greater Hartford Transit District, Hartford, CT***Board of Directors*

2007 – 2011

**National Federation of the Blind, Hartford, CT***Board Member*

2007 – 2009

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**EDUCATION**


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**American International College, Springfield, MA***BSBA in Management*

2002



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

**An Ordinance Establishing Wage Theft Prevention Regulations**

**Section 1.** Title 15 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new section as follows:

**Section 15.15.020 – Wage Theft Prevention**

- A. The following certification shall be incorporated by the City of Revere and adopted as a required standard in regards to all bids and proposals for the provision and delivery of services within the city, and shall apply to every new contract and every renewal term of a contract entered after the date of passage: "The Contractor certifies that neither it nor any of its subcontractors have been subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date of the contract; or certifies that it has provided copies of any and all of the above to the city prior to the date of the contract and any required wage bond or insurance; and certifies that while the contract is in effect, it will report any instance of the above to the city within five days of the contractor's receipt."
- B. The following provisions shall be included in any request for proposals, invitation for bids or request for qualifications issued by the city on or after July 1, 2020; prospective vendors must provide the following certifications or disclosures in writing to the purchasing agent with their bids or proposals. Failure to provide the following shall result in rejection of the bid or proposal;
  1. Prospective vendors must certify that neither they nor any of their subcontractors have been subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date vendors submit their bids or proposals; or
  2. Prospective vendors must disclose any such criminal or civil judgments, administrative citation, final administrative determination, order or debarment and include copy(ies) with their bids or proposals.
  3. Prospective vendors are notified that they must report any such criminal or civil judgment, administrative citation, final administrative determination, order or debarment from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages while any of their bids or proposals to the purchasing agent official is pending and, if awarded a contract, during the term of the resulting contract, within five days of vendor's receipt.



4. Prospective vendors that are subject to a state or federal debarment for violation of the above laws, either voluntarily or involuntarily, or that have been prohibited from contracting with the commonwealth or any of its agencies or subdivisions will be deemed not responsible and their bids or proposals shall be rejected. Such vendors shall be deemed not responsible for the entire term of debarment or other stated time period. During the term of a contract, upon a finding or order of such debarment or prohibition, the city may terminate the contract.
5. Vendor(s) awarded a contract that have disclosed a federal or state criminal or civil judgment, administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date they submit their bids or proposals, or vendor(s) awarded a Contract that receive a federal or state criminal or civil judgment, administrative citation, order or final administrative determination resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages during the term of the contract and that are not otherwise prohibited from public contracting may be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees, based on an average of its total labor costs for the past two years. Such bond must be maintained for the terms or extensions of any contract, and proof of such bond must be provided upon request by the city.
6. Vendor(s) awarded a contract that have disclosed a federal or state criminal or civil judgment administrative citation, final administrative determination, order or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, the Fair Labor Standards Act or any other state or federal laws regulating the payment of wages within three years prior to the date they submit their bids or proposals and through the contract term shall furnish their monthly certified payrolls to the purchasing agent for all employees working on such contract.