



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151

Calendar

Monday, August 22, 2022, 6:00 PM

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of July 11, 2022

Public Hearings

3. **22-207** Hearing called as ordered on a petition filed by National Grid and Verizon to install three jointly owned poles on Thornton Street near the intersection of Shirley Avenue to provide OSHA overhead clearance for new structures located at 57 Shirley Avenue and 64 Shirley Avenue, Revere, MA 02151.
4. **22-208** Hearing called as ordered on the application of Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Bldg. 49, East Boston, MA 02128 requesting a special permit from the Revere City Council to enable the appellant to operate an automotive/truck rental office and storage use at 85 Squire Road, Revere, MA 02151.
5. **22-209** Hearing called as ordered on the application of Sathuan Sa, EJS Investments, Inc., 1258 Elmwood Ave., Providence, RI 02907 request a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct five (5) brand new, code-compliant townhomes at 84 Arcadia Street, Revere, MA 02151.
6. **22-210** Hearing called as ordered on the application of 596 Brothers, LLC and Beachmont Investments, LLC, 596 Revere Beach Boulevard, Revere, MA 02151 requesting a special permit from the Revere City Council to alter the preexisting nonconforming eight (8) unit structure by constructing eight (8) additional units over two (2) new floors at 451 Revere Beach Boulevard, Revere, MA 02151.
7. **22-211** Hearing called as ordered on the application of 529 Broadway, LLC, 52 Fairview Street, Winthrop, MA 02152 to alter and extend a nonconforming use (nonconforming commercial building, acting as a private garage) for the purpose of operating a commercial garage at 535 Broadway, Revere, MA 02151.
8. **22-212** Hearing called as ordered at the request of Global Revco Terminal, LLC, 101 Lee Burbank Highway, Revere, MA to terminate the following flammable storage licenses granted by the Revere City Council on July 13, 1937: 424A, 424C, and 558.

Zoning Sub-Committee Report

9. **22-158** An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Research and Development Facilities

Communications

10. **22-213** Communication from the City Solicitor requesting a transfer of funds from the Community Improvement Trust Fund for the purpose of acquiring small parcels of vacant marsh land by eminent domain for the purpose of salt marsh restoration.
11. **22-214** Communication from CFO Richard Viscay requesting an appropriation for RevereTV's quarterly invoice.
12. **22-215** Communication from CFO Richard Viscay relative to an appropriation from the Transportation Network Infrastructure Fund.
13. **22-216** Communication from Election Commissioner relative to Police Officer assignments for September 6, 2022 and November 8, 2022 Elections.
14. **22-217** Communication from the Election Commissioner requesting approval of An Act Relative to Voting Precincts in the City of Revere.
15. **22-218** Communication from Election Commissioner seeking approval for various polling locations.
16. **22-219** Communication from the Election Commissioner relative to the warrant for the upcoming State Primary on September 6, 2022
17. **22-220** Communication from Representative Giannino requesting that the City Council sign on to a letter of opposition regarding the DEP's appeal of the Point of Pines Fire Station.
18. **22-221** Communication from the Mayor relative to the appointment of Joseph Gravellese to the Affordable Housing Trust Fund Board of Trustees.
19. **22-222** Communication from the Mayor relative to the membership of Council President Visconti on the Affordable Housing Trust Fund Board of Trustees.
20. **22-223** Petition from Wayne Rose, 19 Thorndike Street, Revere, MA and others, requesting a nonbinding public advisory opinion regarding biolabs to be placed on the next regular municipal election ballot in accordance with MGL Chapter 53, Section 18A.

Motions

21. **22-224** Motion presented by Councillor Rotondo: That the Mayor request Bob O'Brien, Frank Stringi or designee to provide the City Council with all meeting minutes regarding every meeting held with HYM and the community pertaining to the Suffolk Downs Overlay District and the life sciences building between May 2017 and the date of the PLA signing with HYM.
22. **22-225** Motion presented by Councillor Rotondo: That the Mayor request the Chief of Data and Innovation Management to create a page on the City's website dedicated to the creation of the Suffolk Downs Overlay District to enable easy access for the public.

23. **22-226** Motion presented by Councillor Rizzo: That the Mayor request the Director of Public Works to appear before the City Council to discuss the trash ordinance and the use of city barrels.
24. **22-227** Motion presented by Councillor Rizzo: That the Mayor be requested to contact the Massachusetts Department of Transportation (DOT) to request a clean-up in areas under their jurisdiction in and around Bell Circle. There are numerous shopping carts, trash and debris, as well as the median strip on American Legion Highway that is in need of a clean-up.
25. **22-228** Motion presented by Councillor Cogliandro, Councillor McKenna: That the Mayor request the Building Department to require all senior housing and subsidized housing buildings to have a back up power generator in case of loss of electricity.
26. **22-229** Motion presented by Councillor Cogliandro: That the Mayor and Director of Parks and Recreation to look into the feasibility of installing shade coverings at public parks and playgrounds so children and families can get out of the sun. This is a common practice in surrounding communities.
27. **22-230** Motion presented by Councillor Cogliandro: That the Mayor direct the Water & Sewer Department to investigate the flooding on Carleton Street. During the last bad rain storm the entire street was flooded and water was coming up from the ground in the yards of residences.
28. **22-231** Motion presented by Councillor Cogliandro, Councillor Serino: That the Mayor direct the Police Chief to increase patrols at the intersection of Newhall Street, Cushman Avenue, and Sargent Street. Drivers are not stopping at the intersection as directed by the stop signs creating a public safety hazard for pedestrians.
29. **22-232** Motion presented by Councillor McKenna: That the City Council award a Certificate of Merit to Matthew DeLorenzo for his heroic efforts to save six families on Winthrop Avenue from a burning apartment building on July 23, 2022. At approximately 3:00AM, Matthew called 911 and ran into the burning structure without regard for his own safety to alert the families of the fire and get everyone out.
30. **22-233** Motion presented by Councillor Keefe: That the Mayor request the Housing Liaison and the Affordable Housing Trustees to collaborate with the Revere Housing Authority, in planning use of vacant and underutilized land and properties to add more affordable space for Revere's residents. This collaboration could involve a public and private partnership to increase affordability for the City's senior population.
31. **22-234** Motion presented by Councillor McKenna: That the Mayor request all utility companies to notify the City and residents within the affected neighborhood or street when utility work will be taking place at least 48 hours in advance. As an example, on July 25th, United Civil (a contractor for National Grid) shut down Winthrop Avenue without contacting the Ward Councillor or the City Engineer.
32. **22-235** Motion presented by Councillor McKenna: That the Mayor request all utility companies and the City of Revere to include tree pits and trees when installing new sidewalks.

33. **22-236** Motion presented by Councillor Keefe: That the Mayor request the Police Department, through public safety grant funding, install cameras at the corner of McLeavy Street and Park Avenue. Illegal dumping and illicit activity has become prevalent in this secluded area.
34. **22-237** Motion presented by Councillor Powers: That the City Council send a letter to MassDEP in opposition to WIN Waste Innovation’s proposal to expand the ash landfill in Saugus, MA.
35. **22-238** Motion presented by Councillor Rizzo, Councillor McKenna: That the Mayor request the Police Department to relocate the existing speed sign at the intersection of Crescent Avenue and Webster Street to the intersection of Crescent Avenue and Orchard Avenue facing traffic heading east. The new location will slow the traffic heading easterly up Crescent Avenue from Winthrop Avenue. Further, that the Chief of Police be requested to deploy speed traps around the City in the hopes of slowing down traffic. Further, that the Police Department install an electronic speed reader facing east on Crescent Avenue.
36. **22-239** Motion presented by Councillor Morabito: That the City Council award Certificates of Commendation to Deputy Tom Todisco, Captain Thomas Prizio, Lieutenant Jack Carey, and Firefighters Joseph Giannino and Lawrence Floyd in recognition of their retirements from the City of Revere Fire Department.
37. **22-240** Motion presented by Councillor Powers: That the Mayor request the City Solicitor and the City’s General Counsel to appear before the City Council to discuss the following relative to 685 North Shore Road: 1.) What is the status of the property? 2.) The amount of fines owed to the City of Revere? 3.) The amount of unpaid taxes, if any, owed to the City? 4.) When can the City anticipate obtaining ownership of the property due to the ongoing dangerous condition of the structure?
38. **22-241** Motion presented by Councillor Powers: That the Mayor request MassDOT to install electronic speed readers on North Shore Road between John Avenue and Oak Island Street and Oak Island Street and Revere Street in the interest of public safety.
39. **22-242** Motion presented by Councillor Cogliandro: That the Mayor request the DPW to direct all companies working in the City of Revere to clean up their work sites in a timely manner.
40. **22-243** Motion presented by Councillor Keefe, Councillor Silvestri: That the Mayor be requested to name the new home team dugout to be constructed at the RHS baseball field in honor of long-time career educator at RHS, varsity RHS baseball coach, and inductee of the Massachusetts Baseball Coaches Hall of Fame, Al Blasi.
41. **22-244** Motion presented by Councillor Keefe: That the City Council award a Certificate of Commendation to Derek's Barber Shop (Derek Anemoduris and Jenna Cirino) in recognition of providing free back-to-school haircuts to 30 students.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, July 11, 2022

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of June 27, 2022

RESULT: ACCEPTED

- 3 22-197 Motion presented by Councillor Cogliandro: That the City Council award Certificates of Commendation to RHS track athletes JV Cunha, Keny Guerrero, Ricardo Goncalves, and Mark Marchese for qualifying for and competing in the Nike Outdoor Nationals at the University of Oregon. Additionally, that Coaches Samnang Ros, Raquel MacDonald, Brian Scata and Sean Conboy be recognized for their guidance and leadership throughout the process.

Councillor Cogliandro awarded Certificates of Commendation the RHS Track athletes in recognition of qualifying and competing at Nationals in Oregon.

RESULT: PLACED ON FILE

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday, July 11, 2022 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA

02151. Committee members present were Councillors McKenna, Novoselsky, Serino, Visconti (ex-officio), and Chairman Keefe. There were two zoning amendments pending before the Committee:

22-152 An Ordinance Amending the Zoning Ordinances of the City of Revere Legalizing Accessory Dwelling Units.

Frank String, City Planner addressed the committee and provided the following amendments for consideration:

17.25.010 Definition of Accessory Unit is hereby amended by adding the following words before the word structure: “single family”.

17.25.040 Transfer of Ownership is hereby amended by adding the following sentence: “Owner shall provide permission to the City’s Municipal Inspections Department and Fire Department to inspect the property annually and agrees to provide full and voluntary access to the residence on 48 hours’ notice from the City.”

The following new section is added as follows:

17.25.050-Enforcement and penalties.

1. Any person who (I) offers an accessory unit within a single-family dwelling as an accessory dwelling unit where such unit is not an eligible accessory dwelling unit, (ii) fails to occupy either the principal dwelling unit or accessory dwelling unit for a minimum of two years, (iii) neglects to provide proof of owner occupancy, or (iv) fails to comply with other provisions of this Chapter shall be fined \$300.00 per violation per day. Each day’s failure to comply with a notice of violation or any other Order shall constitute a separate violation. In addition to fines described in this section, the City may seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or using of the unit as an accessory dwelling unit.
2. The provisions of this Chapter shall be enforced in accordance with R.R.O. Chapter 1.12, Article II, Article III, or by seeking to restrain a violation by a court-ordered injunction.

The amendments were accepted by the Zoning Sub-Committee.

The Zoning Sub-Committee now took up the Accessory Dwelling Unit Ordinance as amended. Voting in the affirmative to provide a favorable recommendation on adoption were committee members Councillors McKenna, Novoselsky, Serino, Visconti (ex-officio), and Chairman Keefe.

22-168 An Ordinance Amending the Zoning Ordinances of the City of Revere Establishing Inclusionary Zoning.

Councillors cited major concerns with the proposed dimensional controls relative to parking, setbacks, lot size, and floor to area ratio (FAR). Though regulated by state law, the Council expressed concern about the maximum 70% local preference for Revere residents wherein past

affordable housing developments approved by the City Council did not accept a single Revere resident through the housing lottery. The Council would like to see 100% preference be given to Revere residents. Ms. Smith from MAPC did indicate that if the City wanted 100% preference it could, however, those affordable units could not be counted in the State's subsidized housing inventory list. Other Councillors also expressed concern that their neighborhoods are densely populated as is and with more developments already in the works the character of those neighborhoods could potentially change.

Chairman Keefe asked several questions of Reuben Kantor, Chief of Innovation and Data Management and Alexis Smith, MAPC who were in attendance.

Do you know of any developers in the region that are interested in doing these types of developments? Ms. Smith indicated that there are 140 communities that have inclusionary zoning but cannot provide names of specific developers.

Do local banks and lenders find deed restrictions as a positive or a negative in lending to potential developments and developers? Can you identify any local banks or lenders that can share positive experiences on this? Ms. Smith indicated that most lenders are not adverse towards this type of development but cannot provide names of specific lenders.

Chairman Keefe indicated that most people in favor of inclusionary zoning believe that it will create aggressive affordability, but most will not even qualify. An MAPC slide showed that a 5-person household can have a maximum income of \$87,000 and would pay \$2,175 for up to a 4-bedroom unit. There is a belief that this inclusionary zoning ordinance will provide for very low rents in the \$1,200 range, which is not the case.

What cities and towns in Massachusetts have seen the most beneficial impacts since adopting inclusionary zoning? Ms. Smith referenced Boston, Cambridge, and Somerville. Chairman Keefe refuted indicating that those are the most unaffordable communities in Massachusetts.

As an alternative solution, Chairman Keefe would like to see more of an emphasis on the Revere Housing Authority properties, which are not densely populated, through the Affordable Housing Trust Fund. Chairman Keefe also noted that just recently the City Council negotiated affordable housing units via special permit at the former nursing home located in North Revere and sees no reason that future developments which require a special permit can't be negotiated the same way. Inclusionary zoning as written would take control away from the City Council and the abutters to potential developments.

Based on the discussions had, Chairman Keefe offered a motion to report inclusionary zoning out to the full City Council without a favorable recommendation.

Prior to close of discussion Mr. Kantor did clarify that inclusionary zoning would not impact the vast majority of the City, but only in those zoning districts where six or more units are allowed.

On the motion to offer a favorable recommendation for adoption of inclusionary zoning: Councillors McKenna, Novoselsky, Serino, Visconti (ex-officio), and Chairman Keefe voting "NO".

Inclusionary Zoning will be reported out of committee without a favorable recommendation.

- 4 22-152 An Amendment to the Revised Zoning Ordinances of the City of Revere
Relative to the Legalization of Accessory Dwelling Units.

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCE OF THE CITY OF REVERE FOR THE CREATION OF ACCESSORY DWELLING UNITS WITHIN THE RA, RA1, RB, AND RB1 DISTRICTS

Be it ordained by the City of Revere as follows:

Section 1. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding Chapter 17.25, entitled "Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts", which includes the following Sections:

17.25.000 Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB and RB1 Districts under certain situations to:

Create new housing units while respecting the character and scale of single and two family homes.

Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.

Allow more efficient use of existing housing stock and infrastructure.

Provide a mix of housing that responds to changing family needs and smaller households.

Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

Provide a broader range of accessible and more affordable housing.

17.25.010 Definition of Accessory Unit.

Accessory dwelling unit means a dwelling unit containing no more than one bedroom and comprising no less than 350 square feet and no more than 600 square feet within an owner-occupied single family located within the RA and RA1 District and no more than 2 bedrooms comprising no less than 350 square feet and no more than 900 square feet or no more than 40% of the gross floor area (whichever is less) of a single family structure within the RB and RB1 District which is in compliance with parking, building and fire safety codes and in compliance with the requirements of Section 17.25.020.

17.25.020 Requirements for all Accessory Units.

All accessory units within a single-family dwelling must meet the following requirements:

1. The owner of the property on which the accessory unit is to be created shall occupy either the principal dwelling unit or accessory unit for a minimum of two years. Proof of owner occupancy can be established by two of the following documents:
 - a. A Valid, Unexpired Massachusetts ID.

- b. A Valid Unexpired Massachusetts Driver's License.
 - c. Car Registration.
 - d. A Voter Registration Card.
2. There shall be no boarders or lodgers allowed in either dwelling unit.
3. There shall be no more than one (1) legally occupied dwelling unit in a structure that is seeking to create an accessory dwelling unit.
4. No structure that is not connected to the public water and sanitary sewer systems shall have an accessory unit.
5. No accessory dwelling unit shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-year flood hazard map for the City of Revere.
6. The accessory unit shall be located within the principal structure.
7. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 gross square feet and no more than 600 gross square feet with no more than one bedroom within the RA and RA1 District.
8. The maximum gross floor area of an accessory dwelling unit shall not be less than 350 square feet and not more than 900 gross square feet and no more than 40% of the gross floor area (whichever is less) of the existing structure with not more than two bedrooms within the RB and RB1 District.
9. There shall be no enlargements or extensions of the dwelling in connection with the creation of an accessory unit except for minimal additions necessary to comply with building, fire safety, or health codes, or enclosure of an entryway, or for enclosure of a stairway to a second story. Any enlargements or extensions for these purposes must conform to the dimensional controls of this Title.
10. No accessory dwelling units shall be allowed within a duplex or townhouse dwelling or condominium.
11. Accessory dwelling units cannot have separate ownership.
12. Commercial use is prohibited within an accessory dwelling unit.
13. The accessory dwelling unit must comply with all building, fire safety and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family dwelling.

17.25.030 Off Street Parking Requirements.

1. There shall be no parking required for an accessory dwelling unit in cases where the accessory dwelling unit is within a single-family dwelling that is located within one half mile radius of an MBTA transit station, and the existing single-family dwelling meets the required parking of two off-street parking spaces.
2. For single-family dwellings that are located further than one half mile radius from an MBTA transit station, there shall be one additional parking space required for the accessory dwelling unit in addition to the two off-street parking spaces required for the single family. An accessory unit parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

17.25.040 Transfer of Ownership.

Upon the transfer of ownership of a property that contains an accessory dwelling unit, a covenant must be signed by the new owner and recorded in the Suffolk County Registry of Deeds that

states that the accessory dwelling unit must conform with the requirements of this Title as an accessory dwelling unit within an owner-occupied property. Owner shall provide permission to the City Municipal Inspections Department and Fire Department to inspect the property annually and agrees to provide full and voluntary access to the residence on 48 hours’ notice from the City.

17.25.050 Enforcement and Penalties.

1. Any person who (i) offers an accessory unit within a single-family dwelling as an accessory dwelling unit where such unit is not an eligible accessory dwelling unit, (ii) fails to occupy either the principal dwelling unit or accessory dwelling unit for a minimum of two years, (iii) neglects to provide proof of owner occupancy, or (iv) fails to comply with other provisions of this Chapter shall be fined \$300.00 per violation per day. Each day’s failure to comply with a notice of violation or any other Order shall constitute a separate violation. In addition to fines described in this section, the City may seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or using of the unit as an accessory dwelling unit.
2. The provisions of this Chapter shall be enforced in accordance with R.R.O. Chapter 1.12, Article II, Article III, or by seeking to restrain a violation by a court-ordered injunction.

June 27, 2022 Ordered to a first reading.

July 11, 2022 Ordered to a second reading, as amended.

July 11, 2022 Ordered on a second, third, and final reading, as amended.

July 11, 2022 Ordered Engrossed and Ordained, as amended, on a Roll Call.

RESULT:	ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]
AYES:	Cogliandro, Keefe, McKenna, Morabito, Novoselsky, Rizzo, Rotondo, Serino, Visconti
ABSENT:	Silvestri

5 22-168 An Ordinance Establishing Inclusionary Zoning in the City of Revere.

AN ORDINANCE FURTHER AMENDMENT THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO AFFORDABLE HOUSING

Be it ordained by the City of Revere as follows:

SECTION 1. Title 17 of the Revised Ordinances of the city of Revere is hereby amended by inserting the following new Chapter:

Chapter 17.29- AFFORDABLE HOUSING

Sections:

17.29.010 - Purpose.

The purpose of this chapter is to expand affordable housing options in the city of

Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

Revere in furtherance of the city’s housing goals articulated in its 2020 master plan, “Next Stop Revere,” which includes creating new deed-restricted affordable housing and preserving existing deed-restricted affordable housing, mitigating displacement pressures and creating greater housing stability for vulnerable residents, and increasing access to a variety of homeownership opportunities for moderate and low-income households.

17.29.020 - Applicability.

- A. This chapter shall apply to any development involving the creation of six (6) or more dwelling units on one or more contiguous parcels, including the following:
 - 1. New residential construction or new mixed-use construction that includes six or more dwelling units.
 - 2. The conversion, alteration, redevelopment, change of use, or expansion of an existing structure, if such development results in an increase of six (6) or more dwelling units.
 - 3. A division of land resulting in the creation of six (6) or more residential lots.
- B. This chapter shall apply to all residential dwelling types defined in Title 17 with the exception of lodging house or rooming house. This chapter does not apply to institutional uses such as a nursing or convalescent home, independent elderly housing, or congregate care elderly housing.
- C. Developments shall not be segmented or phased to avoid compliance with the provisions of this chapter. Where such segmentation occurs, it shall be subject to the provisions of this chapter.

17.29.030 - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

- A. “Affordable Housing Restriction” means a deed restriction, covenant, contract, mortgage agreement, or other legal instrument, acceptable in form and substance to the city of Revere, that effectively restricts occupancy of an affordable housing unit to qualified low-income purchasers or renters, and meeting the requirements in MGL c. 184, § 31, and the requirements of this chapter.
- B. “Affordable Housing Unit” means a dwelling unit that is affordable to and occupied by a low-income household and meets the requirements of the Massachusetts Department of Housing and Community Development Local Initiative Program for inclusion on the Chapter 40B Subsidized Housing Inventory, and is sold, leased, or rented to an eligible household in accordance with the requirements of this chapter.
- C. “Area Median Income” means the median household income for the metropolitan area that includes the city of Revere, as defined in the annual schedule of low-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.

- D. “Eligible Household” means a household of one or more persons whose maximum income does not exceed the income limits established in this chapter.
- E. “Local Action Unit” means an affordable housing unit created through this chapter or special permit process as part of the Local Initiative Program and eligible for inclusion on the Subsidized Housing Inventory.
- F. “Local Initiative Program” means a program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to 760 CMR 56.00 to develop and implement local housing initiatives that produce affordable housing units, with or without a comprehensive permit as defined in Chapter 40B, §§ 20-23.
- G. “Low-Income Household” means a household with income at or below 60% of area median income, adjusted for household size, for the metropolitan area that includes the city of Revere, as determined annually by HUD.
- H. “Market Rate Unit” means all dwelling units in a development subject to this chapter that are not affordable housing units as defined herein.
- I. “Revere Affordable Housing Trust Fund” means a fund established by the city of Revere per Revere Revised Ordinance (R.R.O.) 2.90, and pursuant to MGL c. 44, § 55C, for the purpose of creating or preserving affordable housing in the city of Revere for the benefit of low-income households.
- J. “Segmentation” shall mean any development or any division of land that would cumulatively result in an increase of six or more residential lots or dwelling units above the number existing on a parcel of land or contiguous parcels in common ownership up to twenty-four (24) months prior to the application. A subdivision or division of land shall mean any subdivision as defined in the Subdivision Control Law, MGL c.41, §81K-81GG, or any division of land under MGL c.41, §81P, into lots for residential use.
- K. “Subsidized Housing Inventory” means the Massachusetts Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

17.29.040 - General requirements.

No building permit shall be issued for a development subject to this chapter unless the applicant provides the percentage of the total dwelling units in the development as affordable housing as described herein. The following are conditions of development for projects subject to this chapter:

- A. No less than twelve percent (12%) of dwelling units shall be an affordable housing unit for a household with income at or below sixty percent (60%) of the area median income.

- B. When the requirement for affordable housing units results in a fraction of a unit equal to one-half or above, the requirement shall be increased to the next highest whole number.
- C. Affordable housing units shall be made available to eligible low-income households at the income limits determined by the U.S. Department of Housing and Urban Development (HUD) applicable to the city of Revere, at purchase prices or rents that comply with DHCD's Local Initiative Program (LIP) regulations, 760 CMR 56.00.
- D. Affordable housing units shall comply with the requirements set forth in MGL c. 40B, §§ 20-24. It is intended that the affordable housing units that result from this ordinance be considered as local action units, in compliance with the requirements specified by DHCD's LIP.
- E. Nothing in this chapter shall preclude the applicant from providing additional affordable housing units or affordable housing units at a cost lower than the minimum affordability requirements.

17.29.050 - Methods of providing affordable housing units.

- A. Projects larger than twelve (12) units in size shall provide the affordable housing units on the locus of the development (on-site).
- B. Projects up to twelve (12) units in size may satisfy the requirements of this chapter by providing the affordable housing units on-site or by making a cash payment in lieu of affordable housing units to the Revere Affordable Housing Trust Fund. The cash payment for affordable housing units shall be equal to the required number of affordable housing units multiplied by the most current total development cost as articulated in the MA Department of Housing & Community Development's Qualified Allocation Plan for Low Income Housing Tax Credit, for the areas described as within Metro Boston/suburban area, as adjusted for the type of project and number of units.
- C. The special permit granting authority may grant a special permit to satisfy the requirements of this chapter by providing the affordable housing units in a separate building on the locus of the development through a development agreement with a non-profit housing developer. The special permit granting authority must find that such an arrangement more effectively addresses local housing need, with consideration for:
 1. Whether the location of the affordable housing units is appropriate and advantageous in terms of proximity to public transit, public open space, and other amenities.
 2. Whether the arrangement results in more efficient funding and delivery of supportive services offered by the non-profit housing developer to the residents of the affordable housing units.
 3. Whether the arrangement results in a greater number of affordable housing units, affordable housing units at a cost lower than the minimum affordability requirements, or affordable units that have more bedrooms than the average number in the market-rate units.

17.29.060 - Offsets.

To facilitate the objectives of this chapter, the following dimensional and parking regulations shall apply:

- A. Any development in compliance with the affordable housing requirements of this chapter shall be permitted to reduce the total number of required off-street parking spaces under R.R.O. 17.28 as follows:
1. For developments located within a half mile of a subway or railroad station, no off-street parking shall be required.
 2. For developments located further than a half mile from subway or railroad station, the minimum number of required off-street parking spaces shall be reduced to a half space (0.5) per unit.
 3. The parking reduction shall apply to residential use only and does not apply to any other use.
 4. The parking reductions described in this section shall be available by right.
- B. For developments that provide the required affordable housing units on-site, the following reductions in dimensional requirements shall apply:
1. The minimum lot area required under R.R.O. 17.24 shall be reduced by fifty percent (50%).
 2. The minimum front, side, and rear yard setbacks required under R.R.O. 17.24 shall be reduced by twenty-five percent (25%).
 3. The maximum floor area ratio required under R.R.O. 17.24 shall be increased by twenty-five percent (25%).
 4. The dimensional requirement reductions and increases described in this section shall be available by right to projects that provide the required affordable housing units on-site. These dimensional requirement reductions and increases shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.
- C. For developments that provide the required affordable housing units on-site, the city shall waive the project building permit fee. Such a waiver shall be available for any building permit(s) associated with a project that is subject to the requirements of this chapter that are issued after site plan approval and before the Certificate of Occupancy is issued. This waiver applies to project building permit fees only, and does not apply to other fees required for the project. This building permit waiver shall not be available to projects satisfying the requirements of this chapter through a cash payment in lieu of affordable housing units.

17.29.070 - Provisions applicable to affordable housing units.

- A. Affordable housing units shall be dispersed evenly throughout the development in terms of both location and type of unit (e.g., townhouse unit, duplex unit, multifamily unit).

- B. The exterior of affordable housing units must be indistinguishable from the market rate units in terms of quality of design, appearance, materials, and construction.
- C. The size and interior finishes of the affordable housing units may differ from the market rate units within the following parameters:
 - 1. Affordable housing units shall have the same floor area as the median market rate units of the same number of bedrooms within a margin of twenty percent (20%), provided that units are not smaller than the minimum size set forth by DHCD in the most recent Local Initiative Program (LIP) design and construction standards.
 - 2. Interior features of affordable housing units shall be comparable to the standard package for market rate units, though designer and high-end finishes, fixtures, and appliances are not required. Affordable housing units shall comply with the LIP minimum design, size, and construction standards.
 - 3. Affordable housing units shall be supplied with the same mechanical systems and energy efficiency features as market rate units, including windows, insulation, plumbing, and heating and cooling systems.
 - 4. The bedroom mix of the affordable housing units shall be proportionate or larger to the bedroom mix of the market rate units.
 - 5. Residents of affordable housing units shall have comparable access to all building and site common areas and amenities as residents of market rate units.
- D. Affordable housing units shall be constructed, or otherwise provided through cash payment in lieu of affordable housing units, at the same time as market rate units.
 - 1. For phased projects in which affordable housing units are dispersed evenly throughout the development, affordable housing units shall be constructed in proportion to market rate units. Proportionality shall be determined by the number of building or occupancy permits issued for affordable and market rate units, or lot releases in the case of a subdivision, as applicable.
 - 2. For projects providing affordable housing units in a separate building consistent with R.R.O. 17.29.050, affordable housing units must be completed and occupied no later than completion and occupancy of the market rate units.

17.29.080 - Affirmative marketing and local preference.

Applicants creating new affordable housing units under this chapter are required to select qualified homebuyers or renters via lottery under an Affirmative Fair Housing Marketing Plan (AFHMP) that complies with federal and state fair housing laws MGL c. 40B Comprehensive Permit Guidelines, and any applicable local fair housing and local preference guidelines established by the city of Revere.

- A. The AFHMP shall be prepared and submitted by the applicant and approved by the city of Revere's Office of Planning and Community Development and DHCD as part of the LIP. The affirmative marketing costs for the affordable housing units shall be the responsibility of the applicant.

- B. To the greatest extent permitted by the law, the AFHMP shall provide for a local preference for Revere residents for up to 70% of the affordable housing units. The city shall provide the developer with supporting documentation for the AFHMP, including the documentation required to support a local preference. Where a project results in the displacement of low-income households, first preference shall be given to those displaced households, provided that the household is an eligible household under LIP guidelines, that the household qualifies for an affordable housing unit in terms of household size and income, and that such preference would be allowable under the rules of any source of funding for the project.
- C. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain approval of the AFHMP from the city of Revere's Office of Planning and Community Development and DHCD. No Certificate of Occupancy for a development subject to this chapter shall be issued until such approvals are obtained.

17.29.090- Preservation of affordability.

Affordable housing units created in accordance with this chapter shall be subject to an affordable housing restriction that contains limitations on use, occupancy, resale, and rents, and provides for periodic monitoring to verify compliance and enforce said restriction. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability and affordability for the designated income group(s). Affordability restrictions shall be contained in applicable affordable housing restrictions, regulatory agreements, deed restrictions or covenants, contractual agreements, land trust arrangements and/or other mechanisms to ensure compliance with the affordability requirements of this chapter (collectively, "Affordable Housing Restriction").

- A. The affordable housing restriction shall comply with LIP requirements or any other applicable guidelines issued by DHCD, acceptable to the city, that ensures affordable housing units can be counted toward Revere's Subsidized Housing Inventory. The applicant shall be responsible for preparing and complying with any documentation that may be required by DHCD to qualify affordable housing units for listing on the Subsidized Housing Inventory.
- B. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law and be enforceable under the provisions of MGL. c. 184, § 26 or §§ 31 and 32.
- C. The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and rentals shall comply with federal, state, and local fair housing laws, regulations and policies, and DHCD's LIP guidelines. For affordable homeownership units, the procedure for resale and the responsibilities of the homeowner, the City and/or its monitoring agent, and DHCD are described in detail in DHCD's LIP regulations.

- D. The affordable housing restriction shall provide for monitoring intended to verify that affordable housing homeownership units remain owner-occupied and are resold at a price affordable to qualified low-income homebuyers, and that affordable housing rental units are occupied by low-income tenants at rents affordable to qualified renters. The applicant shall be responsible for providing ongoing monitoring through an organization qualified to serve as a monitoring agent on behalf of the city. The city or its designee shall verify compliance with and enforce the affordable housing restriction.
- E. For affordable ownership units, the affordable housing restriction shall grant the city of Revere or its designee the right of first refusal to purchase the unit.
- F. The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity as affordable to the same income range as prior to the conversion. The affordable housing restriction for the rental project shall include a provision which reflects this chapter.
- G. When affordable housing units are provided on-site, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant executes an enforceable affordable housing restriction and provides evidence acceptable to the city of Revere's Office of Planning and Development that the affordable housing restriction has been recorded at the Suffolk County Registry of Deeds and, in the case of affordable ownership units, signed by the homebuyer. It is the applicant's responsibility to prepare a complete regulatory agreement and supporting documentation for review and approval by the city, to obtain the necessary signatures, and to record a fully executed agreement at the Registry of Deeds.
- H. When the requirements of this chapter are met through a cash payment in lieu of an affordable housing unit, no Certificate of Occupancy, or lot releases in the case of a subdivision, shall be issued until the applicant pays the required cash payment in its entirety. The Applicant shall be required to record an Affordable Housing Payment In Lieu Covenant prior to the issuance of any building permit for a project. Said covenant shall be released by the city upon receipt of payment in accordance herewith.
- 17.29.100 - Application procedures.
- A. The provisions of this chapter shall be administered through the site plan review process. Application, review, and decision procedures shall be in accordance with R.R.O. Chapter 17.17 Site Plan Review.
- B. In addition to the materials for review described in R.R.O. Chapter 17.17, the applicant shall submit a plan showing the proposed location of the affordable housing units within the proposed building(s). The Site Plan Review Committee may request additional information as needed.
- C. No building permit shall be issued until the Site Plan Review Committee has reviewed the project application and determined that the development complies with the requirements of this chapter.

17.29.110 - Conflict with other sections.

Where the requirements of this chapter differ from or conflict with the requirements of other chapters or sections in Title 17, the requirements of this chapter shall apply.

17.29.120 - Severability.

If any portion of this chapter is declared to be invalid, the remainder shall continue to be in full force and effect.

June 27, 2022 Ordered to a first reading.

July 11, 2022 Ordered on a second reading.

July 11, 2022 Ordered on a third and final reading.

July 11, 2022 Engrossment and Ordainment FAILED on a Roll Call.

RESULT:	DEFEATED - ROLL CALL [1 TO 8]
AYES:	Morabito
NAYS:	Cogliandro, Keefe, McKenna, Novoselsky, Rizzo, Rotondo, Serino, Visconti
ABSENT:	Silvestri

Communications

6 22-198 Communication from the Election Commissioner relative to the Special Election Warrant for Ward 5 - July 19, 2022.

RESULT:	ORDERED - VOICE VOTE
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7 22-199 Communication from the Mayor relative to a PARC Resolution for Liberty Park.

A RESOLUTION TO FILE AND ACCCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITION AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR CONSTRUCTION AND IMPROVEMENTS TO LIBERTY PARK

WHEREAS: Liberty Park is a community- wide asset and improvements to this park is a priority as evidenced in the most recent Open Space and Recreation Plan; and

WHEREAS: Liberty Park is dedicated to park and recreation purposes under M.G.L. c.45, Section 3; and

WHEREAS: The reconstruction of the play structures, safety surface, remove the asphalt area, and introduce a new passive recreational space with pavers and decorative landscaping and the potential clean-up of adjacent wetlands will enhance recreational pursuits at this facility; and

Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

WHEREAS: The Executive Office of Energy and Environmental Affairs is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities (PARC) grant program; and

WHEREAS: The Liberty Park reconstruction total estimated project cost of \$550,000 of which \$330,000 will be reimbursed to the City in PARC grant funds, if awarded. The City agrees to appropriate 100% of the total project cost. Once the total project cost is expended, they city may seek reimbursement form the commonwealth via the PARC grant guidelines

NOW, THEREFORE, BE IT THAT:

1. The Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. The Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the City of Revere; and
3. This resolution shall take effect upon passage.

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

8 22-200 Communication from the City Auditor relative to the RevereTV appropriation.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$166,097.19 FROM THE CABLE ACCESS RECEIPT RESERVE FUND FOR REVERETV’S QUARTERLY INVOICE?”

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

9 22-201 Communication from the City Auditor relative to the Fiscal Year 2022 year end transfers.

“SHALL THE CITY COUNCIL APPROVE THE FISCAL YEAR 2022 YEAR END TRANSFERS AS REPORTED BY THE CHIEF FINANCIAL OFFICER?”

**General
Fund
Transfer
from:**

City Council	PERM SAL	23,500.00
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Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

City Council – Regular Meeting

July 11, 2022

Mayor	CONT SRVS	24,000.00	
Human Resources	EE TRAIN.	50,000.00	
Collector/ Treasurer	PERM SAL	55,000.00	
Collector/ Treasurer	CONT SRVS	60,000.00	
Engineering	PERM SAL	80,000.00	
Engineering	CONT SRVS	40,000.00	
Police	MAINT/EQUP	22,000.00	
Police	CONT SRVS	100,000.00	
RECC	CONT SRVS	365,250.00	
Parking	PERM SAL	60,000.00	
DPW-Highway	PERM SAL	55,000.00	
DPW-Highway	SIGNAL REP	32,000.00	
DPW-Parks	PERM SAL	65,000.00	
DPW-Facilities	PERM SAL	30,000.00	
Public Health	PERM SAL	35,000.00	
Public Health	CONT SRVS	25,000.00	
Community Engagement	PERM SAL	34,000.00	
Veterans	VETS BENEF	250,000.00	
Unclassified	EMPLOYEES GROUP H	500,000.00	
Unclassified	INSURANCE	115,000.00	2,020,750.00

Transfer to:

Office of Innovation & Data	PERM SAL	34,000.00	
Auditing	PERM SAL	16,000.00	
Auditing	SICK LEAVE	6,200.00	
Puchasing	PERM SAL	13,000.00	
IT	CONT SRVS	12,000.00	
Assessors	PERM SAL	33,000.00	
Assessors	SICK LEAVE	12,500.00	
Solicitor	PERM SAL	12,000.00	
Solicitor	O.L.S.	56,000.00	
City Clerk	SICK LEAVE	500.00	
Election	PERM SAL	41,500.00	
Election	POLL WRK S	60,000.00	
Election	SICK LEAVE	16,000.00	
Election	POSTAGE	8,000.00	
Election	PRINT&MAIL	9,000.00	
Licensing	PERM SAL	1.00	
Conservation Comm	PERM SAL	4,500.00	
Community	PERM SAL	13,000.00	

Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

City Council – Regular Meeting

July 11, 2022

Development				
Police	OTHER SAL		179,000.00	
Police	ED INCENTV		177,000.00	
Police	SICK LEAVE		104,500.00	
Fire	FIREFGHTS		239,049.00	
Fire	AUTO MAINT		100,000.00	
Municipal Inspections	PERM SAL		50,000.00	
Municipal Inspections	SICK LEAVE		21,000.00	
DPW - Admin	OVERTIME		9,500.00	
DPW - Admin	SICK LEAVE		5,000.00	
Elder Affairs	SICK LEAVE		7,500.00	
Parks & Recreation	PERM SAL		48,000.00	
Unclassified	MEDICARE T		157,000.00	
WC Insurance Trust Fund	W/C MEDICAL BENEFI		500,000.00	
Unclassified	CONTRIB		76,000.00	2,020,750.00
Water/ Enterprise Transfer from:	Sewer Fund			
DPW - Water/Sewer	MWRA-SEWER		79,000.00	
DPW - Water/Sewer	MWRA-WATER		25,000.00	
DPW - Water/Sewer	MAINT/REPR		44,000.00	
DPW - Water/Sewer	PREV MAINT		65,000.00	
DPW - Water/Sewer	EMER REPRS		71,000.00	
DPW - Water/Sewer	RENT&LEASE		13,500.00	
DPW - Water/Sewer	MAT & SUPP		40,000.00	337,500.00
Transfer to:				
DPW - Water/Sewer	PERM SAL		47,000.00	
DPW - Water/Sewer	OVERTIME		157,000.00	
DPW - Water/Sewer	SICK LEAVE		15,000.00	
DPW - Water/Sewer	BONDED DBT		111,000.00	
DPW - Water/Sewer	NOTES BOND		7,500.00	337,500.00
Solid Waste Enterprise Fund				
Transfer from:				
DPW - Solid Waste	RECYCDISP		43,000.00	43,000.00
Transfer to:				
DPW - Solid Waste	OVERTIME		43,000.00	43,000.00

Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

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

10 22-202 Communication from the Mayor relative to the re-appointment of Lauren D'Avella as a Constable.

RESULT:	REFERRED TO APPOINTMENTS
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Motions

11 22-203 Motion presented by Councillor Novoselsky, Councillor McKenna: That the Mayor request the Police Chief to install an electronic speed reader on Winthrop Avenue for Westbound traffic between Beach Street and the Revere Senior Center.

RESULT:	ORDERED - VOICE VOTE
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12 22-204 Motion presented by Councillor Rizzo, Councillor Serino: That the Mayor request the DPW to install a park bench at a location to be determined by the family of Rose Napolitano in recognition of her 90th birthday, and her lifetime of contributions to the City of Revere including her career at the Revere Housing Authority, her leadership in the Patriots Senior Center, Revere 1st, and as an active member of the Revere Senior Center.

RESULT:	ORDERED - VOICE VOTE
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13 22-205 Motion presented by Councillor Cogliandro: That the Mayor direct the DPW to ensure that all utility companies are patching roads properly.

RESULT:	ORDERED - VOICE VOTE
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14 22-206 Motion presented by Councillor Cogliandro: That the Mayor be requested to direct the Revere Housing Authority (RHA) to remove all dumpsters on Cooledge Street and Constitution Avenue. Further, that RHA be directed to never again place dumpsters on sidewalks and in front of residences and that alternative methods of trash collection and storage secured immediately.

RESULT:	ORDERED AS AMENDED VOICE VOTE
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Ordered adjourned at 6:37 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jul 11, 2022 6:00 PM (Salute to the Flag)

PUBLIC HEARING

Notice is hereby given, that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 PM in the City Councillor Joseph A. DelGrosso City Council Chambers, Revere City Hall, 281 Broadway, Revere, MA 02151 on a joint petition submitted by National Grid to install three jointly owned poles on Thornton Street near the intersection of Shirley Avenue to provide OSHA overhead clearance for new structures located at 57 Shirley Avenue and 64 Shirley Avenue, 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

Questions contact – Abdel Nabat 781-338-2819

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:

Thornton St - National Grid to install 3 JO Poles on Thornton St beginning at a point approximately 80 feet northeast of the centerline of the intersection of Shirley Ave and Thornton St and continuing approximately 175 feet in a southwest direction. Install JO Pole # 2515-1, JO Pole # 1920-1, and JO Pole # 1920-2 on Thornton St to provide OSHA overhead clearance for new building at 57 Shirley Ave and 64 Shirley 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 – Thornton St - Revere – Massachusetts.

No.# 30475605 June 29, 2022

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.NationalGridVerizonThorntonStreet0822202 (22-207 : National Grid and Verizon - Thornton Street)

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 29th day of June, 2022.

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 – Thornton St - Revere – Massachusetts.

June 29, 2022. Filed with this order. WR # 30475605.

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:

Thornton St - National Grid to install 3 JO Poles on Thornton St beginning at a point approximately 80 feet northeast of the centerline of the intersection of Shirley Ave and Thornton St and continuing approximately 175 feet in a southwest direction. Install JO Pole # 2515-1, JO Pole # 1920-1, and JO Pole # 1920-2 on Thornton St to provide OSHA overhead clearance for new building at 57 Shirley Ave and 64 Shirley 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__ .

Attachment: PH.NationalGridVerizonThorntonStreet0822202 (22-207 : National Grid and Verizon - Thornton Street)

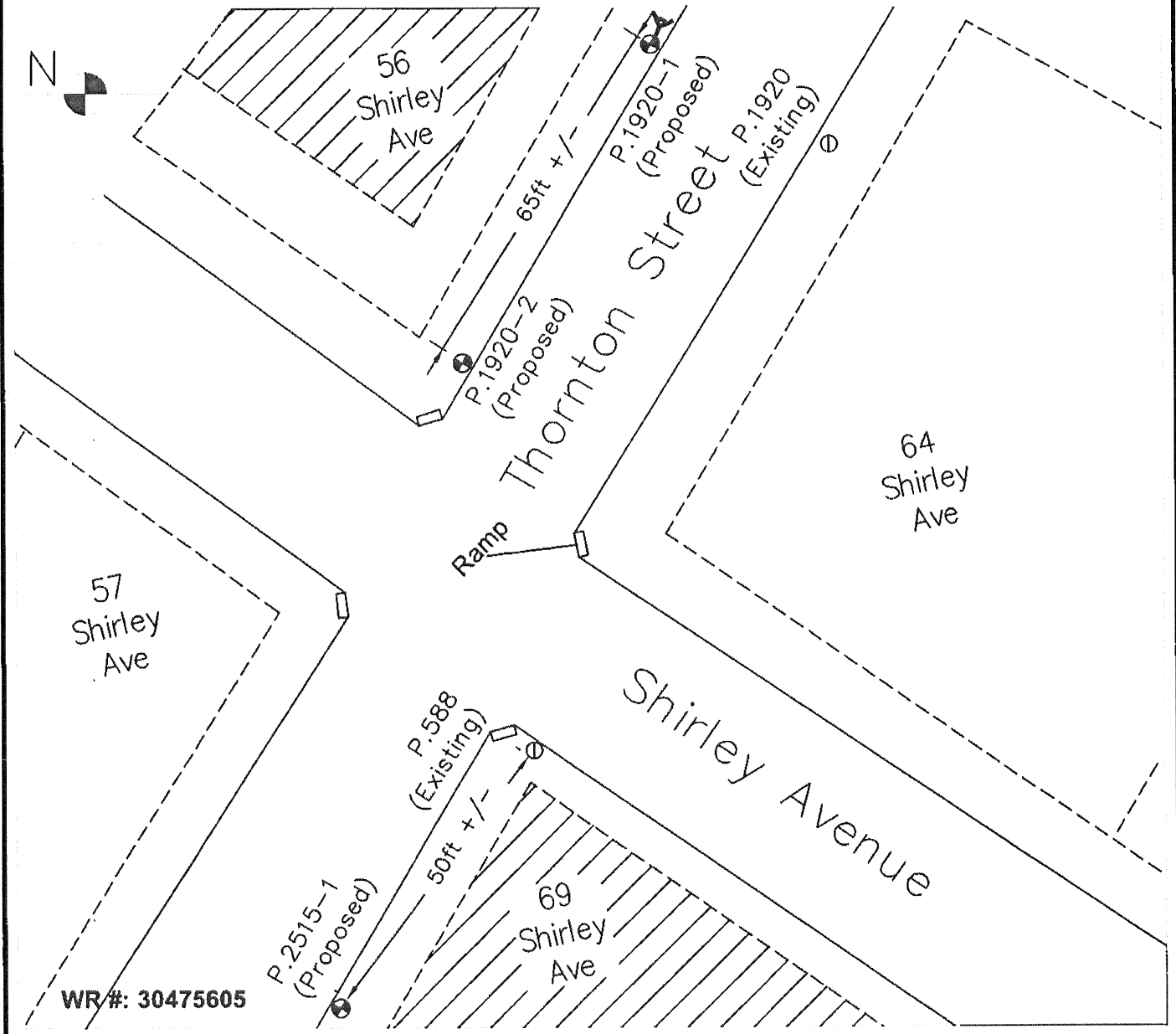
Abutter's List – WR# 30475605

<u>Address</u>	<u>Owner's Info</u>	<u>Parcel ID#</u>
1) 69 SHIRLEY AVE.	CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY. REVERE, MA 02151	8-130-1
2) 56 SHIRLEY AVE.	VIASUS SOFIA 56 SHIRLEY AVE. Revere, MA 02151	8-148-1

Attachment: PH.NationalGridVerizonThorntonStreet0822202 (22-207 : National Grid and Verizon - Thornton Street)

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.



WR#: 30475605

JO PETITION SKETCH

nationalgrid

- ⊙ EXISTING JO POLE - - - - PROPERTY LINE
- ⊙ Proposed JO POLE ⚓ ANCHORED GUY WIRE

Date: 06-28-2022

WORK REQUEST: 30475605

To The: City Of Revere

For Proposed: Install JO Pole Location: Thornton St

Drawn By: Abdelwahed Nabat

Scope
 -NGRID is petitioning to install JO pole# 2515-1, JO pole# 1920-1, and JO pole# 1920-2 on Thornton St to provide OSHA overhead clearance for new building at 57 Shirley Ave and 64 Shirley Ave Revere.

DISTANCES ARE APPROXIMATE

Attachment: PH.NationalGridVerizonThorntonStreet0822202 (22-207 : National Grid and Verizon - Thornton Street)

C-22-04

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040(D)^^ of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Enterprise Rent-A-Car Company of Boston, LLC, 50 Tomahawk Drive, Bldg. 49, East Boston, MA 02128 requesting a special permit from the Revere City Council to enable the appellant to operate an automotive/truck rental office and storage use at 85 Squire Road, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-04) 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 #10863
07/20/2022
07/27/2022

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

FORM B

APPLICATION NO. C-22-04
DATE: 7/13/22

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

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

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 17.16.040(D) Business Uses and Consumer Services, Generally,**
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: Enterprise Rent-A-Car Company of Boston, LLC

Address: 50 Tomahawk Drive Bldg #49, East Boston, MA 02128

Tel. #: 781-389-2539

Email: douglas.p.valeri@ehi.com

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

2022 JUL 13 AM 10:13
OFFICE CITY CLERK
REVERE, MASS
FILED

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

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

Name: Joseph P. Hanley, Esq. and Nicholas J. Zozula, Esq.

Title: Attorneys for the Applicant

Address: McDermott, Quilty & Miller, LLP, 28 State Street, Suite 802, Boston, MA

Tel. #: 617 646 4440

Email: nzozula@mqmlp.com

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

Name: Sunrise Equities Corp.; Anthony J. Miceli, President

Address: 9 Park Place, 4th Floor, Great Neck, NY 11021

Tel. #: (516) 466-6464

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

Book 12857, Page 68 . Certificate # (if registered) _____,

Book _____, Page _____.

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:

- a. Enterprise Rent-A-Car, Special Permit Plan C-1, J.K. Holmgren Engineering Inc., Registered Professional Engineers and Land Surveyors, 1024 Pearl Street, Brockton, MA 02301 dated June 7, 2022;
- b. Enterprise Rent-A-Car, Utility Plan C-2, J.K. Holmgren Engineering Inc., Registered Professional Engineers and Land Surveyors, 1024 Pearl Street, Brockton, MA 02301 dated June 7, 2022; and
- c. Proposed Floor Plan, J Ferrera Associates, Inc., 2 Fern Lane, Sterling, MA 01564 dated April 11, 2022.

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

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. Yes, Included.

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)?

yes

no

X

do not know

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

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 address is 85 Squire Road (Route 60). The current use is a Verizon Retail Store. The property contains 0.692 acres of land with an existing free-standing building containing approximately 3,395 square feet and built in 1974. See plans attached hereto for more information.

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

The proposed use is an Enterprise Rental Car location. The property is located within the HB district as a Highway Business district (HB), highway commercial and regional business. Under the recently revised and updated 17.16.040.D, in the HB District the proposed "Automotive/truck rental office and storage" for an Enterprise Rental Car location now requires a Special Permit.

The proposed Special Permit under the Zoning Ordinance via the Applicant and Property Owner is compliant with the following conditions and restrictions:

1. Allowed vehicles as part of the "Automotive/truck rental office and storage" shall be limited to no more than a GVW 8,000 lb limit.
2. Vehicle capacity shall be limited to up to 50 rental vehicles on site at any one time.
3. There shall be a minimum lot size of 25,000 square feet for any property seeking such a use by Special Permit.
4. No stacking of vehicles will be allowed on site.
5. No repair maintenance or body work shall be allowed on site.
6. Applicants must agree to install and provide substantive screening and buffering on site.

Date of denial by Building Inspector and/or Planning Board: June 28, 2022.

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

J. [Signature] EHI
Signature of Applicant

6/6/2022
Date

SUNRISE EQUITIES CORP.
[Signature], V.P.
Signature of Owner

6/3/2002
Date

[Signature]
Signature of Designated Representative

6/7/2022
Date

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

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

**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: Enterprise Rent-A-Car Company of Boston, LLC

Address: 50 Tomahawk Drive Bldg #49, East Boston, MA 02128

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

Name: Sunrise Equities Corp.; Anthony J. Miceli, President

Address: 9 Park Place, 4th Floor, Great Neck, NY 11021

~~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:~~

~~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:~~

~~Trustee's Name: _____~~

~~Address: _____~~

~~The trust documents are on file at _____ and will be delivered upon request.~~

~~5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.~~

~~Joint Venture Name: _____~~

~~Address: _____~~

~~A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.~~

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

Sunrise Equities Corp., the Property Owner, is 100% owned by United Capital Corp., a Delaware corporation.

Anthony J. Miceli is the sole director and President of Sunrise Equities Corp. Ben Zimmerman and Michael Lamoretti are both Vice Presidents of Sunrise Equities Corp. The address for each of the individuals is 9 Park Place-4th Floor, Great Neck, N.Y. 11021.

Officer's Name: Anthony J. Miceli, President; Ben Zimmerman, Vice President; Michael Lamoretti, Vice President.

Address: 9 Park Place-4th Floor, Great Neck, N.Y. 11021

Director's Name: Anthony J. Miceli, sole Director.

Address: 9 Park Place-4th Floor, Great Neck, N.Y. 11021

Shareholder's Name: United Capital Corp.

(50% or more)

Address: 9 Park Place-4th Floor, Great Neck, N.Y. 11021

~~8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.~~

General Partner's Name: _____

Address: _____

~~9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.~~

General Partner's Name
of Limited Partnership: _____

Address: _____

~~10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:~~

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

Request for Finding of Fact – Special Permit

Now comes the applicant Enterprise Rent-A-Car Company of Boston, LLC who has applied to this Honorable City Council for a special permit for property located at 85 Squire Road and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) *The Applicant will adhere to the required conditions/footnotes of the applicable Special Permit in the Highway Business District under the Revised Ordinances of the City of Revere.*
 - (b) *Allowing this type of use in the HB districts is reasonable and appropriate, especially connected with these conditions and restrictions to ensure that the proposed Automotive/Truck Rental Office and Storage Use is contextually appropriate and in line with a highway commercial and regional business district.*
 - (c) *The Applicant's proposal is in conformity with the long-existing and approved retail/commercial uses at the Property, as well as the surrounding commercial and similar uses in the immediate vicinity. The requested relief would allow the Applicant to provide the City of Revere and this immediate neighborhood with a vibrant new high-quality car rental branch location to complement the vehicular needs of the area residents.*

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) *The specific site is an appropriate location because it is situated along the busy commercial thoroughfare of Squire Road and is in conformity with the long-existing and approved retail/commercial uses at the Property, as well as the many and various surrounding commercial and similar uses in the immediate vicinity.*
 - (b) *Additionally, the specific site is an appropriate location because there are other existing vehicular and commercial uses in the surrounding neighborhood; and the building at the Property is uniquely adaptable to accommodate the proposed Automotive/Truck Rental Office and Storage Use as a commercial retail location for many years. As a result, the Project will not cause an increased hazard or detriment to the community and is not detrimental to the neighborhood but rather is consistent with the planning goals of the City of Revere for this section of the city.*

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) *The specific site has adequate public sewerage and water facilities/systems as a long-existing commercial/retail use with minimal changes to the existing building at the site for its adaptation to the proposed Automotive/Truck Rental Office and Storage Use.*
 - (b) *These specific facilities and systems will be reviewed by the Applicant as part of the Site Plan Review process with the City of Revere to ensure they are adequately situated and planned.*

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

- (a) *The use as developed will not adversely affect the neighborhood as there are other existing vehicular and commercial uses in the surrounding neighborhood; and the building at the Property is uniquely adaptable to accommodate the proposed Automotive/Truck Rental Office and Storage Use as a commercial retail location for many years. As a result, the Project will not cause an increased hazard or detriment to the community and is not detrimental to the neighborhood but rather is consistent with the planning goals of the City of Revere for this section of the city.*
- (b) *Furthermore, the Applicant shall review the use's operations and site plan with the City of Revere as part of the Site Plan Review process to ensure that the use as developed will not adversely affect the neighborhood.*
- (c) *Additionally, the Applicant proposes to change the occupancy from one similar commercial use to another with no changes to the existing building envelope, and submits that the proposed Automotive/Truck Rental Office and Storage Use is likely less impactful to the surrounding commercial neighborhood than the long-existing retail store, as the proposed use creates less vehicular trips and visits than a typical commercial retail use.*
- (d) *Moreover, the Applicant shall comply with the itemized Special Permit conditions and restrictions under the Zoning Ordinance, specifically, to wit, with regard to the allowable weight limits for vehicles rented/stored on site, the vehicle capacity, no stacking of vehicles, no repair maintenance of body work and the installation of screening and buffering on site; all of which will ensure that the use as developed will not adversely affect the neighborhood.*
- (e) *Finally, the Applicant is a long-time and well-run rental car business which is experienced in operating store branches in urban environments in and around the City of Revere, with other locations in the immediate area. The Applicant is a reputable and responsible operator with experience in successfully providing rental car services to residents in dense neighborhoods and urban spaces.*

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Squire Road for the following reasons:

- (a) *Again, as stated above, the site is situated along the busy commercial thoroughfare of Squire Road and is in conformity with the long-existing and approved retail/commercial uses at the Property, as well as the many and various surrounding commercial and similar uses in the immediate vicinity; as such, the proposed use will not add any additional nuisance or serious hazard to vehicles or pedestrians using Squire Road.*
- (b) *Additionally, as required, the Applicant will also review the use's operations and site plan with the City of Revere as part of the Site Plan Review process to ensure that the use as developed will not adversely affect the neighborhood, nor cause nuisance or serious hazard to vehicles or pedestrians using Squire Road. In developing the proposed use, site plan and vehicular ingress/egress, the Applicant has paid special attention to these specific requirements to ensure the same.*

Page 3
Finding of Fact Form

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

- (a) *Adequate and appropriate facilities will be provided for the proper use of the Property as the building at the Property is uniquely adaptable to accommodate the proposed Automotive/Truck Rental Office and Storage Use as a commercial retail location for many years and the Applicant is uniquely situated to ensure that its fit out of the space and facilities is adequate and appropriate. In this regard, the Applicant has similarly fit out and reconfigured underutilized and outdated commercial spaces for a rental car use at other locations in the Greater Boston area and around the state.*
- (b) *Additionally, as required, the Applicant will also review the use's facilities, operations and plans with the City of Revere as part of the Site Plan Review process to ensure that adequate and appropriate facilities will be provided for the proper use.*
- (c) *Finally, as stated above, the Applicant is a long-time and well-run rental car business which is experienced in opening and operating store branches in and around the City of Revere such that it has experience in ensuring that adequate and appropriate facilities will be provided for the proper use in this specific application.*

Date: June 29, 2022

Respectfully submitted by: Enterprise Rent-A-Car Company of Boston, LLC

To: Richard Viscay, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

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

Name of Applicant: Enterprise Rent-A-Car Company of Boston, LLC
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 50 Tomahawk Drive Bldg #49, East Boston, MA 02128
(business address of above person, corporation or business enterprise)

Location Address: 85 Squire Road
(location of property for which license or permit is required.)

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

Certification

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

Signature of Individual or

Corporate Name SUNRISE EQUITIES CORP.

by: *[Signature]*, Vice President
Corporate Officer (if applicable)

Certification

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

Signature of Individual or

Corporate Name SUNRISE EQUITIES CORP.

by: *[Signature]*, Vice President
Corporate Officer (if applicable)

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

SITE PLAN REVIEW COMMITTEE DENIAL FORM

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

Ashley Melnik

From: fstringi@revere.org
Sent: Tuesday, June 28, 2022 12:35 PM
To: nnozula@mqmlp.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: June 28, 2022
Application #: SPR22-000062
Address: 85 SQUIRE RD
Description: Change of Commercial Use from Retail to Automotive/truck rental office and storage
Review Status: Denied

Thank you for your recent permit application for Change of Commercial Use from Retail to Automotive/truck rental office and storage. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- In accordance with Section 17.16.040(D), an automotive/truck rental office and storage may only be allowed by special permit of the City Council subject to the conditions noted in footnote ^^^.

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

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

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

From: noreply-portal@citizenserve.com
To: [Nicholas Zozula](#)
Subject: Your citizenserve application status has changed
Date: Tuesday, June 28, 2022 12:36:11 PM

CITY OF REVERE APPLICATION STATUS UPDATED

The status of your City of Revere SITE PLAN REVIEW application status has been updated. Your permit application has been denied, visit our online portal to view review comments

Permit #: SPR22-000062

Description: Change of Commercial Use from Retail to Automotive/truck rental office and storage

Address: 85 SQUIRE RD

New Status: Denied

0.00 0.00

[CLICK HERE TO VIEW YOUR APPLICATION](#)



PLANS

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

GENERAL NOTES :

PARCEL ID : 27-439R-3

LOCAL ORDINANCE : BOOK 3306A, PAGE 129

PLAN REFERENCE : PLAN 1462 OF 1887

ZONING : R8 (MEDIUM DENSITY)

OWNER : ENTERPRISE RENT-A-CAR, INC. 85 SQUIRE ROAD, REVERE, MASSACHUSETTS 02150

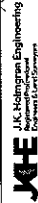
THE PROPOSED SITE IS NOT LOCATED WITHIN AN AFD ZONED AS R8. THE PROPOSED SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONED (ZONE X) AS PER FEMA - FIRM MAP COMMUNITY PANEL 2005030101A DATED AUGUST 14, 2014.

Parcel ID 27-439R-3
85 Squire Road, Revere, Massachusetts

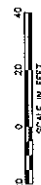
ENTERPRISE RENT-A-CAR

UTILITY PLAN

J.K. HOLMGREN ENGINEERING, INC.
Registered Professional Engineers and Land Surveyors
1024 Ford Street, Brockton, MA 02301
Phone - (508) 583-2895 Fax - (508) 586-7518
Email - jkhol@golink.com



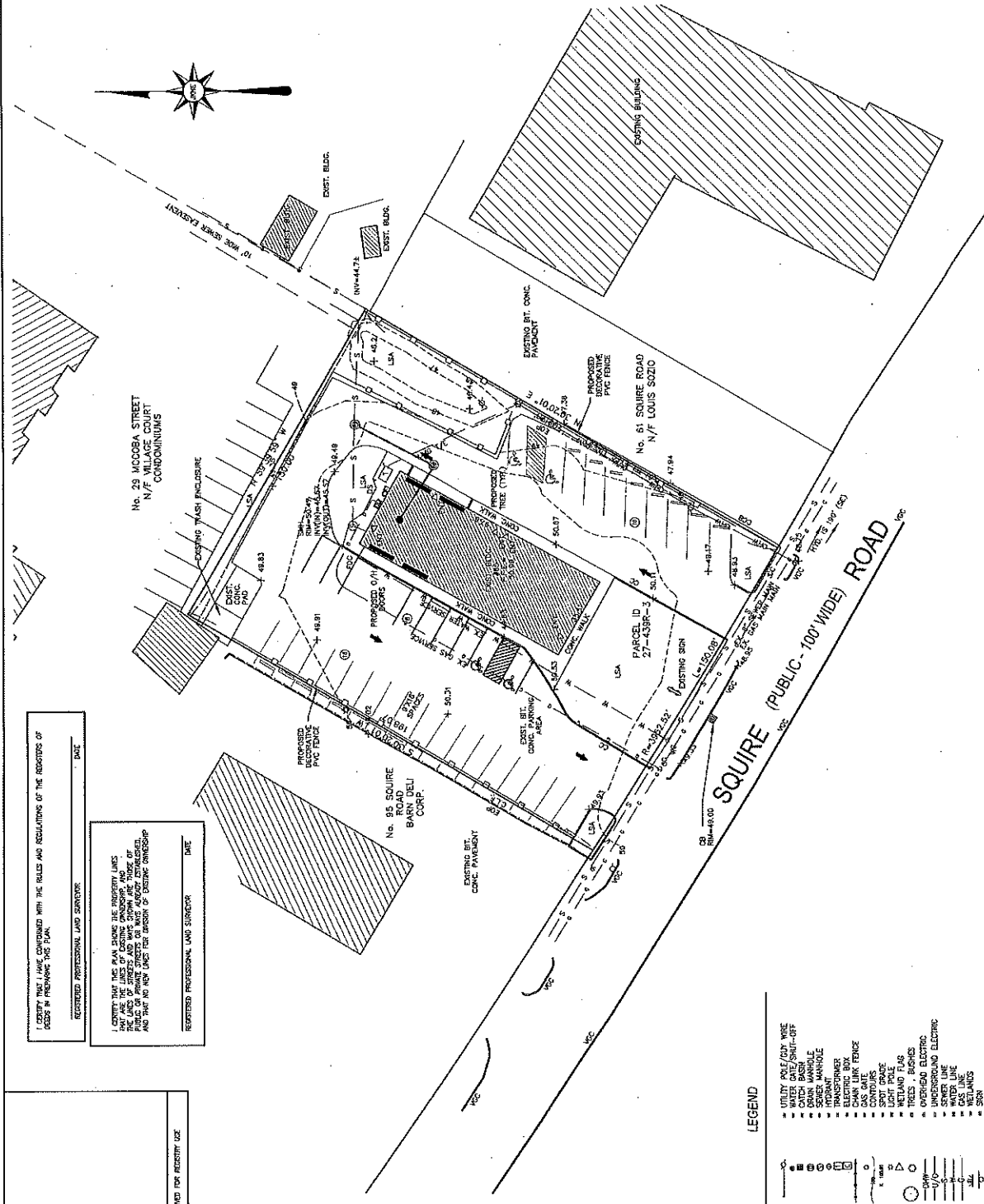
J.K. Holmgren Engineering
Registered Professional Engineer
No. 14420



SCALE: 1" = 20'

DATE: 08/27/2021

Table with columns for NO., BY, DATE, and REVISIONS. Includes drawing number C-2 and project number 2021-144.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND
- UTILITY POLE (60' WIDE)
- WATER GATE/SPLIT-OFF
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- ELECTRIC BOX
- SIGNAL LIGHT FENCE
- SPOT GRADE
- ELEVATION
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- SIGN
- TEST PIT

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

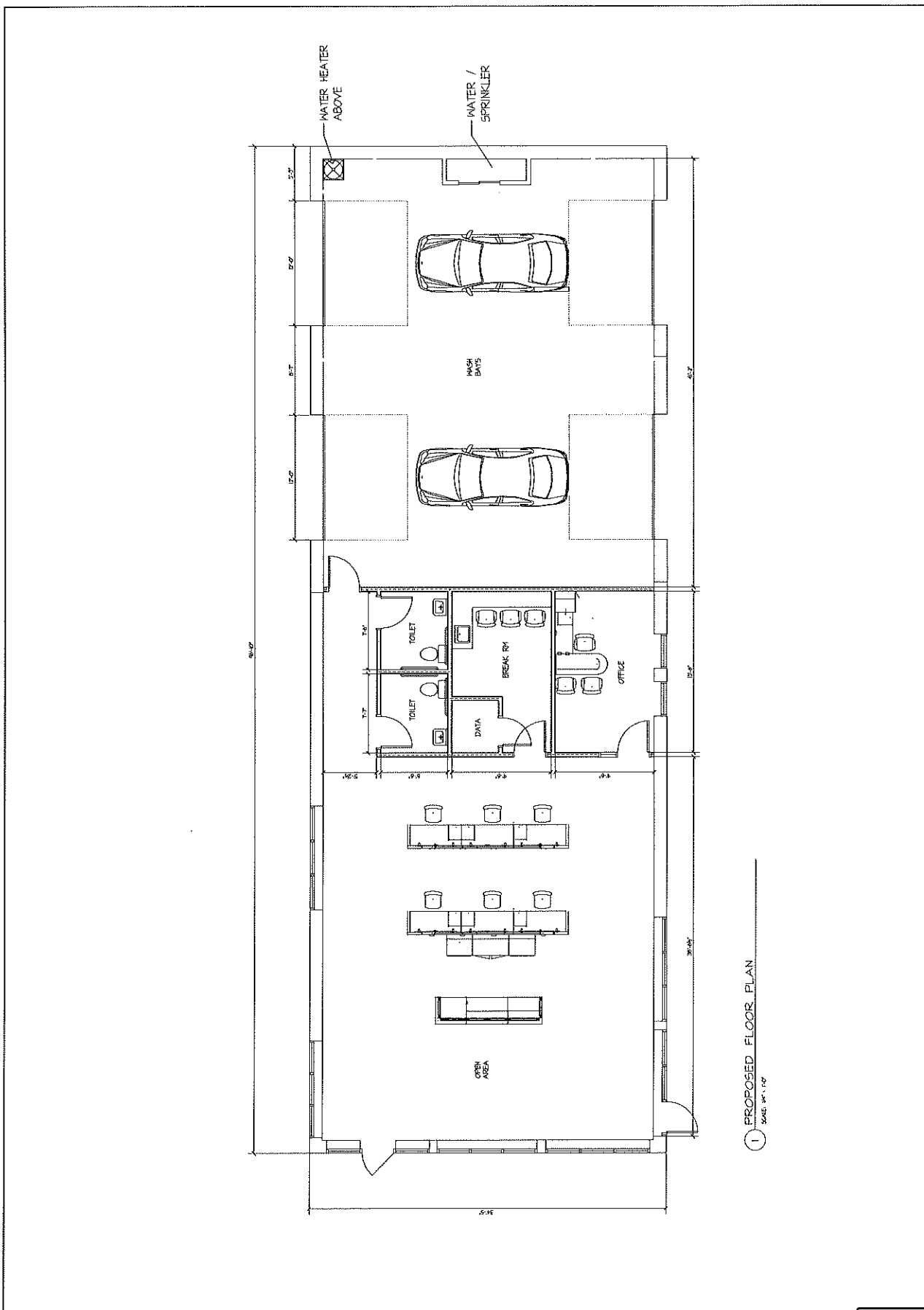
Enterprise Holdings, Inc.
 483 Whippany Street
 Whippany, NJ



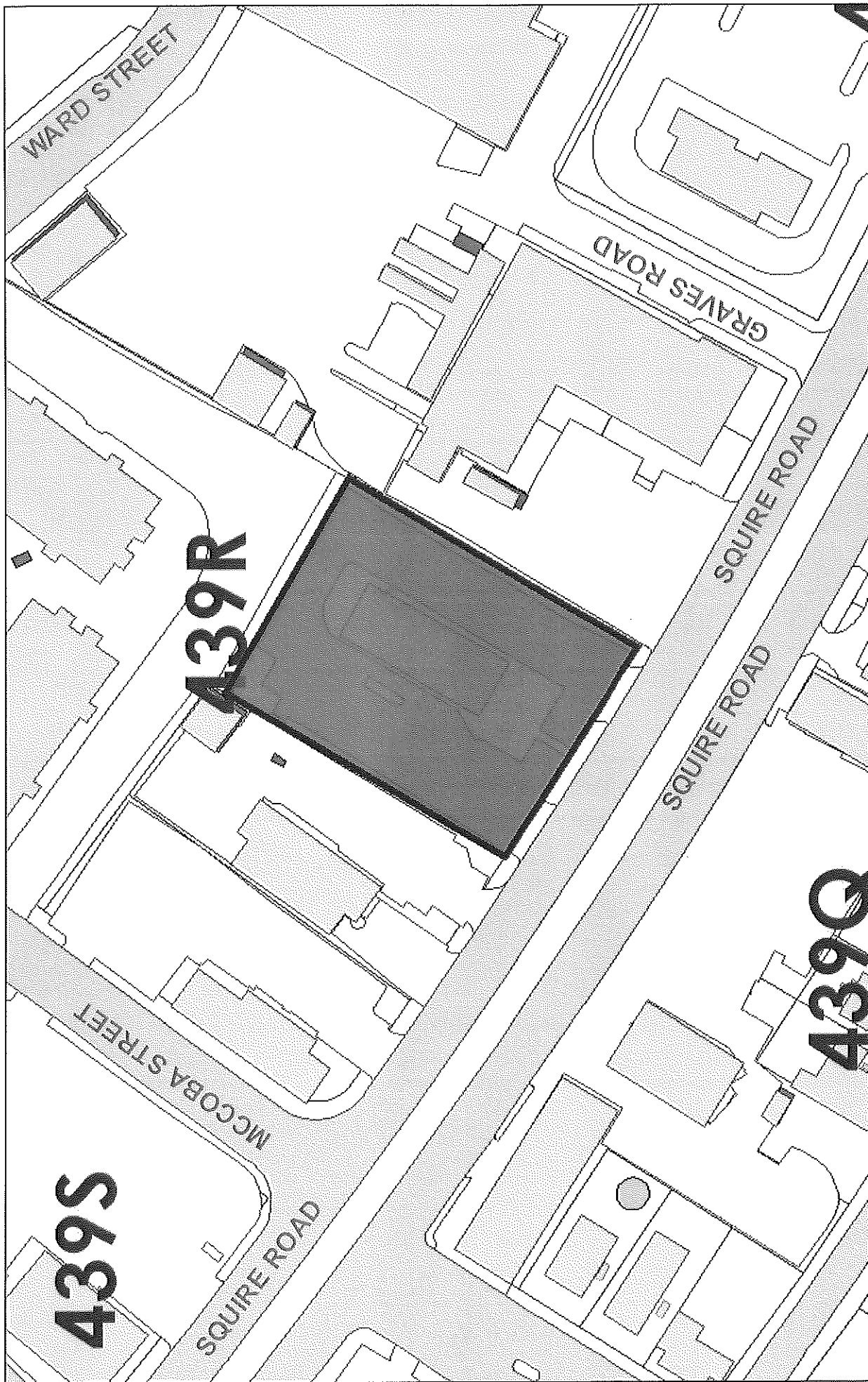
NO.	DATE	DESCRIPTION
1.	08/17/2022	FINAL APPROVAL
SHEET TITLE:		

PROPOSED FLOOR PLAN	
JOB No.	22006
DATE	08/17/2022
SCALE	1/4" = 1'-0"
DATE	08/17/2022
SHEET IDENTIFICATION:	

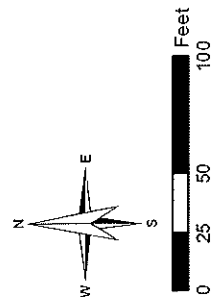
A-201



1 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



85 Squire Road



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.

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

CERTIFIED LIST OF ABUTTERS

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

106 SQUIRE RD SQUIRE ROAD INVESTMENTS,LLC P.O. BOX 365 REVERE, MA 02151	27-439Q-11 LUC: 325	77 PITCAIRN ST MEDINA DIDIANA PALACIOS JOSE 77 PITCAIRN ST REVERE, MA 02151	27-439Q-5 LUC: 104	29 MCCOBA ST 11 BAJRAMOVIC SENAD 24 COREY ST APARTMENT 204 EVERETT, MA 02149	27-439R-11-11 LUC: 102
100 SQUIRE RD G & C REALTY TRUST SCARLATA LEO 100 SQUIRE RD REVERE, MA 02151	27-439Q-12 LUC: 325	79 PITCAIRN ST BENYAHIA NADIA 79 PITCAIRN ST REVERE, MA 02151	27-439Q-5A LUC: 101	29 MCCOBA ST 12 KAUFMAN ALAN JOHN 29 MCCOBA ST REVERE, MA 02151	27-439R-11-12 LUC: 102
SQUIRE RD G & C REALTY TRUST SCARLATA LEO 100 SQUIRE RD REVERE, MA 02151	27-439Q-13 LUC: 337	81 PITCAIRN ST CHAN TUMIN CHAN ISABELLE 81 PITCAIRN ST REVERE, MA 02151	27-439Q-6B LUC: 104	29 MCCOBA ST 13 OLIVA ZOILA C 29 MCCOBA ST UNIT 13 REVERE, MA 02151	27-439R-11-13 LUC: 102
SQUIRE RD REVERE VENTURES LLC P O BOX 365 REVERE, MA 02151	27-439Q-14 LUC: 337	83 PITCAIRN ST CELANO KENNETH 7 KENNEDY DR SAUGUS, MA 01906	27-439Q-7 LUC: 104	29 MCCOBA ST 14 MELLO KELLEY J 29 MCCOBA ST UNIT 14 Revere, MA 02151	27-439R-11-14 LUC: 102
SQUIRE RD REVERE VENTURES LLC P O BOX 365 REVERE, MA 02151	27-439Q-15 LUC: 337	PITCAIRN ST G & C REALTY TRUST SCARLATA LEO 100 SQUIRE RD REVERE, MA 02151	27-439Q-8 LUC: 337	29 MCCOBA ST 15 DUQI ARTUR 29 MCCOBA ST UNIT 15 REVERE, MA 02151	27-439R-11-15 LUC: 102
SQUIRE RD REVERE VENTURES LLC P O BOX 365 REVERE, MA 02151	27-439Q-16 LUC: 337	105 SQUIRE RD REVERE PANGAKES, LLC C/O INTERNATIONAL HOUSE OF 450 N BRAND BLVD 7TH FLOOR GLENDALE, CA 91203	27-439R-1 LUC: 326	29 MCCOBA ST 16 JEAN-FELIX RIODE 29 MCCOBA ST UNIT 16 REVERE, MA 02151	27-439R-11-16 LUC: 102
72 SQUIRE RD 1 REVERE VENTURES LLC P O BOX 365 Revere, MA 02151	27-439Q-17 LUC: 356	WARD ST A.L.S. REALTY TRUST SOZIO LOUIS A TRUSTEE 150 MAIN ST WAKEFIELD, MA 01880	27-439R-10 LUC: 337	29 MCCOBA ST 17 RESENDE SILVANE 29 MCCOBA ST UNIT 17 Revere, MA 02151	27-439R-11-17 LUC: 102
68 SQUIRE RD NGUYEN JENNIFER MAI LE LISA 68 SQUIRE RD REVERE, MA 02151	27-439Q-18 LUC: 104	29 45 MCCOBA ST VILLAGE COURT CONDO ASSOC ALPINE PROPERTY MANAGEMENT 1950 W CORPORATE WAY # A9119 ANAHEIM, CA 92801	27-439R-11-0000 LUC: N/A	29 MCCOBA ST 18 BAJRAMOVIC SEAD 146 LARKIN ST Revere, MA 02151	27-439R-11-18 LUC: 102
71 PITCAIRN ST THOMPSON CLAUDE THOMPSON BEVERLY A 71 PITCAIRN ST REVERE, MA 02151	27-439Q-3 LUC: 104	29 MCCOBA ST 1 PEREZ-CASTRO OBEBDIESEL PEREZ-CASTRO JONATHAN 29 MCCOBA ST UNIT 1 REVERE, MA 02151	27-439R-11-1 LUC: 102	29 MCCOBA ST 19 YOUNDEN TENZIN 29 MCCOBA ST UNIT 19 Revere, MA 02151	27-439R-11-19 LUC: 102
72 SQUIRE RD 2 REVERE VENTURES LLC P O BOX 365 Revere, MA 02151	27-439Q-4 LUC: 340	29 MCCOBA ST 10 OGWU IBE M 29 MCCOBA ST UNIT 10 REVERE, MA 02151	27-439R-11-10 LUC: 102	29 MCCOBA ST 1A DESTEFANO ROCCO DESTEFANO MARIA 93 RIPLEY RD MEDFORD, MA 02155	27-439R-11-1A LUC: 102

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

29 MCCOBA ST 2 LUC: 102 HOPKINS DAVID J 25 FULLER RD LEXINGTON, MA 02420	27-439R-11-2	29 MCCOBA ST 7 LUC: 102 HAJRO TAULANT 29 MCCOBA ST UNIT 7 Revere, MA 02151	27-439R-11-7	35 MCCOBA ST 31 LUC: 102 VILLAGE COURT CONDOMINIUM ASSO C/O ALPINE MANAGEMENT 12 DAMONMILL SQ CONCORD, MA 01742	27-439R-12-31
29 MCCOBA ST 20 LUC: 102 THOMS CLAUDIA L 29 MCCOBA ST UNIT 20 REVERE, MA 02151	27-439R-11-20	29 MCCOBA ST 8 LUC: 102 NGUYEN SAO T DINH HIEP V 29 MCCOBA ST UNIT 8 REVERE, MA 02151	27-439R-11-8	35 MCCOBA ST 32 LUC: 102 CHAN CHIU C SUN FRANCES 171 SWANTON ST U-45 WINCHESTER, MA 01890	27-439R-12-32
29 MCCOBA ST 21 LUC: 102 TORRES CRISTIAN R TORRES FABIANA 29 MCCOBA ST UNIT 21 Revere, MA 02151	27-439R-11-21	29 MCCOBA ST 9 LUC: 102 OURAIGUI ALLAL 29 MCCOBA ST UNIT 9 Revere, MA 02151	27-439R-11-9	35 MCCOBA ST 33 LUC: 102 SEGAL ALAN BARRY C/O FLORENCE C/O JEAN & JULIETTE D 35 MCCOBA ST REVERE, MA 02151	27-439R-12-33
29 MCCOBA ST 22 LUC: 102 VELIC SEJAD VELIC AZRA 29 MCCOBA ST REVERE, MA 02151	27-439R-11-22	35 MCCOBA ST 25 LUC: 102 VASSALLO KARLA J DELGADO-VASSALLO ELIZABETH 35 MCCOBA ST UNIT 25 Revere, MA 02151	27-439R-12-25	35 MCCOBA ST 34 LUC: 102 BERIC SINISA 35 MCCOBA ST UNIT 34 Revere, MA 02151	27-439R-12-34
29 MCCOBA ST 23 LUC: 102 OUBALLA TOUFIK GHALLAMI FATIMAZAHRA AIT 29 MCCOBA ST UNIT 23 REVERE, MA 02151	27-439R-11-23	35 MCCOBA ST 26 LUC: 102 MAHFOUDI ABDERRAHIM 35 MCCOBA ST UNIT 26 Revere, MA 02151	27-439R-12-26	35 MCCOBA ST 35 LUC: 102 DRELLA LUCY A 35 MCCOBA ST UNIT 35 REVERE, MA 02151	27-439R-12-35
29 MCCOBA ST 24 LUC: 102 MUSARAJ ROBERT ALLUSHI JUNILDA 29 MCCOBA ST UNIT 24 REVERE, MA 02151	27-439R-11-24	35 MCCOBA ST 27 LUC: 102 J&W FENG, LLC 50 NEPONSET ST REVERE, MA 02151	27-439R-12-27	35 MCCOBA ST 36 LUC: 102 WONG JENNIFER 35 MCCOBA ST UNIT 36 REVERE, MA 02151	27-439R-12-36
29 MCCOBA ST 3 LUC: 102 MAROTTA PHILIP R 29 MCCOBA ST REVERE, MA 02151	27-439R-11-3	35 MCCOBA ST 28 LUC: 102 EL ANTRAOUI SAID 35 MCCOBA ST UNIT 28 REVERE, MA 02151	27-439R-12-28	35 MCCOBA ST 37 LUC: 102 FLICKINGER VERA MAIA 35 MCCOBA ST REVERE, MA 02151	27-439R-12-37
29 MCCOBA ST 4 LUC: 102 HOPKINS DAVID 25 FULLER RD LEXINGTON, MA 02420	27-439R-11-4	35 MCCOBA ST 29 LUC: 102 BONASORO DIANA LIFE ESTATE RUSSO MARK REMAINDERMAN 35 MCCOBA ST UNIT 29 REVERE, MA 02151	27-439R-12-29	35 MCCOBA ST 38 LUC: 102 SMITH THELMA 35 MCCOBA ST UNIT 38 REVERE, MA 02151	27-439R-12-38
29 MCCOBA ST 5 LUC: 102 BOUADDI KHALID MOUAJIT HANAA 29 MCCOBA ST UNIT 5 REVERE, MA 02151	27-439R-11-5	35 MCCOBA ST 2A LUC: 102 PAGLIOCCO SEBASTIAN S PAGLIOCCO MARYLYN R P O BOX 46 BOXFORD, MA 01921	27-439R-12-2A	35 MCCOBA ST 39 LUC: 102 FLICKINGER VERA MAIA 35 MCCOBA ST REVERE, MA 02151	27-439R-12-39
29 MCCOBA ST 6 LUC: 102 GROSS ZENAIDE 29 MCCOBA ST UNIT 6 Revere, MA 02151	27-439R-11-6	35 MCCOBA ST 30 LUC: 102 CARVALHO FREDERICO R 35 MCCOBA ST UNIT 30 REVERE, MA 02151	27-439R-12-30	35 MCCOBA ST 40 LUC: 102 THAO THUY, LLC 230 CONANT ST REVERE, MA 02151	27-439R-12-40

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

35 MCCOBA ST 41 ADVIC SEMSUDIN ADVIC MUHAMED 35 MCCOBA ST UNIT 41 REVERE, MA 02151	27-439R-12-41 LUC: 102	45 MCCOBA ST 50 SHANAHAN SR JOHN SHANAHAN JR C/O JOHN 45 MCCOBA ST UNIT 50 REVERE, MA 02151	27-439R-13-50 LUC: 102	45 MCCOBA ST 60 SMALL HUGH K 45 MCCOBA ST REVERE, MA 02151	27-439R-13-60 LUC: 102
35 MCCOBA ST 42 XU JIA JING XU CARMEN JIAMIN 22 HOLYOKE ST MALDEN, MA 02148	27-439R-12-42 LUC: 102	45 MCCOBA ST 51 REDDY YOGESH SHEKAR SUPRIYA 336 ELLIOT ST NEWTON, MA 02464	27-439R-13-51 LUC: 102	45 MCCOBA ST 61 HAILU ASHENAFI 208 POPLAR ST UNIT 2 CHELSEA, MA 02150	27-439R-13-61 LUC: 102
35 MCCOBA ST 43 CORIN FAMILY REALTY TRUST CORIN HARVEY TRUSTEE 35 MCCOBA ST UNIT 43 REVERE, MA 02151	27-439R-12-43 LUC: 102	45 MCCOBA ST 52 CHAN CHIU C 171 SWANTON ST U-45 WINCHESTER, MA 01890	27-439R-13-52 LUC: 102	45 MCCOBA ST 62 ROSEN ERIC 45 MCCOBA ST REVERE, MA 02151	27-439R-13-62 LUC: 102
35 MCCOBA ST 44 ANAND AMIT YADAV SUJATA 35 MCCOBA ST UNIT 44 REVERE, MA 02151	27-439R-12-44 LUC: 102	45 MCCOBA ST 53 SAMPAIO ADRIANA V PINTO ANA 1413 SHEFFIELD WAY SAUGUS, MA 01906	27-439R-13-53 LUC: 102	45 MCCOBA ST 63 A.G.D. REALTY TRUST HUANG HUILI TRUSTEE 29 GIBSON ST MEDFORD, MA 02155	27-439R-13-63 LUC: 102
35 MCCOBA ST 45 35 MCCOBA STREET LLC C/O MCLANE MIDDLETON, P.A. 45 SCHOOL ST 2ND FLR BOSTON, MA 02128	27-439R-12-45 LUC: 102	45 MCCOBA ST 54 EXECUTIVE REALTY TRUST ROBERTA ALFRED F TRUSTEE P O BOX 81276 WELLESLEY HILLS, MA 02481	27-439R-13-54 LUC: 102	45 MCCOBA ST 64 TRIPOLI EILEEN TRIPOLI PHILIP 25 ROBINHOOD RD MARLBORO, MA 01752	27-439R-13-64 LUC: 102
35 MCCOBA ST 46 WEISS JUDY 35 MCCOBA ST REVERE, MA 02151	27-439R-12-46 LUC: 102	45 MCCOBA ST 55 CTC LIVING TRUST CHAN CHIU TRUSTEE 171 SWANTON ST U-45 WINCHESTER, MA 01890	27-439R-13-55 LUC: 102	45 MCCOBA ST 65 GAUTHIER ELIZABETH L 45 MCCOBA ST UNIT 65 REVERE, MA 02151	27-439R-13-65 LUC: 102
35 MCCOBA ST 47 BOSKOVIC RADE BOSKOVIC SVJETLANA 35 MCCOBA ST UNIT 47 Revere, MA 02151	27-439R-12-47 LUC: 102	45 MCCOBA ST 56 SUN FRANCES 171 SWANTON ST U-45 WINCHESTER, MA 01890	27-439R-13-56 LUC: 102	45 MCCOBA ST 66 HARRATH EL HASSANE 45 MCCOBA ST UNIT 66 REVERE, MA 02151	27-439R-13-66 LUC: 102
35 MCCOBA ST 48 SHIMA ENGJELLUSHE SALIASI SILVI 35 MCCOBA ST UNIT 48 REVERE, MA 02151	27-439R-12-48 LUC: 102	45 MCCOBA ST 57 CLEMENTS ELEANOR LIFE ESTATE VERRICO ROBERT J REMAINDERMAN 45 MCCOBA ST UNIT 57 REVERE, MA 02151	27-439R-13-57 LUC: 102	45 MCCOBA ST 67 MZIGUIR ABDELALI 45 MCCOBA ST UNIT 67 REVERE, MA 02151	27-439R-13-67 LUC: 102
45 MCCOBA ST 3A JOHN AND THEODORE MCCOBA STREE HURLEY THEODORE TRUSTEE 83 MARION ST WILMINGTON, MA 01887	27-439R-13-3A LUC: 102	45 MCCOBA ST 58 DONAHUE JOHN J 45 MCCOBA ST REVERE, MA 02151	27-439R-13-58 LUC: 102	45 MCCOBA ST 68 CADOGAN JR JAMES J 2001 MARINA DR UNIT 107W QUINCY, MA 02171	27-439R-13-68 LUC: 102
45 MCCOBA ST 49 VALLETTA ALBERT P O BOX 82176 WELLESLEY HILLS, MA 02481	27-439R-13-49 LUC: 102	45 MCCOBA ST 59 PAULINO ELVIS 45 MCCOBA ST UNIT 59 REVERE, MA 02151	27-439R-13-59 LUC: 102	45 MCCOBA ST 69 PEMA ADA 68 SIGOURNEY ST Revere, MA 02151	27-439R-13-69 LUC: 102

45 MCCOBA ST 70 27-439R-13-70
LUC: 102
WILLIAM F RUSSELL SPECIAL NEED
RUSSELL ROBERT F TRUSTEE
47 HENRY AVE
MELROSE, MA 02176

61 SQUIRE RD 27-439R-9
LUC: 390
A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

45 MCCOBA ST 71 27-439R-13-71
LUC: 102
BOUZIANE ABDELHAMID
45 MCCOBA ST
UNIT 71
REVERE, MA 02151

125 SQUIRE RD 27-439S-1
LUC: 390
125 SQUIRE ROAD REAL ESTATE HOLDINGS, LLC
67 SALEM ST
SWAMPSCOTT, MA 01907

45 MCCOBA ST 72 27-439R-13-72
LUC: 102
AVDIC REFIK
AVDIC ZUMRA
45 MCCOBA ST
UNIT 72
REVERE, MA 02151

WARD ST 27-439U-6C
LUC: 900
UNITED STATES POSTAL SERVICE
P O BOX 27497
GREENSBORO, NC 27498-1103

95 SQUIRE RD 27-439R-2
LUC: 335
BARN DELI CORP
COPPOLA JOHN
110 FRANK BENNETT HWY
SAUGUS, MA 01906

60 WARD ST 27-445E-4
LUC: 318
BD'S DISCOUNT LLC
290 BROADWAY
CHELSEA, MA 02150

85 SQUIRE RD 27-439R-3
LUC: 325
SUNRISE EQUITIES CORP
C/O UNITED CAPITAL CORP
9 PARK PL
4TH FLOOR
GREAT NECK, NY 11021

5 WARD ST 27-446445F-1A
LUC: 322
LML WARD, LLC
401 EDGEWATER PL
SUITE 265
WAKEFIELD, MA 01880

SQUIRE RD 27-439R-4
LUC: 337
A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE.
DATE: 6/30/22

WARD ST 27-439R-5
LUC: 337
A.L.S. REALTY
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

WARD ST 27-439R-6
LUC: 337
A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

SQUIRE RD 27-439R-7
LUC: 337
A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

SQUIRE RD 27-439R-8
LUC: 337
A.L.S. REALTY TRUST
SOZIO LOUIS A TRUSTEE
150 MAIN ST
WAKEFIELD, MA 01880

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

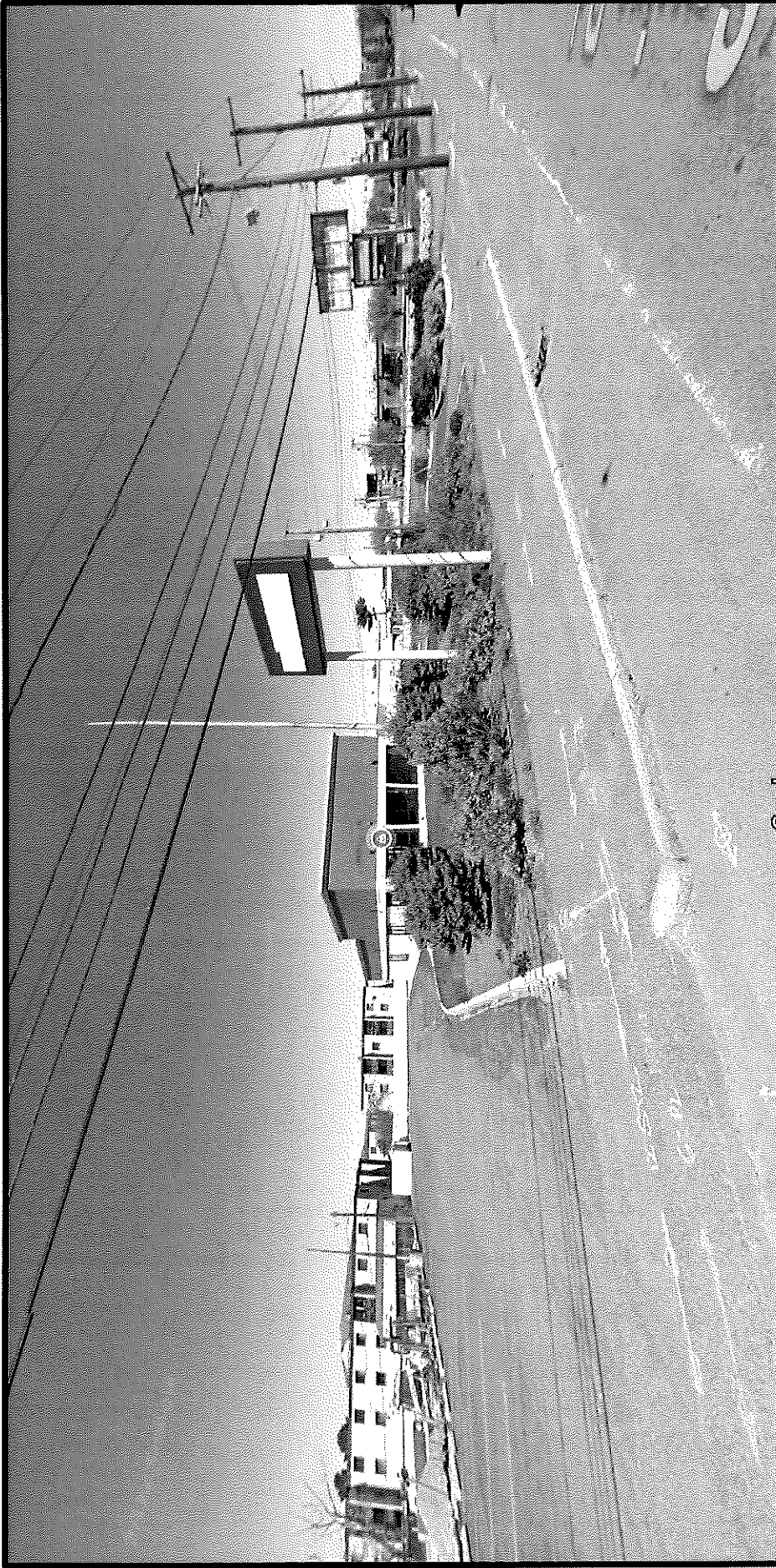
PHOTOS OF THE SITE AND/OR STRUCTURES

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

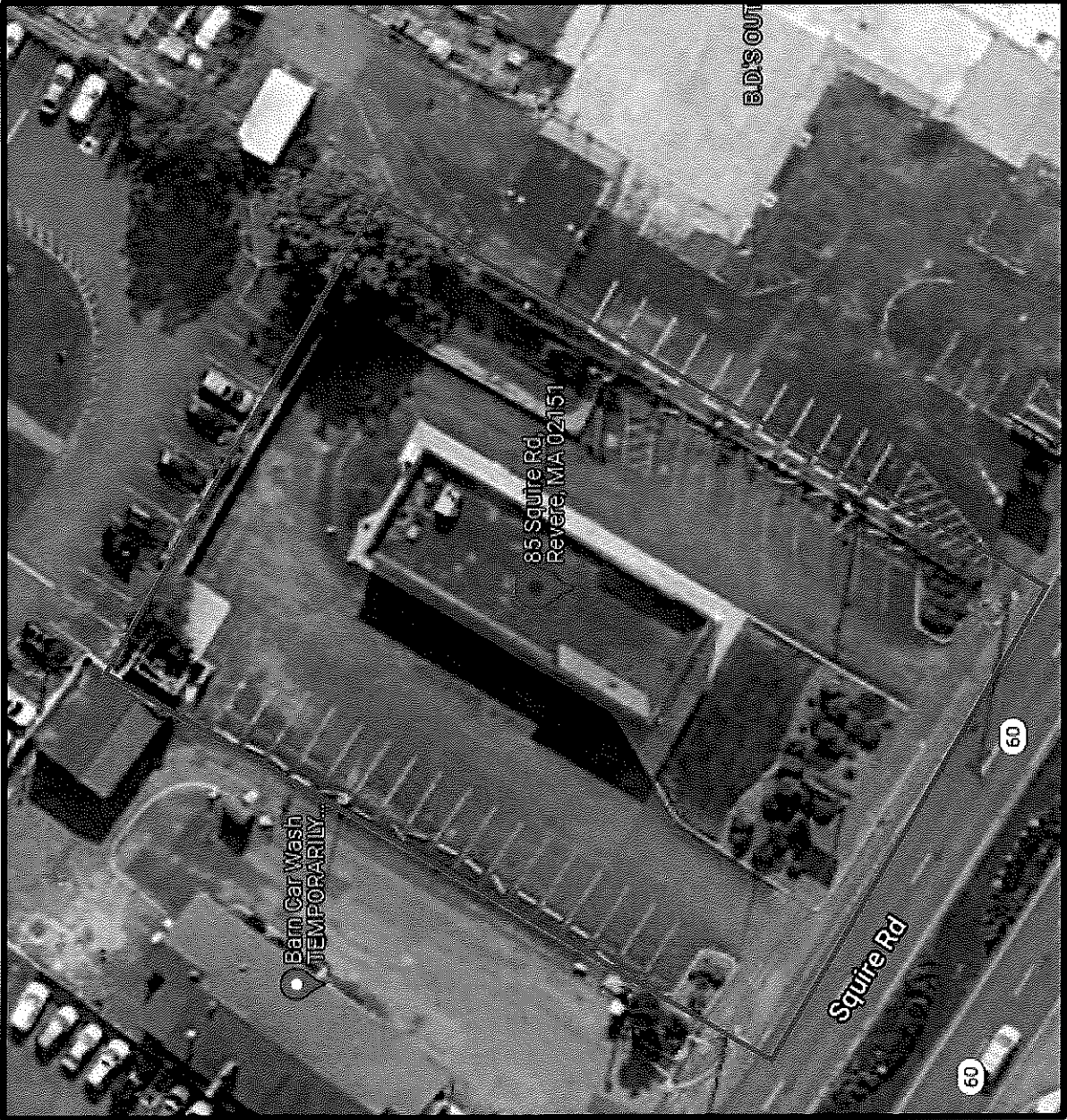
85 Squire Road - Photos of the Site and/or Structures



85 Squire Road - Photos of the Site and/or Structures



85 Squire Road - Photos of the Site and/or Structures



Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

**REQUIRED FEES FOR SUBMISSION TO
REVERE CITY COUNCIL**

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

McDERMOTT
 QUILTY &
 MILLER LLP

www.mqmlp.com

28 STATE STREET, SUITE 802
 BOSTON, MA 02109

June 30, 2022

VIA FEDERAL EXPRESS & ELECTRONIC MAIL (amelnik@revere.org)

Ashley E. Melnik
 Revere City Clerk
 281 Broadway
 Revere, Massachusetts 02151

RE: Application for Special Permit
85 Squire Road, Revere, Massachusetts 02151

Dear City Clerk Melnik:

As counsel to Enterprise Rent-A-Car Company of Boston, LLC, the Applicant for a Special Permit pursuant to the City of Revere Zoning Ordinance to allow an "Automotive/Truck Rental Office and Storage" Use in the Highway Business districts by Special Permit, I am writing to submit the enclosed original application for the same with the following:

1. Special Permit Application;
2. Site Plan Review Committee Denial Form;
3. Plans;
 - a. Certified and Stamped Plot Plan; Utility Plan; Proposed Floor Plan; GIS Locus Map.
4. Certified List of Abutters;
5. Photos of the Site and/or Structures; and
6. Required Fees for Submission to Revere City Council.
 - a. \$260 to City of Revere
 - b. \$140 to Revere Journal

We respectfully request that this matter be placed on the next available Revere City Council public hearing agenda, which I understand to be August 22, 2022, if possible. Thank you for your time and consideration. Please do not hesitate to contact me with any questions in this regard.

Sincerely,



Nicholas J. Zozula, Esq
nzozula@mqmlp.com

NJZ/rwl
 enc.

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

SPECIAL PERMIT APPLICATION

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

McDERMOTT
 QUILTY &
 MILLER LLP

www.mqmlp.com

28 STATE STREET, SUITE 802
 BOSTON, MA 02109

July 7, 2022

VIA US MAIL & ELECTRONIC MAIL (amelnik@revere.org)

Ashley E. Melnik
 Revere City Clerk
 281 Broadway
 Revere, Massachusetts 02151

OFFICE CITY CLERK
 REVERE, MASS

2022 JUL 13 AM 10:13

FILED


**RE: Application for Special Permit
 Mailing Labels for Certified List of Abutters
 85 Squire Road, Revere, Massachusetts 02151**

Dear City Clerk Melnik:

As discussed, enclosed please find the required mailing labels for the certified list of abutters for the above-referenced and previously submitted Special Permit application. Apologies for not including these labels in the original application submission.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions in this regard.

Sincerely,


 Nicholas J. Zozula, Esq.
nzozula@mqmlp.com

NJZ/rwl
 enc.

Attachment: PH.C2204.85SquireRoad (22-208 : Special Permit C-22-04, 85 Squire Road)

C-22-05

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.060 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Sathuan Sa, EJS Investments, Inc., 1258 Elmwood Ave., Providence, RI 02907 request a special permit from the Revere City Council to enable the appellant to raze the existing structure and construct five (5) brand new, code-compliant townhomes at 84 Arcadia Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-05) 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 #27942
08/03/2022
08/10/2022

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

FORM B

APPLICATION NO. _____
DATE: _____

**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 filing may be rejected.

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.16.060
- C. Application for Special permit for Alteration and Extension of Nonconforming Uses (Revise Ordinances of the City of Revere)

1. Applicant submitting the application is:

Name: Sathuan Sa, EJS Investments, Inc.
Address: 1258 Elmwood Ave., Providence, RI 02907
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

FORM B

APPLICATION NO. C-22-05
DATE: 7/28/22

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 filing 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.

OFFICE OF THE CITY CLERK
CITY OF REVERE, MASSACHUSETTS
2022 JUL 28 PM 3:53
FILED

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280. *incorrect REFERENCE # 17.16.060*
- C. Application for Special permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere)

1. Applicant submitting the application is:

Name: Sathuan Sa, EJS Investments, Inc.
Address: 1258 Elmwood Ave., Providence, RI 02907
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Attachment: PH.C2205.84ArcadiaStreet (22-209) : Special Permit C-22-05, 84 Arcadia Street

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

Name: Gerry D'Ambrosio, Esq. and Christopher D. Cridler, Esq., D'Ambrosio LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: Sathuan Sa

Address: 1258 Elmwood Ave., Providence, RI, 02907

Tel. #: c/o D'Ambrosio LLP - (617) 720-5657

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 62625, Page 37, attached hereto as **Exhibit A**.

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 title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor's Office information: 82-84 Arcadia Road, Revere, Massachusetts

Parcel Identification number: 10-188B3-16A

7. A map describing the land uses of adjacent and nearby properties in included and made part of this application.

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

8. A Locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with sire marked for which permit is requested is included and made part of this application.

Please see USGS topographic and MassGIS maps attached hereto as **Exhibit D**.

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)?

yes no X do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a costal beach; _____ salt marsh; _____ land under the ocean;

__X__ 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.):

PARCEL I: A certain tract of land with all the buildings thereon situated on that part of Revere in the County of Suffolk, Commonwealth of Massachusetts, called Oak Island, and being lots numbered seventeen (17) and eighteen (18), as shown on Plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77. Said land being bounded and described as follows: Northwesternly by Arcadia Street, forty (40) feet; Northeasterly by lot 16 of said plan eighty (80) feet; Southeasterly by Boston and Maine Railroad, forty (40) feet; Southeasterly by lot number nineteen (19) on said plan eighty (80) feet. The tract of Land contains thirty-two hundred (3200) square feet.

PARCEL II: A certain parcel of land situated in that part of Revere in the County of Suffolk, called Oak Island, being lots numbered fifteen (15) and sixteen (16), as shown upon a plan of land at Oak Island Revere, Massachusetts, entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77, said land bounded and described as follows: Northwesternly by Arcadia Street, forty (40) feet; Northeasterly by lot fourteen (14) of said plan, eighty (80) feet; Southeasterly by land of the Boston and Maine Railroad, forty (40) feet; and, Southwesterly by lot seventeen (17) on said plan, eighty (80) feet. The parcel of land contains thirty-two hundred (3200) square feet of land.

PARCEL III: Two certain parcels of land situated in Revere in the rear of Arcadia Street being more particularly bounded and described as follows: I. Beginning at a stake at the Northeasterly corner of Lot sixteen (16) and the Southeasterly corner of lot fifteen (15) as shown on said plan hereunder referred to, thence Southeasterly by other land of said grantor along a line, being an extension of the division line between said lots fifteen (15) and sixteen (16), eighty-seven and one half (87.5) feet to a stake; thence turning an interior angle of 90° and running Southwesterly twenty (20) feet by other land of grantor to a stake at other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Northwesternly parallel to the course first above described, eighty-seven and one half (87.5) feet by other land formerly of Eastern Massachusetts Electric Company to a stake, which is the Southeasterly corner of lot sixteen (16) on said plan; thence turning an interior angle of 90° and running Northeasterly by said lot sixteen (16), twenty (20) feet to the point of the beginning. Lots fifteen (15) and sixteen (16) hereinabove referred to are shown on a plan entitled, "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909, F.P. Hall, C.E." and recorded in the

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

Suffolk Registry of Deeds in book 3414, Page 77. Second Parcel: Beginning at a stake at the Northeasterly corner of lot nineteen (19) in the Southeasterly corner of lot eighteen (18) (as shown on a plan hereinafter referred to; thence Southeasterly along the line, being an extension of the division line between lots eighteen (18) and nineteen (19), eighty-seven and one half (87.5) by land formerly of Eastern Massachusetts Electric Company to a stake; thence turning an interior angle 90° and running Southwesterly twenty (20) feet to a stake; thence turning an interior angle of 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) to a stake which is the Southeasterly corner of lot nineteen (19) on said plan, the last two courses and distances are bounded by other land of the grantor; thence turning an interior angle of 90° and running Northeasterly by said lot nineteen (19), twenty (20) feet to the point of the beginning. Lots eighteen (18) and nineteen (19) hereinabove referred to are shown on a plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77.

PARCEL IV: A certain parcel of land situate in said Revere the rear of Arcadia Street and being more particularly bounded and described as follows: Beginning at a stake at the Northeasterly corner of Lot seventeen (17) in the Southeastern corner of Lot sixteen (16) as shown on a plan hereinafter referred to; thence Southeasterly along a line, being an extension of the division line between lots sixteen (16) and seventeen (17), eight-seven and one half (87.5) feet, more or less to stake; thence turning an interior angle of 90° and running Southwesterly forty (40) feet to a stake; thence turning an interior angle of 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) feet, more or less, to a stake, which stake is the Southeasterly corner of Lot eighteen (18) on said plan – the last three courses and distances are bounded by other land of the grantor; thence turning an interior angle of 90° and running Northwesterly by said lots eighteen (18) and seventeen (17) on said plan, forty (40) feet to the point of beginning. Lots sixteen (16) seventeen (17) and eighteen (18) hereinabove referred to are shown on a plan entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77.

PARCEL V: A certain parcel of land situated in said Revere in the rear of Arcadia Street and being more particularly bounded and described as follows: Beginning at a point at the Northeasterly corner of lot twenty (20) and the southeasterly corner of lot nineteen (19) as shown on a plan hereinafter mentioned; thence running Sunning Southeasterly along a line being an extension of the division line between said lots nineteen (19) and twenty (20), on said plan, eighty-seven and one half (87.5) feet by land now or formerly of Eastern Massachusetts Electric Company to stake at other land of the grantor; thence turning an interior angle of 90° and running Southwesterly twenty (20) feet by other land of grantor to a stake, thence turning an interior angle of 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) feet by land now or formerly of Ernest Edwards, to a stake, which is the Southeasterly corner of lot twenty (20) on said plan; thence turning an interior angle of 90° and running Northeasterly by said lot twenty (20) on said plan, twenty (20) feet to the point of beginning. Lots nineteen (19) and twenty (20) as above referred to are shown on a plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E."

and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77. Excepting and reserving, however, to the Eastern Massachusetts Electric Company and its successors and assigns of the above described land hereby conveyed, the perpetual right and easement to construct, reconstruct, repair, maintain, operate, and patrol, for the transmission of electric current and for telephone use, one pole with wires and cables strung upon from the same, said wires and cables crossing over the granted premises in any direction to and from said pole, together with all the guides, anchors, braces, fittings, and appurtenances; the location of said pole to be the same as are now constructed. Also perpetual right and easement from time to time, without payment therefor, to trim, keep trimmed along said lines of wires and cables such trees and underbrush as may, the opinion of the electric company or its successors and assigns, interfere with the safe and efficient operation of the lines, and to remove, replace, add to, and otherwise change the lines of wires and cables and said pole and appurtenances, and every part thereof, and to enter upon the granted premises for all of the above purposes and the removal of lines and pole. It is agreed that the lines and said pole and appurtenances shall remain the property of said electric company, its successors and assigns, the said electric company and its successors and assigns shall pay all taxes assessed thereon.

PARCEL VI: A certain parcel of land situated in the rear of Arcadia Street, in said Revere bounded and described as follows: Beginning appointed to Northeasterly corner of Lot fifteen (15) and the Southeasterly corner of Lot fourteen (14) on a plan hereinafter mentioned, then running Southeasterly along a line being an extension of the division line between lots fourteen (14) and fifteen (15), by land now or formerly of James J. Denning, eighty-seven and one half (87.5) feet to a point at remaining land of grantor; thence turning an interior angle of 90° and running Southwesterly by the remaining land of the grantor, twenty (20) feet to a corner of other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Southwesterly by the remaining land of the grantor, twenty (20) feet to a corner of other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Northwesterly on a line parallel with the course first above described and by land formerly of Eastern Massachusetts Electric Company, eighty-seven and one half (87.5) feet to a point which point is at the Southeasterly corner of Lot fifteen (15) on said plan, thence turning an interior angle of 90° running Northeasterly by said Lot fifteen (15) on said plan, twenty (20) feet to the point of beginning. Said lots fifteen (15) and fourteen (14), hereinabove referred to are shown on a plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909, F.P. Hall, C.E." and recorded in the Suffolk registry of Deeds in Book 3414, Page 77.

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

Applicant seeks to raze the current dilapidated structure and build five (5) brand new, code-compliant, townhomes on the site. Construction of townhomes within the RB district is allowable by special permit only.

Date of denial by building Inspector and/or Planning Board: July 26, 2022, please see Exhibit E, the denial letter from the Site Plan Review Committee.

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

[Signature] 07-28-2022
Signature of Applicant Date

[Signature] 07-28-2022
Signature of Owner Representative Date

[Signature] 7/28/22
Signature of Designated Representative Date

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

**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: Sathuan Sa
EJS Investments, Inc.
1258 Elmwood Ave.
Providence, RI 02907

Address: c/o D'Ambrosio Brown LLP
14 Proctor Avenue
Revere, MA 02151

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

Name: Sathuan Sa

Address: 5 Drummond Drive, Lincoln, RI 02865

3. If the property 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: N/A

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

Name: N/A

Address: N/A

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

The trust documents are on file at N/A and will be delivered upon request.

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

Page 2
General Disclosure Form

6. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: N/A

A copy of the Joint Venture agreement is on file at N/A and will be delivered upon request.

7. If the party is a corporation, provide the name and the 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:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: Sathuan K. Sa, 5 Drummond Dr. Lincoln, RI 02865

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: 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.

General Partner's Name
of Limited Partnership: N/A

Address: 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 require by Mass. General Law, Chapter 110, Section 5, is on file:

[Signatures on following page]

The foregoing information if provided under the Pains and Penalty of Perjury.

Signature of each party and land-owner:

Name

Date

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

Request for Finding of Fact – Special Permit

Now comes the applicant EJS Investments, Inc. who has applied to this Honorable City Council for a special permit for property located at 84 Arcadia Street, Revere, Massachusetts.

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. The Project will provide new additional code compliant housing near Revere Beach and replace a dangerously dilapidated blight on Arcadia Street. *See* Revere Zoning Ordinances, § 17.04.010

2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is valuable land near Revere Beach that can sustain use as individual townhomes. The current structure is a multi-family structure with adequate utilities serving the residents. Properties exist nearby that have recently been renovated to take advantage of the proximity to Revere Beach. The Project will modestly increase the housing in the neighborhood without overly taxing the infrastructure of the neighborhood.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.

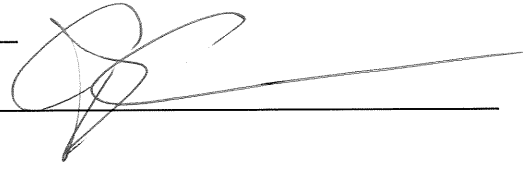
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense, and all aspects of the property will be brought up to code as is required in new construction. Additionally, the Project provides the necessary parking for its residents to alleviate the need for the Property's residents to park their vehicles on Arcadia Street.

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Arcadia Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant's current plans indicate that the applicant will remove a blighted property and build safer, code compliant housing with adequate parking for the new homeowners. The

Page 3
Finding of Fact Form

- 6. The adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) Adequate and appropriate facilities already service the Property or will be addressed through the construction of the new building.

Date: 1/28/22

Respectfully submitted by: 

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

EXHIBIT

A

Suffolk County Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 18032
Document Type	: DED
Recorded Date	: March 03, 2020
Recorded Time	: 04:09:15 PM
Recorded Book and Page	: 62625 / 37
Number of Pages(including cover sheet)	: 6
Receipt Number	: 810327
Recording Fee (including excise)	: \$2,161.40

 MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 03/03/2020 04:09 PM
 Ctrl# 198589 01977 Doc# 00018032
 Fee: \$2,006.40 Cons: \$440,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
 24 New Chardon Street
 Boston, MA 02114
 617-788-8575
Suffolkdeeds.com

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

Quitclaim Deed

I, Wendy J. Brown as appointed Personal Representative of the Estate of Sally V. Wentworth, Suffolk County Probate and Family Court, Document Number SU19P0427EA, by Power of Sale conferred in Will, and every other power, of Revere, MA

IN CONSIDERATION OF Four Hundred Forty Thousand and 00/100 (\$440,000.00) Dollars Paid

GRANT TO Sathuan Sa, individually, of PO BOX 6650, Providence, RI 02940

with QUITCLAIM COVENANTS

PARCEL I: A certain tract of land with all the buildings thereon situated on that part of Revere in the County of Suffolk, Commonwealth of Massachusetts, called Oak Island, and being lots numbered seventeen (17) and eighteen (18), as shown on Plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77. Said land being bounded and described as follows: Northwesterly by Arcadia Street, forty (40) feet; Northeasterly by lot 16 of said plan eighty (80) feet; Southeasterly by land Boston and Maine Railroad, forty (40) feet; Southeasterly by lot number 19 on said plan eighty (80) feet. The tract of land contains thirty-two hundred (3200) square feet.

property Address,

82-84 Arcadia Street. Revere MA 02151

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

PARCEL II: A certain parcel of land situated in that part of Revere in the County of Suffolk, called Oak Island, being lots numbered fifteen (15) and sixteen (16), as shown upon a plan of land at Oak Island, Revere, Massachusetts, entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77, said land bounded and described as follows: Northwesterly by Arcadia Street, forty (40) feet; Northeasterly by lot fourteen (14) of said plan, eighty (80) feet; Southeasterly by land of the Boston and Maine Railroad, forty (40) feet, and Southwesterly by lot seventeen (17) said plan, eighty (80) feet. The parcel of land contains thirty-two hundred (3200) square feet of land.

PARCEL III: Two (2) certain parcels of land situated in said Revere in the rear of Arcadia Street being more particularly bounded and described as follows: I. Beginning at a stake at the Northeasterly corner of lot sixteen (16) and the Southeasterly corner of lot fifteen (15) as shown on plan hereunder referred to, thence Southeasterly by other land of said grantor along a line, being an extension of the division line between said lots fifteen (15) and sixteen (16), eighty-seven and one half (87.5) feet to a stake; thence turning an interior angle of 90° and running Southwesterly twenty (20) feet by other land of grantor to a stake at other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) feet by other land formally of Eastern Massachusetts Electric Company to a stake, which is the Southeasterly corner of lot sixteen (16) on said plan; thence turning an interior angle of 90° and running Northeasterly by said lot sixteen (16), twenty (20) feet to the point of beginning. Lots fifteen (15) and sixteen (16) hereinabove referred to are shown on a plan entitled, "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F. P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77. Second Parcel: Beginning at a stake at the Northeasterly corner of lot nineteen (19) in the Southeasterly corner of Lot eighteen (18) as shown on a plan hereinafter referred to; thence Southeasterly along the line, being an extension of the division line between lots eighteen (18) and nineteen (19), eighty-seven and one half (87.5) feet by land formally of Eastern to Massachusetts Electric Company to a stake; thence turning and interior angle 90° and running Southwesterly twenty (20) feet to a stake; thence turning and interior angle or 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) feet to a stake, which is the Southeasterly corner of lot nineteen (19) on said plan, the last two courses and distances are bounded by other land of the grantor; thence turning an interior angle of 90° and running Northeasterly I said lot nineteen (19), twenty (20) feet to the point of beginning. Lots eighteen (18) and nineteen (19) hereinabove referred to are shown on a plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F. P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77.

PARCEL IV: A certain parcel of land situated in said Revere the rear of Acadia Street and being more particularly bounded and described as follows: Beginning at a stake at the Northeasterly corner of Lot seventeen (17) in the Southeastern corner of Lot sixteen (16) as shown upon a plan hereinafter referred to; thence Southeasterly along a line, being an extension of the division line between lots sixteen (16) and seventeen (17), eighty-seven and one half (87.5) feet, more or less to stake; thence turning interior angle of 90° and running Southwesterly forty (40) feet to a stake; thence turning an interior angle 90° and running Northwesterly parallel to the course first above described, eighty-seven and one half (87.5) feet, more or less, to a stake, which stake is the Southeasterly corner of Lot eighteen (18) on said plan – the last three courses and distances are bounded by other land of the grantor; thence turning an interior angle of 90° and running Northeasterly by said lots eighteen (18) and seventeen (17) on said plan, forty (40) feet to the point of beginning. Lots sixteen (16), seventeen (17) and eighteen (18) hereinabove referred to are shown on a plan entitled “Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E.” and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77.

PARCEL V: A certain parcel of land situated said Revere in the rear of Acadia Street and being more particularly bounded and described as follows: Beginning at a point at the Northeasterly corner of lot twenty (20) and the Southeasterly corner of lot nineteen (19) as shown on a plan here hereinafter mentioned; thence running Southeasterly along a line being extension of the division line between said lots nineteen (19) and twenty (20), on said plan, eighty-seven and one half (87.5) feet by land now or formerly of Eastern Massachusetts Electric Company to stake at other land of the grantor; thence turning an interior angle 90° and running Southwesterly twenty (20) feet by other land of grantor to a stake, thence turning an interior angle 90° and running Northwesterly parallel to the course first above-described, eighty-seven and one half (87.5) feet by land now or formerly of Ernest Edwards, to a stake, which is the Southeasterly corner of lot twenty (20) on said plan; thence turning an interior angel of 90° and running Northeasterly by said lot twenty (20) on said plan, twenty (20) feet to the point of beginning. Lots nineteen (19) and twenty (20) as above referred to are shown on a plan of land entitled “Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F.P. Hall, C.E.” and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77. Excepting and reserving, however, to the Eastern Massachusetts Electric Company and its successors and assigns of the above-described land hereby conveyed, the perpetual right and easement to construct, reconstruct, repair, maintain, operate, and patrol, for the transmission of electric current and for telephone use, one pole with wires, and cables strung upon from the same, said wires and cables crossing over the granted premises in any direction to and from said pole, together with all guys, anchors, braces, fittings, and appurtenances; the location of said pole to be same as are now constructed. Also perpetual right and easement from time to time, without payment therefore, to trim, keep trimmed along said lines of wires and cables such trees and underbrush as may, the opinion of the electric company or its successors or assigns, interfere with the safe and efficient operation of the lines, and to remove, replace, add to, and otherwise change the lines of wires and cables and said pole and appurtenances, and every part thereof,

and to enter upon the granted premises for all the above purposes, and the removal of lines and pole. It is agreed that the lines and said pole and appurtenances shall remain the property of said electric company, its successors and assigns, the said electric company and its successors and assigns shall pay all taxes assessed thereon.

PARCEL VI: A certain parcel of land situated in the rear of Acadia Street, said Revere bounded and described as follows: Beginning appointed to Northeasterly corner of Lot fifteen (15) and the Southeasterly corner of Lot fourteen (14) shown on a plan hereinafter mentioned, thence running Southeasterly along a line being an extension of the division line between lots fifteen (15) and fourteen (14), by land now or formerly of James J. Denning, eighty-seven and one half (87.5) feet to a point at remaining land of the grantor; thence turning an interior angle of 90° and running Southwesterly by the remaining land of the grantor, twenty (20) feet to a corner of other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Southwesterly by the remaining land of the grantor, twenty (20) feet to a corner of other land formerly of Eastern Massachusetts Electric Company; thence turning an interior angle of 90° and running Northwesterly on a line parallel with the course first above described and by land formerly of Eastern Massachusetts Electric Company, eighty-seven and one half (87.5) feet to a point which point is at the Southeasterly corner of Lot fifteen (15) on said plan, thence turning an interior angle of 90° running Northeasterly by said Lot fifteen 15 on said plan, twenty (20) feet to the point of beginning. Said lots fifteen (15) and fourteen (14), hereinabove referred to are shown on a plan of land entitled "Plan of Land at Oak Island, Revere, Massachusetts, scale 100 feet equals 1 inch, July 1909 F. P. Hall, C.E." and recorded in the Suffolk Registry of Deeds in Book 3414, Page 77.

Grantors hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that there were no other persons entitled to protection of the homestead act.

For title reference see Deed dated February 28, 2014 and recorded in the County South Registry of Deeds in Book 55119, Page 278.

Suffolk

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Acadia Street)

WITNESS my hand and seal this 28 day of February, 2020

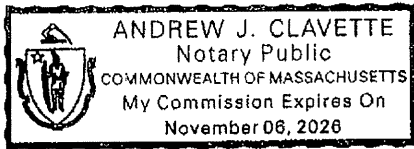
Wendy Brown
Wendy Brown, as appointed Personal Representative of the Estate of Sally V. Wentworth

THE COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

On this 28 day of February, 2020, before me, the undersigned notary public, personally appeared Wendy Brown (name of document signer), proved to me through satisfactory evidence of identification which were MA D.L. to be the person(s) who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief. and acknowledged that she signed it voluntarily for its stated purpose as her first act and Dec 2

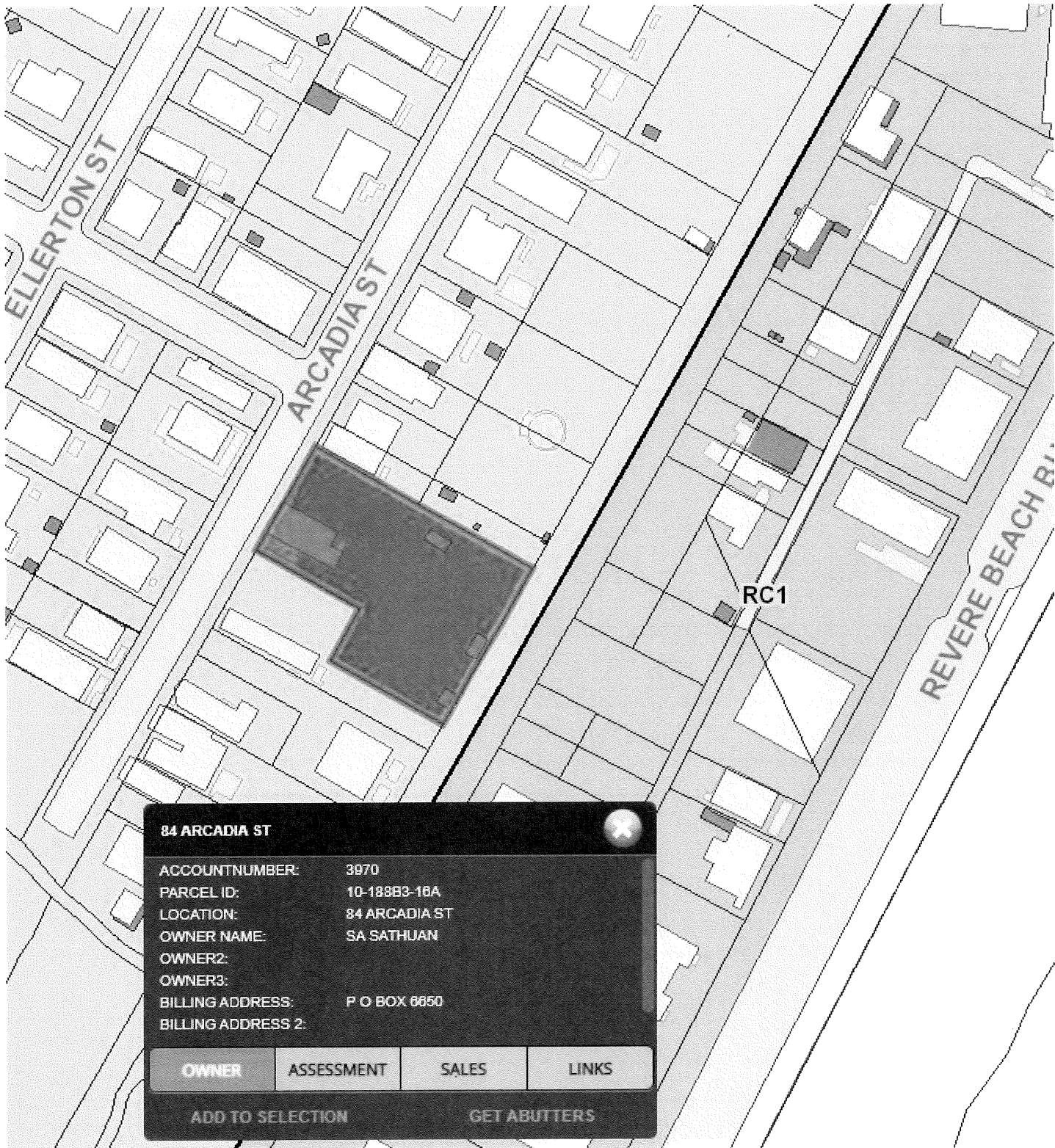
Andrew J. Clavette
Notary Public
My Comm. Exp: 11-6-2026
Andrew J. Clavette



Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

EXHIBIT B

EXHIBIT C



84 ARCADIA ST

ACCOUNTNUMBER: 3970
PARCEL ID: 10-18883-18A
LOCATION: 84 ARCADIA ST
OWNER NAME: SA SATHUAN
OWNER2:
OWNER3:
BILLING ADDRESS: P O BOX 8650
BILLING ADDRESS 2:

OWNER	ASSESSMENT	SALES	LINKS
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ADD TO SELECTION GET ABUTTERS

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

EXHIBIT D



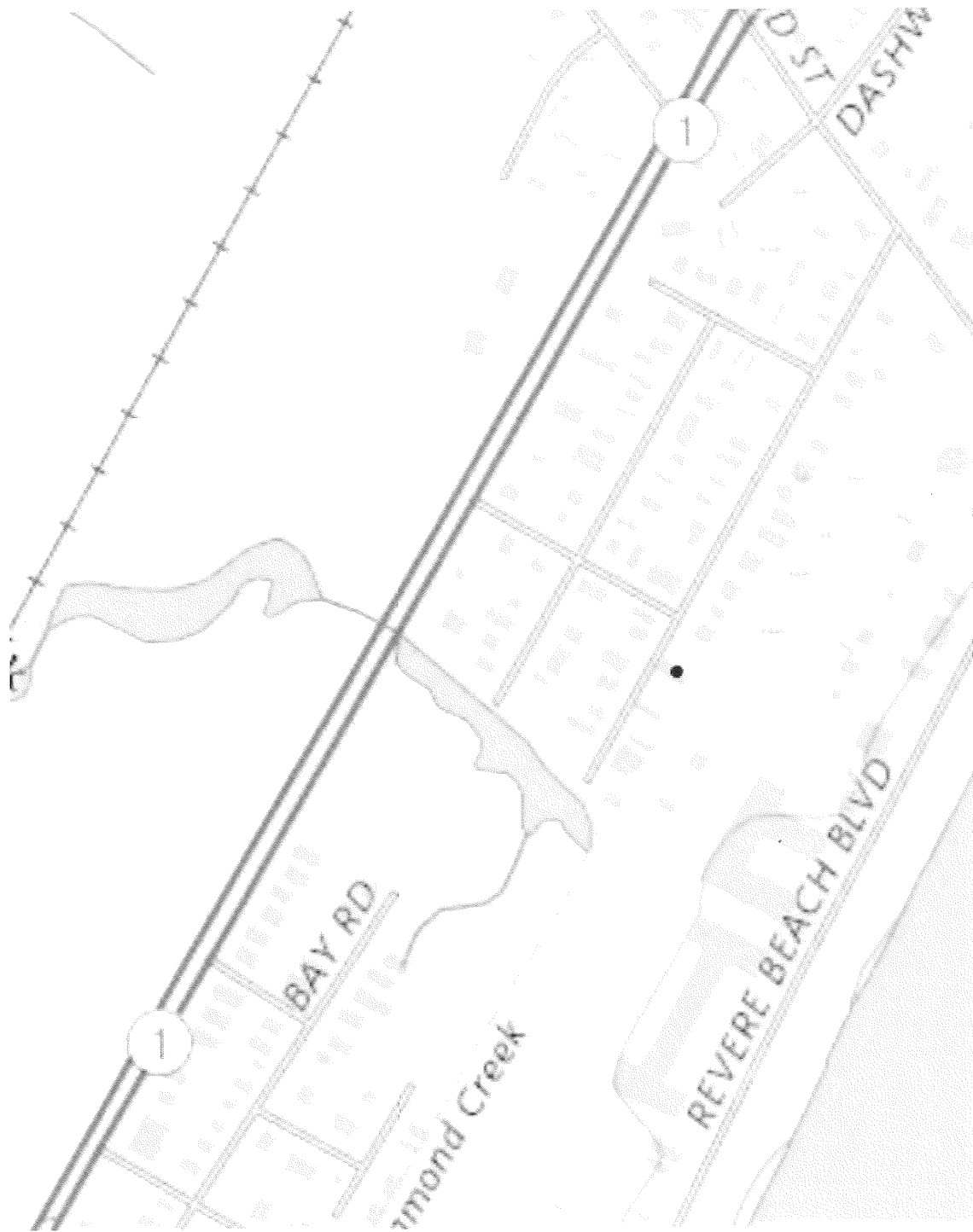
84 ARCADIA ST

ACCOUNTNUMBER: 3970
PARCEL ID: 10-188B3-16A
LOCATION: 84 ARCADIA ST
OWNER NAME: SA SATHUAN
OWNER2:
OWNER3:
BILLING ADDRESS: P O BOX 6850
BILLING ADDRESS 2:

OWNER	ASSESSMENT	SALES	LINKS
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[ADD TO SELECTION](#) [GET ABUTTERS](#)

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

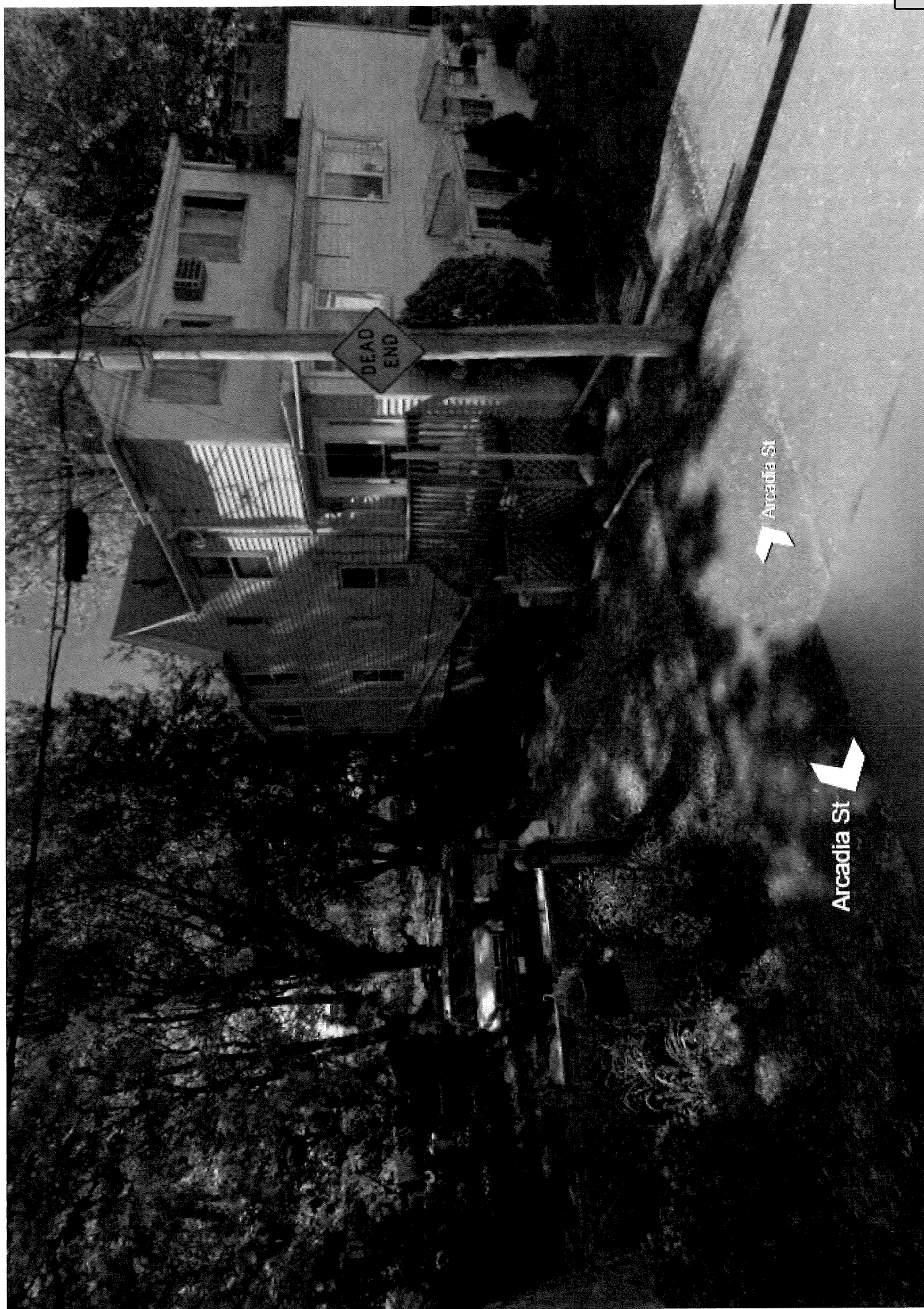


Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

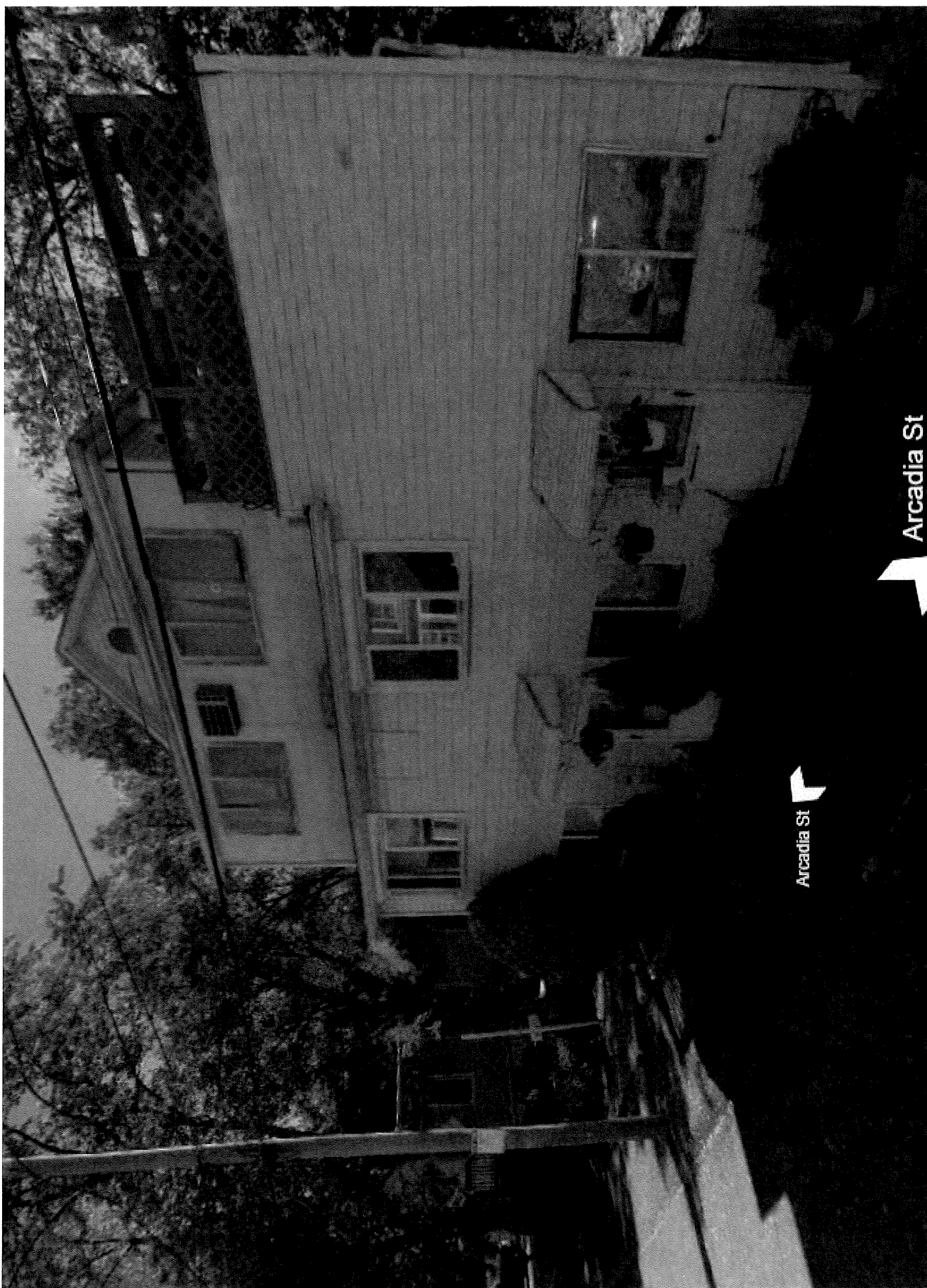
EXHIBIT E



Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)



Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)



Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

Chris Cridler

From: fstringi@revere.org
Sent: Tuesday, July 26, 2022 11:33 AM
To: Chris Cridler; amelnik@revere.org; jdemauro@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: July 26, 2022
Application #: SPR22-000082
Address: 84 ARCADIA ST
Description: Tear down the current structure and build 6 brand new, code-compliant, townhomes on site
Review Status: Denied

Thank you for your recent permit application for Tear down the current structure and build 6 brand new, code-compliant, townhomes on site. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.16.060, townhouses may only be allowed in the RB District by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.

Log back into your account and edit either your Registration or Permit as requested in the comments.

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

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)



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: July 26, 2022

Property Location: 84 Arcadia Street, Revere, MA 02151

Map: 10 Block: 188B3 Parcel: 16A

Property Owner: Sathuan Sa

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:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Christopher D. Cridler, D'Ambrosio LLP

Address: 14 Proctor Ave

_____ Revere, MA 02151

Telephone: 617-720-5657

281 BROADWAY • REVERE, MA 02151 • 781-286-8170 • FAX 781-286-8388

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)



PROPERTY LOCATION
 No: 84 Alt No: ACRADIA ST, REVERE Direction/Street/City
OWNERSHIP
 Owner 1: SA SATHUAN
 Owner 2:
 Owner 3:
 Street 1: P O BOX 6650
 Street 2:
 TwN/City: PROVIDENCE
 St/Prov: RI Cntry: Own Occ: Type:
 Postal: 02940

PREVIOUS OWNER
 Owner 1: WENTWORTH - WALLY V
 Owner 2:
 Street 1: 84 ACRADIA ST
 TwN/City: REVERE
 St/Prov: MA Cntry: Own Occ: Type:
 Postal: 02151

NARRATIVE DESCRIPTION
 This parcel contains .388 Acres of land mainly classified as 3 FAMILY with a THREE FAMILY Building built about 1878, having primarily VINYL Exterior and 3030 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yrd Items Land Value Total Value
 105 0.388 451,400 400 210,600 662,400
 Total Card 451,400 662,400
 Total Parcel 451,400 662,400
 Source: Market Adj Cost Total Value per SQ unit /Card: 218.61 /Parcel: 218.61

PREVIOUS ASSESSMENT
 Parcel ID 10-188B3-16A
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
 2022 105 FV 451,400 400 .388 210,600 662,400 Year End Roll 12/30/2021
 2021 105 NC 451,400 400 .388 210,600 662,400 Year End Roll 11/9/2021
 2021 105 FV 412,100 400 .388 193,900 606,400 Year End Roll 12/15/2020
 2021 105 PTCH 395,300 400 .388 185,500 581,200 patch 8/19/2020
 2020 105 FV 395,300 400 .388 185,500 581,200 Year End Roll 12/18/2019
 2020 105 NC 395,300 400 .388 185,500 581,200 Year End Roll 10/30/2019
 2019 105 FV 320,700 400 .388 168,800 489,900 Year End Roll 12/19/2018
 2018 105 fv 292,600 400 .388 167,100 460,100 YER 12/29/2017

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Price V Tst Verif Notes
 WENTWORTH WAL 62625-37 2/28/2020 PART INTERES 440,000 No No
 WENTWORTH CALV 55119-278 2/28/2014 ESTATE/DIV 1 No No
 UNKNOWN 10687213 12/13/1983 OTHER 40,000 No No

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Exmpt
 Flood Haz: Topo
 Street
 Gas:

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units Unit Type Land Type Land Type
 Code Description Fact Sq Feet SITES
 105 3 FAMILY 10000 0.1584
 405 3 FAMILY 0.1584

BUILDING PERMITS
 Date Number Descrpt Amount C/O Last Visit Fed Code F. Descrip Comment
 3/3/2017 16085 WEATHER 1,090 C INSULATE
 9/5/2014 12691 ROOF 8,800 C STRIP 20 SOS
 1/10/2013 10550 WINDOWS 3,872 C REPLACE 7 WINDOWS
 8/12/1992 1460 Resident C RSF
 5/21/1991 9401 Resident C 7/11/1991 RSF DEMOLISH HOUSE
 3/27/1991 9330 Resident C 7/11/1991 RSF INTR & EXTR RE
 5/4/1989 8421 Resident C RSF STP
 12/6/1988 8218 OTHER C VINYL SID&WIND.

ACTIVITY INFORMATION
 Date Result By Name
 6/8/2017 PERMIT TO Town
 11/12/2015 MEASURED 372 Patrick W
 6/11/2007 INSPECTED 294 DENNIS M
 5/7/2007 MEASURED 336 MATT MCGRATH
 11/9/2004 Change - H 114 SM
 12/6/2001 Change - H SS

TAX DISTRICT
 Sale Code Sale Price V Tst Verif Notes
 PAT ACCT. 3970

ASR Map: 10
 Fact Dist:
 Reval Dist:
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 Civil District:
 Ratio:

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 Prior Id # 1: RB
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 Prior Id # 3:
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 Ratio:

89 ARCADIA ST BAOUSSOUH AZIZ 89 ARCADIA ST REVERE, MA 02151	10-188B2-11 LUC: 101	90 ARCADIA ST SAIF ESSE 40 VAUTRINOT AVE HULL, MA 02045	10-188B3-12A LUC: 104	ARCADIA REAR ST SHKOZA PIRO SHKOZA FLORIN 102 ARCADIA ST Revere, MA 02151	10-188B3-3 LUC: 132
64 ELLERTON ST CARDILLO EDWARD A LIFE ESTATE CARDILLO DAWN REMAINDERMAN 64 ELLERTON ST Revere, MA 02151	10-188B2-3 LUC: 104	84 ARCADIA ST SA SATHUAN P O BOX 6650 PROVIDENCE, RI 02940	10-188B3-16A LUC: 105	102 ARCADIA ST SHKOZA PIRO SHKOZA FLORIN 102 ARCADIA ST REVERE, MA 02151	10-188B3-6A LUC: 101
58 ELLERTON ST OCONNOR JOHN J AMOROSO RITA A 58 ELLERTON ST REVERE, MA 02151	10-188B2-4 LUC: 101	74 ARCADIA ST VARGAS WALTER FLORES FLORES JOSE D 74 ARCADIA ST REVERE, MA 02151	10-188B3-21 LUC: 101	96 ARCADIA ST LANZA JOSEPH LANZA LORENA C 96 ARCADIA ST REVERE, MA 02151	10-188B3-7A LUC: 109
52 ELLERTON ST CANFIELD JOHN 52 ELLERTON ST Revere, MA 02151	10-188B2-5 LUC: 101	ARCADIA REAR ST VARGAS WALTER FLORES FLORES JOSE D 74 ARCADIA ST REVERE, MA 02151	10-188B3-22 LUC: 132	71 ARCADIA ST PILLON JEAN JANIO 6 HOLDEN AVE SAUGUS, MA 01906	10-188G-12 LUC: 111
14 YORK ST DASILVA LUCYANA DASILVA AKA LUCYANA F 14 YORK ST Revere, MA 02151	10-188B2-6 LUC: 101	ARCADIA ST VARGAS WALTER FLORES FLORES JOSE D 74 ARCADIA ST REVERE, MA 02151	10-188B3-23 LUC: 132	11 YORK ST SOLA-PEREZ WILFREDO MATHIESON ANN 11 YORK ST Revere, MA 02151	10-188G-13 LUC: 101
77 ARCADIA ST LEVCHENKO BORIS S LEVCHENKO TATIANA S 77 ARCADIA ST REVERE, MA 02151	10-188B2-7 LUC: 101	68 ARCADIA ST VALDIVIESO ANTONIO MORAN 68 ARCADIA ST REVERE, MA 02151	10-188B3-24 LUC: 101	360 REVERE BEACH BLVD ATLANTICA CONDO ASSOC C/O BRIGS LLC 185 DUDLEY ST BOSTON, MA 02119	10-189-43B-00 LUC: N/A
81 ARCADIA ST PARKER NICHOLAS 81 ARCADIA ST REVERE, MA 02151	10-188B2-8 LUC: 104	ARCADIA REAR ST VARGAS WALTER FLORES FLORES JOSE D 74 ARCADIA ST REVERE, MA 02151	10-188B3-25 LUC: 132	360 REVERE BEACH BLVD 101 ZAGUNIS DAVID F RODRIGUEZ CARMEN A 360 REVERE BEACH BLVD UNIT 101 Revere, MA 02151	10-189-43B-10 LUC: 102
87 ARCADIA ST SILVA ANDREZA LIFE ESTATE MEDINA EUCLIDES SILVA REMAINDERM 87 ARCADIA ST REVERE, MA 02151	10-188B2-9A LUC: 101	66A ARCADIA ST 66A COIMBRA EUDEVAN COIMBRA MARIA MACHADO 66A ARCADIA ST REVERE, MA 02151	10-188B3-26A-66A LUC: 102	360 REVERE BEACH BLVD 102 SABBIO JOHN TURNER LAUREN 354-360 REVERE BEACH BLVD UNIT 102 Revere, MA 02151	10-189-43B-10 LUC: 102
92 A ARCADIA REAR ST A CASTILLO KEVIN PAVEL RIVERA CARLOS ADAN VASQUEZ 92 ARCADIA ST UNIT A Revere, MA 02151	10-188B3-11A-A LUC: 102	66B ARCADIA ST 66B MCGRORY ELLEN 66B ARCADIA ST REVERE, MA 02151	10-188B3-26A-66B LUC: 102	360 REVERE BEACH BLVD 103 FAZIO JOSEPHINE JOSEPHINE 360 REVERE BEACH BLVD UNIT 92 Revere, MA 02151	10-189-43B-10 LUC: 102
92 B ARCADIA REAR ST B NEVEU RAYMOND F JR NEVEU NICOLE M 92 ARCADIA ST UNIT B REVERE, MA 02151	10-188B3-11A-B LUC: 102	ARCADIA REAR ST COIMBRA EUDEVAN 66A ARCADIA ST REVERE, MA 02151	10-188B3-29 LUC: 132	360 REVERE BEACH BLVD 104 HOLDER GLENDA E LIFE ESTATE HOWARD ANGELINA REMAINDERMAN 354-360 REVERE BEACH BLVD UNIT 104 Revere, MA 02151	10-189-43B-10 LUC: 102

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

360 REVERE BEACH BLVD 105 LUC: 102 CEASAR THADDEUS T 354-360 REVERE BEACH BLVD UNIT 105 Revere, MA 02151	10-189-43B-105	360 REVERE BEACH BLVD 116 LUC: 102 KEDDY WILLIAM J KEDDY PATRICIA A 360 REVERE BEACH BLVD UNIT 116 REVERE, MA 02151	10-189-43B-116	360 REVERE BEACH BLVD 207 LUC: 102 COBURN SALLY 360 REVERE BEACH BLVD UNIT 207 Revere, MA 02151	10-189-43B-207
360 REVERE BEACH BLVD 106 LUC: 102 CELANO LOUIS E CELANO FRANCES 350 REVERE BEACH BLVD UNIT 3-3A Revere, MA 02151	10-189-43B-106	360 REVERE BEACH BLVD 117 LUC: 102 DISIDORO JR ALFRED J 69 SIXTH ST CAMBRIDGE, MA 02141	10-189-43B-117	360 REVERE BEACH BLVD 208 LUC: 102 BYSTRYAK OLGA 360 REVERE BEACH BLVD UNIT 208 Revere, MA 02151	10-189-43B-208
360 REVERE BEACH BLVD 107 LUC: 102 HARUTYUNYAN LEVON 360 REVERE BEACH BLVD UNIT 107 Revere, MA 02151	10-189-43B-107	360 REVERE BEACH BLVD 118 LUC: 102 MCGRATH RYANN 354-360 REVERE BEACH BLVD UNIT 118 Revere, MA 02151	10-189-43B-118	360 REVERE BEACH BLVD 209 LUC: 102 MAGARIAN JAMES D MAGARIAN ANN S 1 SUNSET DR PEABODY, MA 01960	10-189-43B-209
360 REVERE BEACH BLVD 108 LUC: 102 HARTNETT ROBIN M HARTNETT MARK S 202 WINTHROP AVE Revere, MA 02151	10-189-43B-108	360 REVERE BEACH BLVD 119 LUC: 102 OCEAN VIEW TRUST MOTZKIN JOSEPH E TRUSTEE 15 NORTH HILL DR LYNNFIELD, MA 01945	10-189-43B-119	360 REVERE BEACH BLVD 210 LUC: 102 FRANCO BRANDON 360 REVERE BEACH BLVD UNIT 210 Revere, MA 02151	10-189-43B-210
360 REVERE BEACH BLVD 110 LUC: 102 POOCHIE NOMINEE REAL ESTATE TR KELLY RICHARD J TRUSTEE P O BOX 295 PRIDES CROSSING, MA 01965	10-189-43B-110	360 REVERE BEACH BLVD 201 LUC: 102 DISERIO JOSEPH E DISERIO GLORIA 360 REVERE BEACH BLVD UNIT 201 Revere, MA 02151	10-189-43B-201	360 REVERE BEACH BLVD 211 LUC: 102 SACCO ANDREA 360 REVERE BEACH BLVD UNIT 211 Revere, MA 02151	10-189-43B-211
360 REVERE BEACH BLVD 111 LUC: 102 KORDEIE AMIR 354-360 REVERE BEACH BLVD UNIT 111 REVERE, MA 02151	10-189-43B-111	360 REVERE BEACH BLVD 202 LUC: 102 DWIGHT FIFIELD 354-360 REVERE BEACH BLVD UNIT 202 REVERE, MA 02151	10-189-43B-202	360 REVERE BEACH BLVD 212 LUC: 102 PISANO FRANCES A 360 REVERE BEACH BLVD UNIT 212 Revere, MA 02151	10-189-43B-212
360 REVERE BEACH BLVD 112 LUC: 102 CALIXTE KATY CALIXTE NATHALIE 34 ROBINSON ST SOMERVILLE, MA 02145	10-189-43B-112	360 REVERE BEACH BLVD 203 LUC: 102 TUNDE-LUKAN ALABODE CHARLES JESSICA 360 REVERE BEACH BLVD UNIT 203 REVERE, MA 02151	10-189-43B-203	360 REVERE BEACH BLVD 213 LUC: 102 LIN YAPING MAN JIXING 360 REVERE BEACH BLVD UNIT 213 REVERE, MA 02151	10-189-43B-213
360 REVERE BEACH BLVD 113 LUC: 102 RAY JANICE L 354 revere beach blvd UNIT #113 REVERE, MA 02151	10-189-43B-113	360 REVERE BEACH BLVD 204 LUC: 102 SECRET REBECCA 360 REVERE BEACH BLVD UNIT 204 Revere, MA 02151	10-189-43B-204	360 REVERE BEACH BLVD 214 LUC: 102 LONG JANET 360 REVERE BEACH BLVD UNIT 214 REVERE, MA 02151	10-189-43B-214
360 REVERE BEACH BLVD 114 LUC: 102 MBS 2016 REVOCABLE TRUST SHARAF MAHMOUD B TRUSTEE 360 Revere Beach Blvd Unit 114 Revere, MA 02151	10-189-43B-114	360 REVERE BEACH BLVD 205 LUC: 102 ABUJIRMEILEH YOUNES R 1311 N ARLINGTON HEIGHTS RD ARLINGTON, VA 60004	10-189-43B-205	360 REVERE BEACH BLVD 215 LUC: 102 GUO SONG 1 GRIST MILL RD ACTON, MA 01720	10-189-43B-215
360 REVERE BEACH BLVD 115 LUC: 102 CRISAFI MARY ELLEN A CRISAFI C/O JEAN 360 REVERE BEACH BLVD UNIT 115 Revere, MA 02151	10-189-43B-115	360 REVERE BEACH BLVD 206 LUC: 102 STORELLA LAWRENCE F LIFE ESTATE STORELLA JUDITH LIFE ESTATE 360 REVERE BEACH BLVD UNIT 206 Revere, MA 02151	10-189-43B-206	360 REVERE BEACH BLVD 216 LUC: 102 MOTTOLA JO-ANN 360 REVERE BEACH BLVD UNIT 216 REVERE, MA 02151	10-189-43B-216

360 REVERE BEACH BLVD 217 OSORIO KARLA 360 REVERE BEACH BLVD UNIT 217 Revere, MA 02151	10-189-43B-217 LUC: 102	360 REVERE BEACH BLVD 307 ARBIA ANTHONY G 360 REVERE BEACH BLVD UNIT 307 Revere, MA 02151	10-189-43B-307 LUC: 102	360 REVERE BEACH BLVD 317 DIBELLA STEPHEN J DIBELLA KAREN L 147 SWIFT RD VOORHEESVILLE, NY 12186	10-189-43B-317 LUC: 102
360 REVERE BEACH BLVD 218 FERRANDI CAROL 360 REVERE BEACH BLVD UNIT 218 Revere, MA 02151	10-189-43B-218 LUC: 102	360 REVERE BEACH BLVD 308 KESHWALA VIRAL L 360 REVERE BEACH BLVD UNIT 308 Revere, MA 02151	10-189-43B-308 LUC: 102	360 REVERE BEACH BLVD 318 BALA NAUSHIR 354-360 REVERE BEACH BLVD UNIT 318 Revere, MA 02151	10-189-43B-318 LUC: 102
360 REVERE BEACH BLVD 219 BONDAR AVERY BONDAR JAMEIE 360 REVERE BEACH BLVD UNIT 219 REVERE, MA 02151	10-189-43B-219 LUC: 102	360 REVERE BEACH BLVD 309 LYONS COURTNEY 360 REVERE BEACH BLVD UNIT 309 Revere, MA 02151	10-189-43B-309 LUC: 102	360 REVERE BEACH BLVD 319 DEVITA KAREN 360 REVERE BEACH BLVD UNIT 319 Revere, MA 02151	10-189-43B-319 LUC: 102
360 REVERE BEACH BLVD 220 COSCIA ROBERT J JR 360 REVERE BEACH BLVD UNIT 220 Revere, MA 02151	10-189-43B-220 LUC: 102	360 REVERE BEACH BLVD 310 YEE DOOEY T YEE HOWARD G P O BOX 1396 FRAMINGHAM, MA 01701	10-189-43B-310 LUC: 102	360 REVERE BEACH BLVD 320 OKONSKI THOMAS KIRBY DEBORAH S 360 REVERE BEACH BLVD UNIT 320 Revere, MA 02151	10-189-43B-320 LUC: 102
360 REVERE BEACH BLVD 301 FIANDACA CHERYL A 360 REVERE BEACH BLVD UNIT 301 REVERE, MA 02151	10-189-43B-301 LUC: 102	360 REVERE BEACH BLVD 311 DELESO RACHEL 354-360 REVERE BEACH BLVD UNIT 311 REVERE, MA 02151	10-189-43B-311 LUC: 102	360 REVERE BEACH BLVD 401 TAYLOR RAYMOND BARBANTI-TAYLOR IRENE 360 REVERE BEACH BLVD UNIT 401 Revere, MA 02151	10-189-43B-401 LUC: 102
360 REVERE BEACH BLVD 302 DELENA ROBERT C DELENA MARY E 360 REVERE BEACH BLVD UNIT 302 REVERE, MA 02151	10-189-43B-302 LUC: 102	360 REVERE BEACH BLVD 312 JOHNS MARGARET E 360 REVERE BEACH BLVD UNIT 312 Revere, MA 02151	10-189-43B-312 LUC: 102	360 REVERE BEACH BLVD 402 ANDELMAN DAVID 30 DWIGHT ST BROOKLINE, MA 02446-3335	10-189-43B-402 LUC: 102
360 REVERE BEACH BLVD 303 MARGOLIS RONA M 360 REVERE BEACH BLVD UNIT 303 REVERE, MA 02151	10-189-43B-303 LUC: 102	360 REVERE BEACH BLVD 313 BOUYER BRYONY BRYONY BOUYER MAYA K MAYA K 360 REVERE BEACH BLVD UNIT 313 Revere, MA 02151	10-189-43B-313 LUC: 102	360 REVERE BEACH BLVD 403 YUEN STEVEN 360 REVERE BEACH BLVD UNIT 403 Revere, MA 02151	10-189-43B-403 LUC: 102
360 REVERE BEACH BLVD 304 DENAPOLI ROSA ALTOMARE CAROLINA D 341 MOUNTAIN AVE REVERE, MA 02151	10-189-43B-304 LUC: 102	360 REVERE BEACH BLVD 314 SERINO WILLIAM 360 REVERE BEACH BLVD UNIT 314 Revere, MA 02151	10-189-43B-314 LUC: 102	360 REVERE BEACH BLVD 404 FAZIO SALVATORE A FAZIO LAUREN J 360 REVERE BEACH BLVD UNIT 404 Revere, MA 02151	10-189-43B-404 LUC: 102
360 REVERE BEACH BLVD 305 MORKUNAS VIDA 360 REVERE BEACH BLVD UNIT 305 Revere, MA 02151	10-189-43B-305 LUC: 102	360 REVERE BEACH BLVD 315 DONOVAN EDWARD JEWETT KIMBERLY 360 REVERE BEACH BLVD UNIT 315 Revere, MA 02151	10-189-43B-315 LUC: 102	360 REVERE BEACH BLVD 405 CENOLLI SUELA 360 REVERE BEACH BLVD UNIT 405 Revere, MA 02151	10-189-43B-405 LUC: 102
360 REVERE BEACH BLVD 306 ANZUONI REBECCA ANZUONI GEORGE 360 REVERE BEACH BLVD UNIT 306 Revere, MA 02151	10-189-43B-306 LUC: 102	360 REVERE BEACH BLVD 316 BAROOSHIAN JANET H BAROOSHIAN BERG V 360 REVERE BEACH BLVD UNIT 316 Revere, MA 02151	10-189-43B-316 LUC: 102	360 REVERE BEACH BLVD 406 HANEY CHARLES HANEY DEBORAH 360 REVERE BEACH BLVD UNIT 406 Revere, MA 02151	10-189-43B-406 LUC: 102

360 REVERE BEACH BLVD 407 10-189-43B-407
 LUC: 102
 NGUYEN LINH
 360 REVERE BEACH BLVD
 UNIT 407
 Revere, MA 02151

360 REVERE BEACH BLVD 408 10-189-43B-408
 LUC: 102
 KLINAKIS CHARLES
 KLINAKIS RAQUEL
 224 VALLEY VIEW CIR
 WEST SPRINGFIELD, MA 01089

360 REVERE BEACH BLVD 409 10-189-43B-409
 LUC: 102
 FERRAGAMO MICHAEL J
 360 REVERE BEACH BLVD
 UNIT 409
 REVERE, MA 02151

360 REVERE BEACH BLVD 410 10-189-43B-410
 LUC: 102
 DUMAS ROXANNE
 360 REVERE BEACH BLVD
 UNIT 410
 Revere, MA 02151

360 REVERE BEACH BLVD 411 10-189-43B-411
 LUC: 102
 AU MARTIN
 SIM MALICA D
 354-360 REVERE BEACH BLVD
 UNIT 411
 Revere, MA 02151

360 REVERE BEACH BLVD 412 10-189-43B-412
 LUC: 102
 RAJENDRAN MEERA
 360 REVERE BEACH BLVD
 UNIT 412
 REVERE, MA 02151

360 REVERE BEACH BLVD 413 10-189-43B-413
 LUC: 102
 AZARMI SHEREAN
 360 REVERE BEACH BLVD
 UNIT 413
 Revere, MA 02151

360 REVERE BEACH BLVD 414 10-189-43B-414
 LUC: 102
 DEBRA WALK 2021 TRUST
 WALK DEBRA, TRUSTEE
 360 REVERE BEACH BLVD
 UIT 414
 Revere, MA 02151

360 REVERE BEACH BLVD 415 10-189-43B-415
 LUC: 102
 LI ZHEHUI
 360 REVERE BEACH BLVD
 UNIT 415
 Revere, MA 02151

360 REVERE BEACH BLVD 416 10-189-43B-416
 LUC: 102
 WANG ZHAONAN
 360 REVERE BEACH BLVD
 UNIT 416
 Revere, MA 02151

360 REVERE BEACH BLVD 417 10-189-43B-417
 LUC: 102
 SAIT RAJA KUMAR
 JAIN JYOTSNA
 4 HOWLAND FARM RD
 EAST GREENWICH, RI 02818

360 REVERE BEACH BLVD 418 10-189-43B-418
 LUC: 102
 SUN CONG (TONY)
 360 REVERE BEACH BLVD
 UNIT 418
 Revere, MA 02151

360 REVERE BEACH BLVD 419 10-189-43B-419
 LUC: 102
 SAWYER ROBERT E
 360 REVERE BEACH BLVD
 UNIT 419
 REVERE, MA 02151

360 REVERE BEACH BLVD 420 10-189-43B-420
 LUC: 102
 RUSSELL G PAGE FAMILY TRUST
 PAGE RUSSELL G TRUSTEE
 274 DOVER RD
 WESTWOOD, MA 02090

360 REVERE BEACH BLVD 421 10-189-43B-421
 LUC: 102
 CRUGNALE JOSEPH
 567 CONCORD AVE
 BELMONT, MA 02478

360 REVERE BEACH BLVD 422 10-189-43B-422
 LUC: 102
 DEBORAH A REID LIVING TRUST
 REID DEBORAH A TRUSTEE
 714 HOWARD'S LOOP
 ANNAPOLIS, MD 21401

360 REVERE BEACH BLVD 423 10-189-43B-423
 LUC: 102
 BOUMIL MARCIA M
 36 BOBBY JONES DR
 ANDOVER, MA 01810

16 NEWELL RD 10-189-57
 LUC: 132
 DILLION MARY
 DILLON MARY
 395 REVERE BEACH BLVD
 REVERE, MA 02151

NEWELL REAR RD 10-189-58
 LUC: 132
 DILLON MARY A
 395 REVERE BEACH BLVD
 REVERE, MA 02151

NEWELL RD 10-189-59
 LUC: 132
 DILLON MARY A
 395 REVERE BEACH BLVD
 REVERE, MA 02151

NEWELL REAR RD 10-189-60
 LUC: 132
 DILLON MARY A
 395 REVERE BEACH BLVD
 REVERE, MA 02151

22 NEWELL RD 10-189-61A
 LUC: 132
 CUMMINGS ROBERT
 CUMMINGS MARIE
 POST OFFICE BOX 475
 LANCASTER, NH 03584

26 NEWELL RD 10-189-64
 LUC: 132
 ANASTAS MARYANN
 395 REVERE BEACH BLVD
 REVERE, MA 02151

NEWELL REAR RD 10-189-65
 LUC: 132
 CHERNAIK MARTIN
 DILLON C/O DANIEL
 380 REVERE BEACH BLVD
 REVERE, MA 02151

NEWELL RD 10-189-66
 LUC: 106
 376 REVERE BEACH BOULEVARD, LL
 15 LONGMEADOW DR
 WESTWOOD, MA 02090

NEWELL REAR RD 10-189-67
 LUC: 132
 376 REVERE BEACH BOULEVARD, LL
 15 LONGMEADOW DR
 WESTWOOD, MA 02090

363 REVERE BEACH BLVD 10-189-82
 LUC: 111
 MKW REALTY TRUST
 HEFFERNAN MARY TRUSTEE
 363 REVERE BEACH BLVD
 REVERE, MA 02151

365 REVERE BEACH BLVD 10-189-83
 LUC: 104
 DILLON MALACHY S
 DILLON DANIEL D
 395 REVERE BEACH BLVD
 REVERE, MA 02151

REVERE BEACH BLVD 10-189-84
 LUC: 390
 DILLON MARY ANN
 395 REVERE BEACH BLVD
 REVERE, MA 02151

Attachment: PH.C2205.84ArcadiaStreet (22-209 : Special Permit C-22-05, 84 Arcadia Street)

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE
 DATE: 1-26-22

C-22-06

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 596 Brothers, LLC and Beachmont Investments, 596 Revere Beach Boulevard, Revere, MA 02151 requesting a special permit from the Revere City Council to alter the preexisting nonconforming eight (8) unit structure by constructing eight (8) additional units over two (2) new floors at 451 Revere Beach Boulevard, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-06) 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 #27948
08/03/2022
08/10/2022

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

C-22-06

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 596 Brothers, LLC and Beachmont Investments, 596 Revere Beach Boulevard, Revere, MA 02151 requesting a special permit from the Revere City Council to alter the preexisting nonconforming eight (8) unit structure by constructing eight (8) additional units over two (2) new floors at 451 Revere Beach Boulevard, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-06) 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 #27948
08/03/2022
08/10/2022

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

FORM B

APPLICATION NO. C-22-06
DATE: 7/28/22

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 filing 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.

FILED
OFFICE OF THE CITY CLERK
2022 JUL 28 AM 3:53

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- C.** Application for **Special Permit for Alteration of Nonconforming Structure** (Revised Ordinances of the City of Revere, Title 17, Chapter 17.40, Section 17.40.030(B))

1. Applicant submitting the application is:

Name: 596 Brothers, LLC
 Address: 596 Revere Beach Boulevard, Revere, MA 02151
 Tel. #: c/o D'Ambrosio LLP (617) 720-5657

Name: Beachmont Investments, LLC
 Address: 596 Revere Beach Boulevard, Revere, MA 02151
 Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Developer

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

3. The following person is hereby designated to represent the applicants in matter arising hereunder:

Name: Gerry D'Ambrosio, Esq. and Nancy O'Neil, Esq., D'Ambrosio LLP

Title: Attorneys for the Applicants

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: 596 Brothers, LLC

Address: 596 Revere Beach Boulevard, Revere, MA 02151

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Please see deeds, recorded at Suffolk County Registry of Deeds, attached hereto as **Exhibit A**:

451 Revere Beach Boulevard — Book 67571, Page 315; and,

450 Revere Beach Boulevard — Book 67585, Page 109.

6. Plans describing and defining the Special Permit for alteration or modification of the nonconforming structure are included herewith and made a part hereof and are title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor's Office information: 451 Revere Beach Boulevard, Revere, Massachusetts and adjoining parcels.

Parcel Identification numbers: 11-192Q191-19, 11-192Q191-20, 11-192Q191-24, and 11-192Q191-26.

7. A map describing the land uses of adjacent and nearby properties in included and made part of this application.

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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 part of this application.

Please see USGS topographic and City of Revere GIS maps attached hereto as **Exhibit D**.

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)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

a costal beach; salt marsh; 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 land in Revere, described as follows:

Lot G,

As shown on Plan of Land in Revere, Mass. by David Calichman, C.E., dated March 18, 1958 and recorded with Suffolk County Registry of Deeds, Book 7312, Page 219; and,

Lots C, D, and E,

As shown on the Plan by Henry C. Milldram, dated May 20, 1946, recorded with Suffolk County Registry of Deeds, Book 6190, End.

In addition, a brick/stone building of approximately 9292 square feet is included on Lot G.

Also, please see the Plans attached hereto as **Exhibit B** and Site Photographs attached hereto as **Exhibit E**.

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

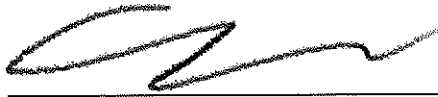
The Applicant seeks to alter the preexisting, legally nonconforming structure to provide eight (8) additional apartment units over two (2) new floors. The current structure contains eight (8) apartment units over three (3) floors. The planned structure will contain sixteen (16) units over five (5) floors. Existing nonconformities include (1) front yard setback, (2) side yard setback, (3) minimum lot area, (4) minimum lot frontage, (5) minimum driveway width, and (6) screening of multifamily parking area. The building footprint will remain the same under the Applicant's plan. Twenty-six (26) parking spaces will be provided on-site, as is required under the Revere Zoning Ordinance. The Special Permit will allow the Applicant to provide eight (8) new apartment units on the site and expand the available housing options in Revere during the current housing crisis.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not substantially more detrimental to the neighborhood than the existing nonconforming structure. The building footprint will not be changed. The Applicant will renovate all apartment units. Additionally, the Applicant will provide the required number of spaces for the sixteen (16) apartment units under the Revere Zoning Ordinance, expanding on the current

number of available spaces. The Applicant's alteration of the structure is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

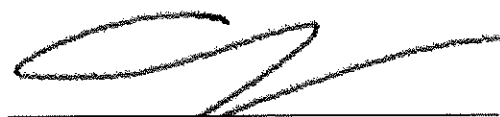
Date of denial by Site Plan Review Committee: July 26, 2022. Please see attached **Exhibit F**, Site Plan Review Denial Letter.

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



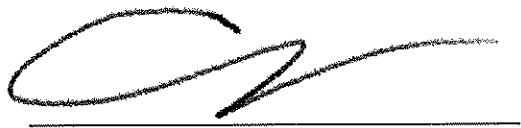
Signature of Applicant

Date 7/20/22



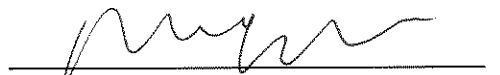
Signature of Applicant

Date 7/20/22



Signature of Owner Representative

Date



Signature of Designated Representative

7/28/22
Date

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

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

**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: 596 Brothers, LLC

Address: c/o D'Ambrosio LLP
14 Proctor Avenue
Revere, MA 02151

Name: Beachmont Investments, LLC

Address: c/o D'Ambrosio LLP
14 Proctor Avenue
Revere, MA 02151

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

Name: 596 Brothers, LLC

Address: 596 Revere Beach Boulevard
Revere, MA 02151

3. If the property 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: N/A

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

Name: 596 Brothers, LLC

Address: 596 Revere Beach Boulevard,
Revere, MA 02151

Name: Beachmont Investments, LLC

Address: 596 Revere Beach Boulevard
Revere, MA 02151

Page 2
General Disclosure Form

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

Address: N/A

The trust documents are on file at N/A and will be delivered upon request.

6. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: N/A

A copy of the Joint Venture agreement is on file at N/A and will be delivered upon request.

7. If the party is a corporation, provide the name and the 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:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: N/A

Director: N/A

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: 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.

General Partner's Name
of Limited Partnership: N/A

Address: N/A

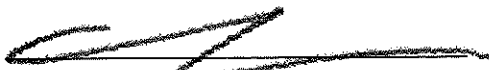
Page 3
General Disclosure Form

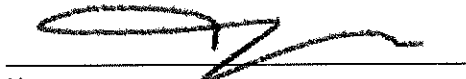
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by Mass. General Law, Chapter 110, Section 5, is on file:

N/A

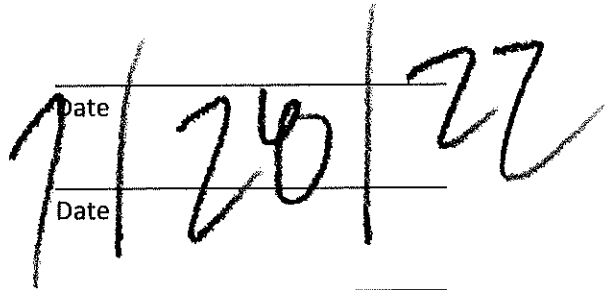
The foregoing information if provided under the Pains and Penalty of Perjury.
Signature of each party and land-owner:


Name


Name


Name

Name



Date

Date

Date

Date

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

Request for Finding of Fact – Special Permit

Now comes the applicants 596 Brothers, LLC and Beachmont Investments, LLC who have applied to this Honorable City Council for a special permit for property located at 450 and 451 Revere Beach Boulevard.

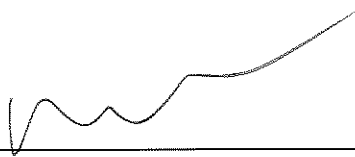
1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed alterations are in harmony with the intent of the Zoning Ordinance as it encourages housing for persons of all income levels and conserves the value of land and buildings. See Revere Zoning Ordinances, § 17.04.010.
2. That the specific site is an appropriate location for such alterations for the following reasons:
 - (a) The site is appropriate as it zoned RC1, which allows for the apartment use.
 - (b) The site is appropriate as it is located in the RC1 District near similar nonconforming residential buildings.
 - (c) The site is appropriate as it is a current nonconforming structure that does not have a detrimental impact on the neighborhood.
 - (d) The site is appropriate as the Applicant's proposed alterations to the structure will not create a structure that is more substantially more detrimental than the existing nonconforming structure to the neighborhood.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary housing to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense. The footprint of the structure will not be changed.
 - (b) The altered structure will not deviate or substantially change the character of the neighborhood, which contains a significant number of multifamily residential properties.
 - (c) The altered structure will not deviate or substantially change the character of the neighborhood as the neighborhood's residential properties contain similar nonconformities as to setbacks, driveway widths, lot area, and lot frontage.

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere Beach Boulevard:
 - (a) The traffic generated by the eight (8) additional units shall not have an effect on the present traffic patterns of the neighborhood.

- 6. That adequate and appropriate facilities will be provided for the proposed alterations, for the following reasons:
 - (a) Adequate and appropriate facilities already service the Property.

Date: 7/28/22

Respectfully submitted by: 

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

EXHIBIT A

Suffolk County Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number	: 37244
Document Type	: DED
Recorded Date	: April 29, 2022
Recorded Time	: 03:32:22 PM
Recorded Book and Page	: 67571 / 314
Number of Pages(including cover sheet)	: 3
Receipt Number	: 967765
Recording Fee (including excise)	: \$11,099.00

 MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 04/29/2022 03:32 PM
 Ctrl# 221013 22597 Doc# 00037244
 Fee: \$10,944.00 Cons: \$2,400,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
 24 New Chardon Street
 Boston, MA 02114
 617-788-8575
Suffolkdeeds.com

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

QUITCLAIM DEED

I, Regina M. DiPietro, as Trustee of the J. J. D. Trust, u/d/t dated December 28, 1993, and recorded with the Suffolk County Registry of Deeds in Book 18764, Page 022, of Naples, Florida

in consideration of Two Million Four Hundred Thousand and 00/100 (\$2,400,000.00) Dollars paid

grant to 596 Brothers LLC, a Massachusetts Limited Liability Company, with a mailing address of 596 Revere Beach Boulevard, Revere, MA 02151

WITH QUITCLAIM COVENANTS

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon, known as and numbered 451 Revere Beach Boulevard, and being shown as Lot G on Plan of Land in Revere, Mass. by David Calichman, C.E. dated March 18, 1958 and recorded with Suffolk Deeds, Book 7312, Page 219, bounded and described as follows:

- SOUTHEASTERLY by Revere Beach Boulevard, 51.12 feet;
- SOUTHWESTERLY by Lot F as shown on said Plan, 183.64 feet;
- NORTHWESTERLY by land of owners unknown, 46.05 feet; and
- NORTHEASTERLY by land of Joseph D. Gusenoff and by Lot 1 as shown on said Plan, 184.46 feet.

Containing 8,981 square feet of land according to said plan.

Subject to the restrictions, covenants, agreements, rights, easements and permissions referred to in a Deed from Harold Brittner et ux, to Gusenoff, dated April 7, 1944, recorded with Suffolk Deeds, Book 6087, Page 423, but only insofar as the same are of record and are now in force and applicable.

Being a portion of the premises conveyed to the Grantor by deed dated April 29, 1996, and recorded with Suffolk County Registry of Deeds in Book 20552, Page 176. Said portion is Parcel # 1 on said deed.

The subject premises are not homestead property.

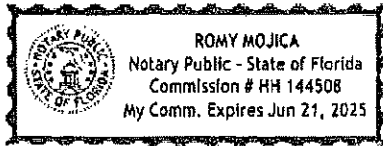
Joseph J. DiPietro died on September 2, 2016. See Death Certificate and Estate Tax Affidavit recorded herewith.

Property Address: 451 Revere Beach Boulevard, Revere, MA 02151

Attachment: PH. C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

lof2

Witness my hand and seal this 11th day of April, 2022.



J. J. D. Trust

Regina M. DiPietro
By: Regina M. DiPietro, Trustee

STATE OF FLORIDA

County of Collier

On this 11th day of April, 2022, before me, the undersigned notary public, personally appeared Regina M. DiPietro, Trustee as aforesaid, and proved to me through satisfactory evidence of identification, which was () photographic identification with signature issued by a federal or state government agency, () oath or affirmation of a credible witness, () personal knowledge of the undersigned, to be the person whose name is signed on the proceeding or attached document (s) and acknowledged to me that she signed it voluntarily for its stated purposes and that the foregoing instrument is her free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Romy Mojica
Notary Public: Romy Mojica
My commission expires: 06/21/25

Attachment: PH.C2206.451 Revere Beach Boulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

2 of 2

Suffolk County Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number : 38011
Document Type : DED
Recorded Date : May 03, 2022
Recorded Time : 11:29:16 AM

Recorded Book and Page : 67585 / 108
Number of Pages(including cover sheet) : 3
Receipt Number : 968152
Recording Fee (including excise) : \$159.56

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 05/03/2022 11:29 AM
Ctrl# 221098 28266 Doc# 00038011
Fee: \$4.56 Cons: \$1,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

MASSACHUSETTS QUITCLAIM DEED

I, **Christine McCarron**, a single woman, of Revere, Suffolk County, MA

in consideration in the amount of One Thousand Dollars (\$1,000.00) paid,

hereby grant to 596 Brothers, LLC, a duly formed Massachusetts Limited Liability Company with its usual place of business located at 596 Revere Beach Blvd., Revere, MA 02151

with QUITCLAIM COVENANTS,

The land, being the remaining portion of Lot C and Lots D and E, containing in all 5,952 square feet, more or less, shown on the plan dated may 20, 1946, by Henry C. Milldram, recorded in said Registry, Book 6190, End, and bounded and decribed as follows:

SOUTHWESTERLY:by land now or formerly of Tille Segal, shown as Lot G on the plan entitled "Plan of Land in Revere, Mass." Dated May 18, 1958, forty-five (45) feet;

NORTHWESTERLY:by land of owners unknown, one hundred thirty-two and 85/100 (132.85) feet, more or less;

NORTHEASTERLY: by alnd of owners unknown, forty-five (45) feet; and


SOUTHEASTERLY: in part by land of owners unknown and in part by Lot 4, one hundred thirty-one and 57/100 feet, more or less.

Grantor herein releases all claims of homestead and states under the pains and penalties of perjury that she is not aware of any other party entitled to claim a homestead to said parcels.

Being a portion of the premises conveyed to Grantor by deed dated September 28, 2016 and recorded with the Suffolk County Registry of Deeds in Book 56875, Page 291.

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

Executed as a sealed instrument this 1st day of May, 2022

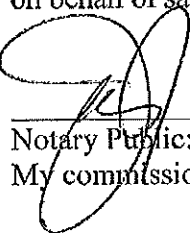


Christine McCarron


COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this first day of May, 2022 before me, the undersigned notary public, personally appeared Christine McCarron, proved to me through satisfactory evidence of identification, to wit a passport and/or a driver's license, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, on behalf of said Trust

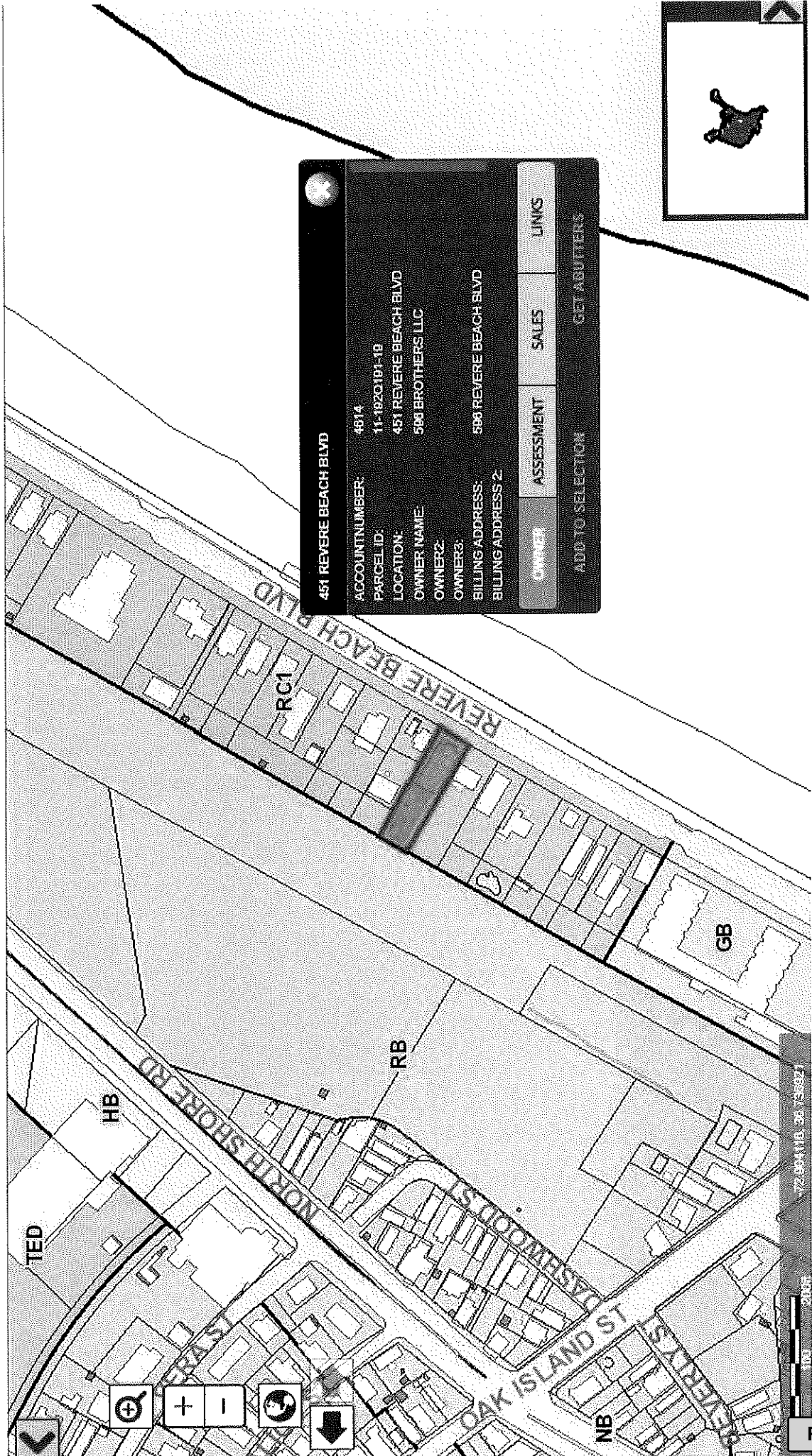


Notary Public: Joseph V. Cattoggio Jr.
My commission expires June 10, 2027

 Joseph V. Cattoggio Jr.
Notary Public
Commonwealth of Massachusetts
My Commission Expires 06-10-27

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

EXHIBIT C



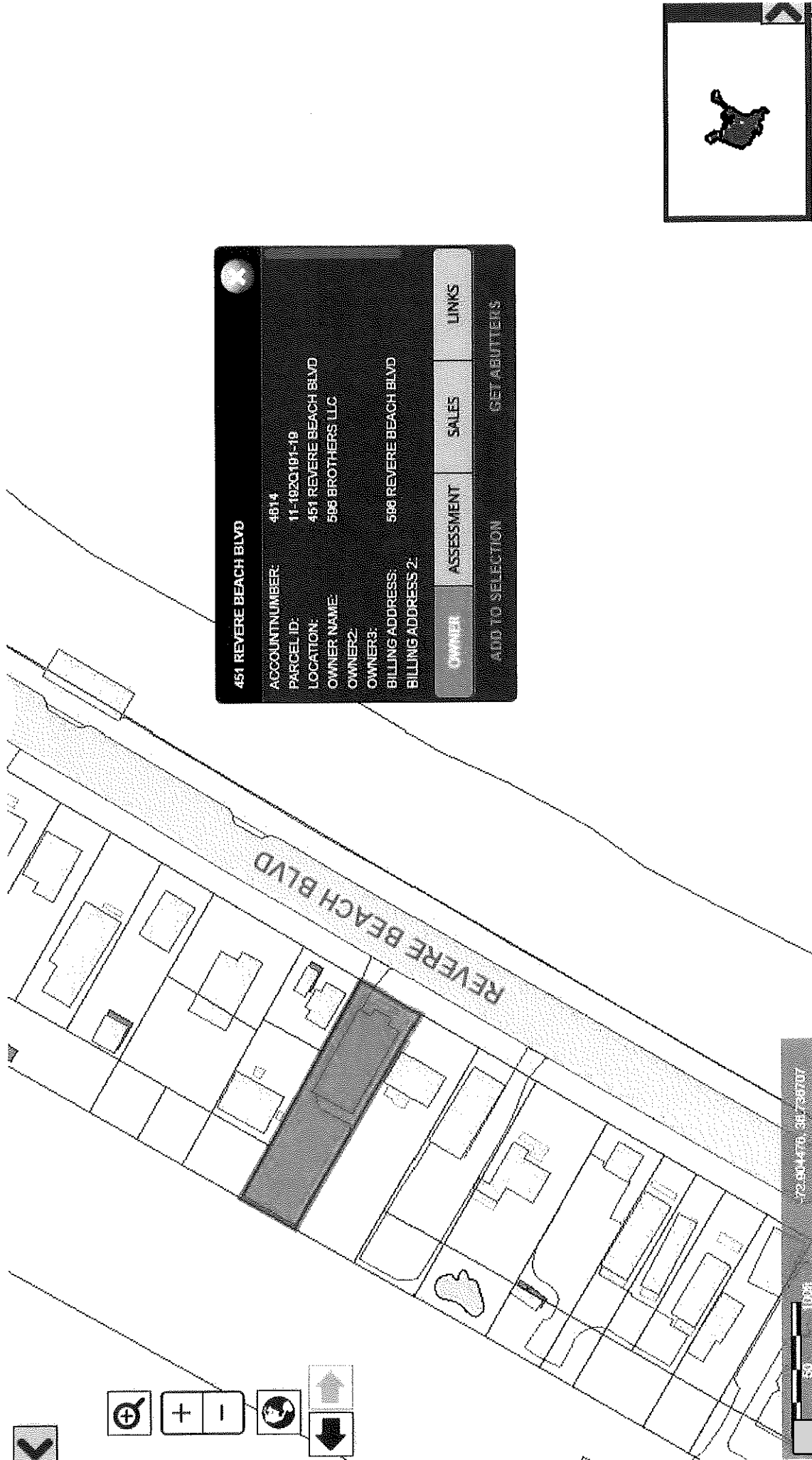
451 REVERE BEACH BLVD

ACCOUNTNUMBER: 4814
 PARCEL ID: 11-192010A-10
 LOCATION: 451 REVERE BEACH BLVD
 OWNER NAME: 588 BROTHERS LLC
 OWNER2:
 OWNER3:
 BILLING ADDRESS: 386 REVERE BEACH BLVD
 BILLING ADDRESS 2:

OWNER ASSESSMENT SALES LINKS

ADD TO SELECTION GET ABUTTERS

EXHIBIT D



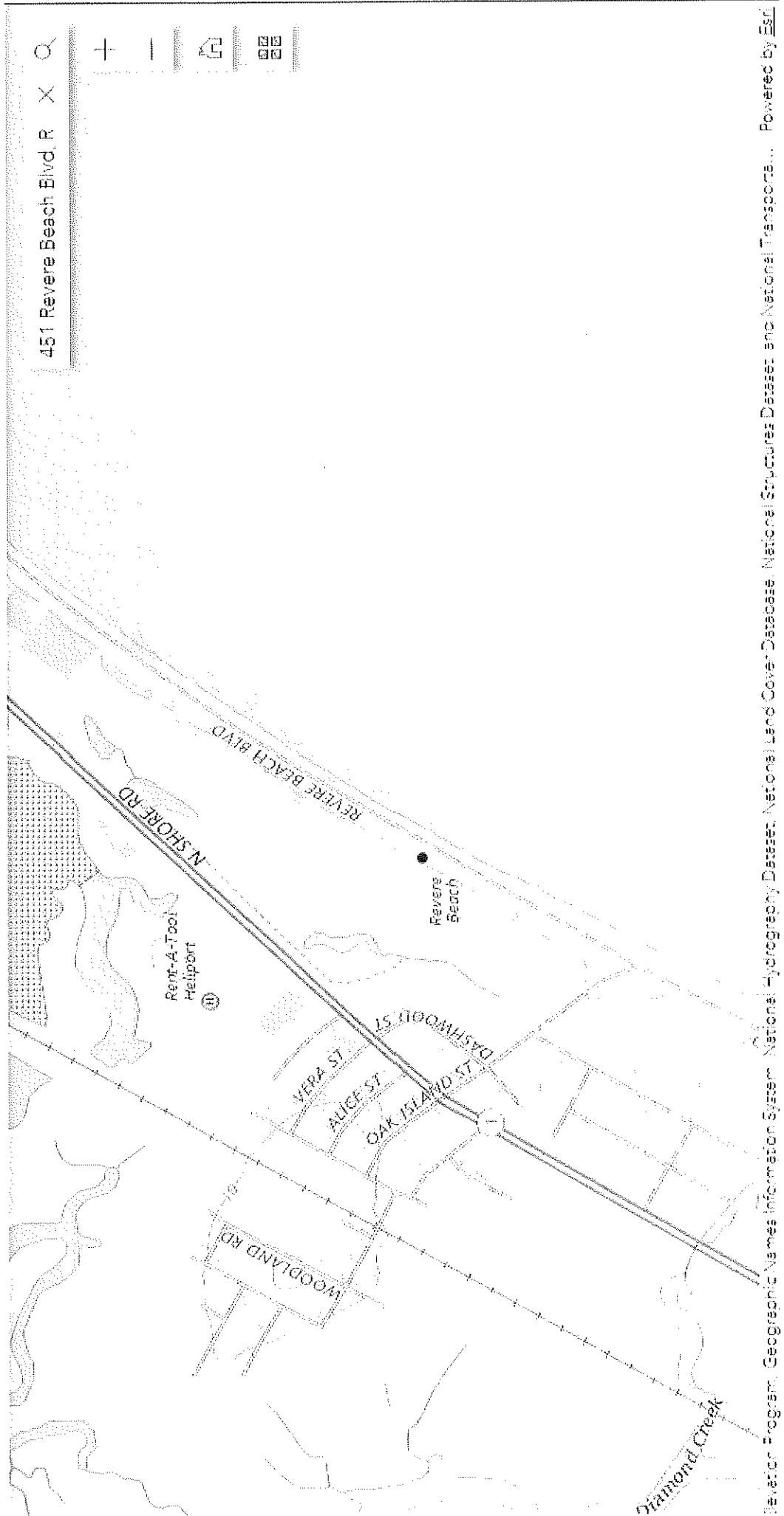
451 REVERE BEACH BLVD

ACCOUNTNUMBER: 4814
 PARCEL ID: 11-1920101-19
 LOCATION: 451 REVERE BEACH BLVD
 OWNER NAME: 588 BROTHERS LLC
 OWNER2:
 OWNER3:
 BILLING ADDRESS: 588 REVERE BEACH BLVD
 BILLING ADDRESS 2:

OWNER ASSESSMENT SALES LINKS

ADD TO SELECTION GET ABUTTERS

6.a



Developer Program: Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation... Powered by Esri

EXHIBIT E



52 Revere Beach Blvd
Revere, Massachusetts
Google
Street View - Nov 2021







EXHIBIT F

Nancy O'Neil

From: fstringi@revere.org
Sent: Tuesday, July 26, 2022 11:59 AM
To: Nancy O'Neil; eric@thecontextworkshop.com; amelnik@revere.org; lcavagnaro@revere.org
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: July 26, 2022
Application #: SPR22-000087
Address: 451 REVERE BEACH BLVD
Description: Addition of eight apartment units over two new floors
Review Status: Denied

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

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.030, the extension and alteration of a nonconforming structure may only be allowed by special permit of the City Council.

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

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

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

paid

Request for Abutters List

Date: May 26, 2022

Property Location: 451 Revere Beach Boulevard

Map: 11 Block: 192Q191 Parcel: 19

Property Owner: 596 Brothers 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:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Nancy S. O'Neil, D'Ambrosio LLP

Address: 14 Proctor Avenue

Revere, MA 02151

Telephone: (617) 720-5657



PROPERTY LOCATION
 No Alt No Direction/Street/City
 451 REVERE BEACH BLVD, REVERE
 Unit#

OWNERSHIP
 Owner 1: 596 BROTHERS LLC
 Owner 2:
 Owner 3:
 Street 1: 596 REVERE BEACH BLVD
 Street 2:
 Town/City: REVERE
 State/Prov: MA Cntry
 Postal: 02151 Own Occ: Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	0.206	1,118,500		431,400	1,549,900

Legal Description: LOT 6 SOLD W/ PCL T7 282 005
 User Acct: 11/192Q191/19/
 GIS Ref:
 GIS Ref:
 Insp Date: 07/14/20

PREVIOUS ASSESSMENT
 11-192Q191-19

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	1,118,500	0	.206	431,400	1,549,900		Year End Roll	12/30/2021
2022	111	NC	1,118,500	0	.206	431,400	1,549,900		Year End Roll	11/9/2021
2021	111	FV	1,031,600	0	.206	398,200	1,429,800		Year End Roll	12/15/2020
2021	111	PTCH	950,600	0	.206	398,200	1,348,800		1,348,800 patch	8/19/2020
2020	111	FV	950,600	0	.206	398,200	1,348,800		Year End Roll	12/18/2019
2020	111	NC	950,600	0	.206	398,200	1,348,800		Year End Roll	10/30/2019
2019	111	FV	811,500	0	.206	418,100	1,229,600		Year End Roll	12/19/2018
2018	111	fv	734,300	0	.206	351,800	1,086,100		1,086,100 YER	12/29/2017

SALES INFORMATION
 Grantor: J.J.D. TRUST, UNKNOWN
 Legal Ref: 67571-314, 20552/176
 Date: 4/11/2022, 4/29/1996
 Type: FAMILY
 Sale Price: 2,400,000
 V Tst Verif: No No No
 99 No No

NARRATIVE DESCRIPTION
 This parcel contains .206 Acres of land mainly classified as APT 4-8 with a APT 4-8 Building built about 1962, having primarily BRICK Exterior and 8528 Square Feet, with 8 Units, 8 Baths, 0 3/4 Bath, 0 HalfBath, 30 Rooms, and 14 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	Sq Feet	SITE
111	APT 4-8		8981				8981	

USER DEFINED
 Prior id # 1: RC1
 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: 11
 Fact Dist:
 Reval Dist:
 Year:
 Land Reason:
 Bid Reason:
 Civildistrict:
 Ratio:

PRINT
 Date: 06/06/22 Time: 15:44:55
LAST REV
 Date: 05/02/22 Time: 14:44:14
 cgravall
 4614

PAT ACCT.
 Notes

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	PERMIT	336	MATT MCGRATH
7/2/2018	PERMIT	336	MATT MCGRATH
2/13/2015	MEASURED	372	Patrick W
4/10/2006	MEASURED	294	DENNIS M

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/6/2019	B19000556	Remodel	40,000	C			REMODEL APARTMENT	
6/5/2018	B18000124	GENL RE	3,900	C			REPLACE ROTTED TUB	
3/21/2018	P18000005	Plumbing	400	C			REPLACEMENT OF THE	
3/1/2018	17428	GENL RE	8,100	C			NEW KIT CABS UNIT	
8/17/2007	5523	ROOF	3,000	C			STRIP & REROOF 12	

NEIGHBORHOOD

Neigh	Influ	Mod	WTRFRM
100	7.397		100

APPROXIMATE VALUE

Appraised Value	Alt	Spec	Land	Code	Notes
431,422					

APPROXIMATE VALUE

Appraised Value	Alt	Spec	Land	Code	Notes
431,422					

APPROXIMATE VALUE

Appraised Value	Alt	Spec	Land	Code	Notes
431,422					

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

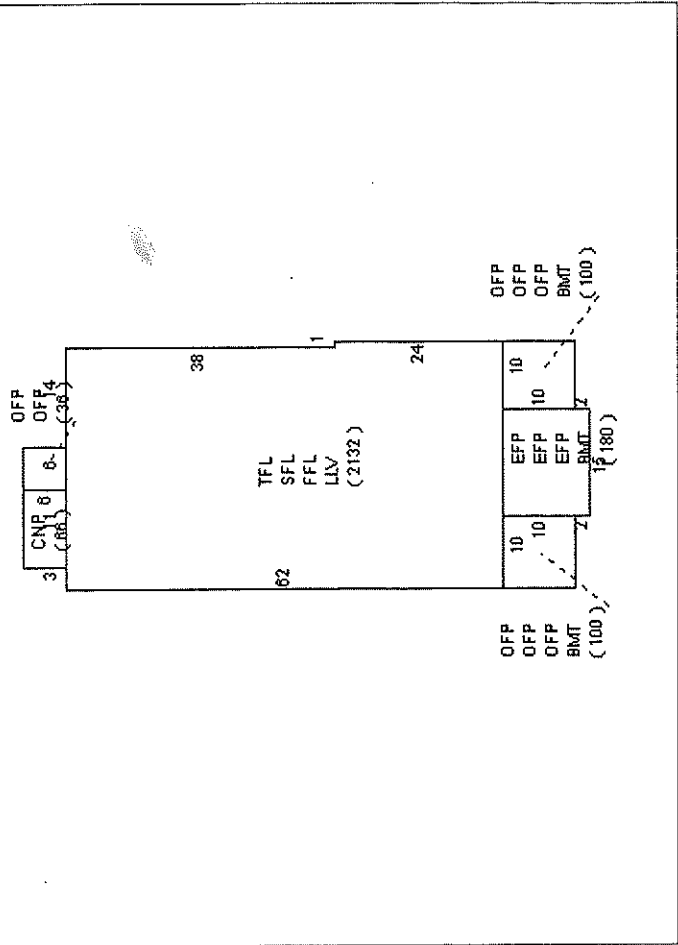
APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

APPROXIMATE VALUE

Total	431,422	Sol Credit	Total
431,400			431,400

SKETCH



COMMENTS

RESIDENTIAL GRID
1st Res Grid Desc: Line 1 # Units: 2
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMS: 30 BRS: 14 Baths: 7 HB

BATH FEATURES

Table with columns: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, Other Fix. Rating: AVERAGE, GOOD.

OTHER FEATURES

Table with columns: KIts, A KIts, Fpl, WSFlue. Rating: AVERAGE, GOOD.

CONDO INFORMATION

Table with columns: Location, Total Units, Floor, % Own. Rating: AVERAGE.

EXTERIOR INFORMATION

Table with columns: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View/ Desir.

GENERAL INFORMATION

Table with columns: Grade, Year Bilt, Alt LUC, Jurisdct, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with columns: Avg H/W/L, Prim Int Wall, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Subfloor, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Corn Wall.

CALC SUMMARY

Table with columns: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, NBHD Inf, LUC Mod, LUC Factor, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price, Juris, Factor, Special Features, Final Total.

REMODELING

Table with columns: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL, M.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, % Type, Qu # Ten.

MOBILE HOME

Make: Model: Year: Color: Parcel ID 11-192Q191-19

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A Y/S Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris, Value.

IMAGE



AssessPro Patriot Properties, Inc

DASHWOOD ST CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	11-190A-12 LUC: 930	449 REVERE BEACH BLVD HARLOW BLUE, LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-18 LUC: 104	REVERE BEACH REA BLVD KQ & SONS LLC 62 GOLDEN HILLS RD SAUGUS, MA 01906	11-192Q191-28 LUC: 132
NORTH SHORE RD NORTH SHORE ROAD NOMINEE TRUST DIABAKERLY JANET TRUSTEE P O BOX 610050 NEWTON, MA 02461	11-190A-27 LUC: 391	451 REVERE BEACH BLVD 596 BROTHERS LLC 596 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-19 LUC: 111	459 REVERE BEACH BLVD KQ & SONS LLC 62 GOLDEN HILLS RD SAUGUS, MA 01906	11-192Q191-21 LUC: 104
434 REVERE BEACH BLVD OCEANPASS LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-10 LUC: 013	REVERE BEACH REA BLVD 596 BROTHERS, LLC 596 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-20 LUC: 132	461 REVERE BEACH BLVD KQ & SONS LLC 62 GOLDEN HILLS RD SAUGUS, MA 01906	11-192Q191-31 LUC: 104
REVERE BEACH REA BLVD OCEANPASS LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-11 LUC: 132	448 REVERE BEACH BLVD sekeresh sergiy y 452 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-21 LUC: 101	463 REVERE BEACH BLVD KQ & SONS LLC 62 GOLDEN HILLS RD SAUGUS, MA 01906	11-192Q191-3 LUC: 104
437 REVERE BEACH BLVD DSTP LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-12 LUC: 326	450 REVERE BEACH REA BLVD 596 BROTHERS, LLC 596 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-22 LUC: 104	REVERE BEACH REA BLVD 465 REVERE BEACH BLVD RLTY TR CRONIN MARLENE TRUSTEE 465 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-3 LUC: 132
REVERE BEACH REA BLVD OCEANPASS LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-13 LUC: 132	REVERE BEACH REA BLVD MICHAELSON FAMILY IRREVOCABLE KUMMINS RANDY TRUSTEE 58 BOYLSTON ST MALDEN, MA 02148	11-192Q191-23 LUC: 132	OAK ISLAND ST HRCA HOUSING FOR ELDERLY INC 420 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-4 LUC: 112
446 REVERE BEACH BLVD DOUGLAS WILLIAM LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-14 LUC: 101	REVERE BEACH REA BLVD 596 BROTHERS, LLC 596 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-24 LUC: 132	REVERE BEACH REA BLVD ANN REALTY TRUST HUYNH LILY 596 WESTERN AVE LYNN, MA 01901	11-192Q191-6 LUC: 132
REVERE BEACH REA BLVD OCEANPASS LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-15 LUC: 132	454 REVERE BEACH BLVD MICHAELSON FAMILY IRREVOCABLE KUMMINS RANDY TRUSTEE 58 BOYLSTON ST MALDEN, MA 02148	11-192Q191-25 LUC: 104	428 REVERE BEACH BLVD DOUGLASWILLIAM LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-7 LUC: 104
441 REVERE BEACH BLVD OCEAN 12 INVESTMENTS, LLC 436 REVERE BEACH BLVD Revere, MA 02151	11-192Q191-16 LUC: 111	REVERE BEACH REA BLVD 596 REVERE BEACH, LLC 596 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-26 LUC: 132	REVERE BEACH REA BLVD DOUGLASWILLIAM LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-8 LUC: 132
REVERE BEACH REA BLVD OCEAN 12 INVESTMENTS, LLC 436 REVERE BEACH BLVD Revere, MA 02151	11-192Q191-17 LUC: 132	457 REVERE BEACH BLVD FULGONI KEVIN M LIFE ESTATE KEVIN M LIFE ESTATE SATERIALE MAUREEN A LIFE ESTAT MAUREEN A LIFE ESTATE 457 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-27 LUC: 104	429 REVERE BEACH BLVD LEONARD BERNARD LLC 436 REVERE BEACH BLVD REVERE, MA 02151	11-192Q191-9 LUC: 105

POINT OF PINES B

9-157A-2

LUC: 132

MASSACHUSETTS ELECTRIC COMPANY

C/O PROPERTIES DEPT.

40 SYLVAN RD

WALTHAM, MA 02451

REVERE BEACH BLVD

9-192R-1

LUC: 920

COMMONWEALTH OF MASSACHUSETTS

20 SOMERSET ST

BOSTON, MA 02108

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

Susan Shaffer
DATE: *6.6.22*

Attachment: PH.C2206.451RevereBeachBoulevard (22-210 : Special Permit C-22-06, 451 Revere Beach Boulevard)

C-22-07

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.060 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, August 22, 2022 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 529 Broadway, LLC, 52 Fairview Street, Winthrop, MA 02152 to alter and extend a nonconforming use (nonconforming commercial building, acting as a private garage) for the purpose of operating a commercial garage at 535 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-22-07) 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 Advocate
Check attached #27955
08/05/2022
08/12/2022

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

FORM B

APPLICATION NO. C-22-07
DATE: 7/28/22

**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 filing may be rejected.

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

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

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- C.** Application for **Special Permit for Alteration and Extension of Nonconforming Uses** (Revised Ordinances of the City of Revere)

1. Applicant submitting the application is:

Name: 529 Broadway LLC
Address: 52 Fairview Street, Winthrop, MA 02152
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

2022 JUL 28 PM 3:53
OFFICE CITY CLERK
REVERE, MASS.

FILED

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

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

Name: Gerry D'Ambrosio, Esq. and Paul Tellier, Esq., D'Ambrosio LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

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

Name: 529 Broadway LLC

Address: 52 Fairview Street, Winthrop, MA 02152

Tel. #: c/o D'Ambrosio LLP (617) 720-5657

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 67118, Page 136, attached hereto as **Exhibit A**.

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 title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor's Office information: School Street/535 Broadway, Revere, Massachusetts and adjoining parcels.

Parcel Identification number: 16-262-263-30.

7. A map describing the land uses of adjacent and nearby properties in included and made part of this application.

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

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 part of this application.

Please see USGS topographic and City of Revere GIS maps attached hereto as **Exhibit D**.

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)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a costal beach; _____ salt marsh; _____ 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 land in Revere, described as follows:

Lots numbered 10, 11 and 12 Broadway, and

Lot numbered 13 School Street

As shown on Plan No. 1183-B filed in the Suffolk County Land Registration Office, a copy of a portion which is filed with Certificate of Title No. 8602.

In addition, a concrete block building, approximately 5145 square feet is included on Broadway lots 10, 11, and 12. Moreover, an outbuilding, is included on School Street lot 13.

Also, please see the Plan attached hereto as **Exhibit B** and the site photographs attached as **Exhibit F**.

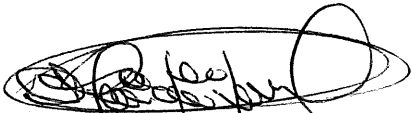
11. What is the nature of the exception or special permit requested in this application?

The Applicant seeks to use the property for the operation of a commercial garage, an alteration of the current nonconforming use of the property as a private garage in the RB district. See Site Plan Review Committee's Denial Letter attached hereto as **Exhibit E**. The Special Permit will allow the Applicant to open its commercial garage along a main thoroughfare and increase the available automotive repair options in Revere. The current outbuilding located at the back of the 535 Broadway property and on the School Street lot will be converted into a new commercial garage to better and more efficiently serve the Revere community.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not substantially more detrimental to the neighborhood than the existing nonconforming use. The property is currently being used as a nonconforming commercial building, acting as a private garage. The Applicant plans to direct traffic towards Broadway and remove access to School Street in order to eliminate any traffic through School Street and the surrounding neighborhood. The Applicant's use of the property is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

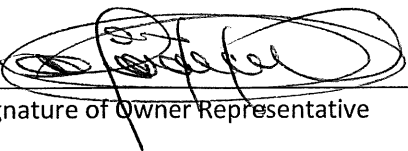
Date of denial by Site Plan Review Committee: August 4, 2022. Please see Exhibit E, Site Plan Review Committee's Denial Letter.

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

07/28/22
Date



Signature of Owner Representative

07/28/22
Date



Signature of Designated Representative

7/28/22
Date

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

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

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

1. Name and residential address of party submitting application:

Name: 529 Broadway LLC

Address: c/o D'Ambrosio LLP
14 Proctor Avenue
Revere, MA 02151

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

Name: 529 Broadway LLC

Address: 52 Fairview Street,
Winthrop, MA 02152

3. If the property 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: N/A

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

Name: 529 Broadway LLC

Address: 52 Fairview Street,
Winthrop, MA 02152

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

Address: N/A

The trust documents are on file at N/A and will be delivered upon request.

Page 2
General Disclosure Form

6. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: N/A

A copy of the Joint Venture agreement is on file at N/A and will be delivered upon request.

7. If the party is a corporation, provide the name and the 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:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: N/A

Director: N/A

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: 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.

General Partner's Name
of Limited Partnership: N/A

Address: N/A

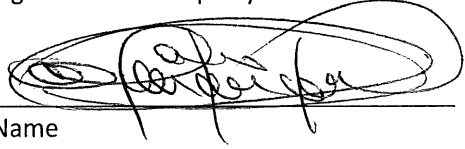
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

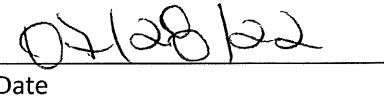
N/A

[Signatures on following page]

The foregoing information if provided under the Pains and Penalty of Perjury.

Signature of each party and land-owner:


Name


Date

Name

Date

Name

Date

Name

Date

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant 529 Broadway LLC who has applied to this Honorable City Council for a special permit for property located at 535 Broadway.

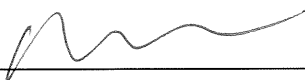
1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City as well as an additional automotive repair option for the City's residents. See Revere Zoning Ordinances, § 17.04.010
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is appropriate as it is a centralized Revere location near similar commercial garages and commercial buildings with reasonable ingress and egress accessibility.
 - (b) The site is appropriate as it is a current nonconforming commercial use that does not have a detrimental impact on the neighborhood.
 - (c) The site is appropriate as the Applicant's proposed use will not be substantially more detrimental than the existing nonconforming use to the neighborhood.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary amenities to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense, and all aspects of the property will be brought up to code. Additionally, traffic from the commercial garage will be directed away from the surrounding neighborhood, towards a main thoroughfare, Broadway.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Broadway or School Street for the following reasons:
 - (a) There will be no adverse effect to the neighborhood as the Applicant's current plans indicate that the traffic flow of the garage will exit towards Broadway, rather than the entrance and exit on School Street, which travels one way towards Broadway. No vehicles will enter from or exit onto School Street, limiting traffic from this location to enter the surrounding residential neighborhood.

Page 2
Finding of Fact Form

6. The adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a) Adequate and appropriate facilities already service the Property.

Date: 7/28/22

Respectfully submitted by:  _____

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

EXHIBIT A

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



2022 00009805
Bk: 67118 Pg: 136 Page: 1 of 4
Recorded: 02/02/2022 10:16 AM
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

QUITCLAIM DEED

JEFFREY CASTALDO, TRUSTEE OF CASTALDO REALTY TRUST established u/d/t dated October 3, 2014, for which a Trustee's Certificate Pursuant to M.G.L. c. 185 § 35 was filed with the Suffolk County Registry District of the Land Court (the "**Land Court**") as Document No. 839477 (the "**Grantor**") for consideration paid of Three Million Nine-Hundred Thousand (\$3,900,000.00) Dollars

hereby grants to **529 BROADWAY LLC**, a Massachusetts limited liability company, having a mailing address of 52 Fairview Street, Winthrop, Massachusetts 02152 (the "**Grantee**")

with **QUITCLAIM COVENANTS**

The parcels of land in Revere, Massachusetts, County of Suffolk, being known as and numbered 529 Broadway and 531-535 Broadway and Lot 13 School Street together with all buildings and other improvements thereon, being bounded and described on the **Exhibit A** attached hereto and made a part hereof.

For Grantor's title see: (i) Quitclaim Deed from John A. Castaldo, Trustee of the J.C. Broadway Realty Trust dated October 3, 2014 and recorded with the Suffolk County Registry of Deeds (the "**Registry**") on January 7, 2015 in Book 53928, Page 34; and (ii) Quitclaim Deed from Jeffrey Castaldo and John A. Castaldo dated October 3, 2014 and filed with the Land Court on January 20, 2015 as Document No. 839476 creating Certificate of Title No. 131636, in Book 654, Page 36.

[Page Ends Here – Signature Page Follows]



2022 00930729
Cert#: 138402 Bk: 688 Pg: 2
Doc: DED 02/02/2022 09:44 AM SF
ATTEST: Stephen J. Murphy, Register
Suffolk County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 02/02/2022 09:44 AM
Ctrl# 218662 10639 Doc# 00930729
Fee: \$17,784.00 Cons: \$3,900,000.00

REGISTERED LAND

Property: 529 Broadway, Revere, Massachusetts and
531 – 535 Broadway and Lot 13 School Street, Revere, Massachusetts

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

Witness my hand and seal this 31st day of January 2022

Castaldo Realty Trust
u/d/t dated October 3, 2014

By: Jeffrey Castaldo
Jeffrey Castaldo,
Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

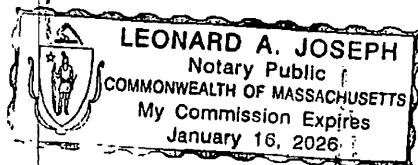
On this 31st day of January, 2022, before me, the undersigned notary public, personally appeared Jeffrey Castaldo, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Castaldo Realty Trust, a Massachusetts nominee trust.

[Signature]

NOTARY PUBLIC

[Affix Notarial Seal]

Printed Name: Leonard A. Joseph
My Commission Expires: 1-16-2026



Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

EXHIBIT A**LEGAL DESCRIPTION****529 BROADWAY, REVERE, MA:**

PARCEL 1: The land with the buildings in said Revere, bounded and described as follows: Beginning at a point on said Southeasterly side of Broadway three hundred and twenty-five (325) feet Northeasterly from Mountain Avenue at land now or formerly of the McClure estate; thence running Southwesterly on said Broadway, fifty (50) feet to land now or formerly of Rose Kiernan; thence running Southeasterly by land now or formerly of Rose Kiernan, one hundred (100) feet; thence turning and running Northeasterly, fifty (50) feet; thence turning and running Northwesterly one hundred (100) feet to the point of beginning on Broadway, and containing 5,000 square feet of land.

PARCEL 2: A parcel of land in said Revere, the extension of which depends upon the determination of the proper boundary, the line between the land of McClure estate and land formerly of Peter Kiernan of which Parcel 1 is a part, bounded and described as follows: Beginning at a point on Broadway where the Northeasterly line of the first above described parcel, intersects Broadway, and at land of the McClure estate, thence running Southeasterly along said Northeasterly line of said first above described parcel, one hundred (100) feet; thence turning and running Northeasterly in a line extended from the Southeasterly bound of said first above described parcel of land of the McClure estate, wherever the same may be found to be; thence turning and running in a Northeasterly line along land of the said McClure estate to the point of beginning.

PARCEL 3: A parcel of land in said Revere, beginning on the Southeasterly side of Broadway fifty (50) feet Southwesterly from the Northwesterly corner of land conveyed to Peter Kiernan by David D. Taylor by deed dated May 7, 1887, recorded with Suffolk Deeds, Book 1771, Page 174; thence running Southeasterly by land late of Mary Jane Kiernan, and now of this grantor, one hundred (100) feet; thence running Southwesterly by land now or late of Pete Kiernan, fifty (50) feet; thence running Northwesterly by land now or late of Annie Lane, one hundred (100) feet to Broadway; thence running Northeasterly on Broadway fifty (50) feet to the point of beginning. Containing 5,000 square feet, said point of beginning is distant 275 feet northeasterly from Mountain Avenue.

PARCEL 4: The land in Revere, Suffolk County, Massachusetts, being the Northerly portion of the parcel shown as containing 47,000 square feet of land on a plan by Whitman and Howard dated May 22, 1907, recorded with the Suffolk Deeds, Book 3212, Page 380, bounded and described as follows:

Easterly: by School Street, eighty-one (81) feet;
 Northerly: by land now or late of Bowers, one hundred fifteen and 50/100 (115.50) feet;
 Westerly: by Lot 1, together with a triangular shaped part, eighty and 60/100 (80.60) feet; and
 Southerly: by other land of said Serino, one hundred forty-two (142) feet.

Containing 10,403 square feet of land more or less, and all according to the said measurements.

PARCEL 5: A certain parcel of land situated in said Revere and being shown a Lot C, on a plan of land entitled Subdivision of Land in Revere, Mass. dated August 2, 1960, Thomas W. Dakin, Surveyor, and recorded in Suffolk Registry of Deeds, Book 7497, Page 267, and bounded and described as follows:

Northerly: along Lot 2, as shown on said plan, fifty (50) feet;
 Easterly: along land now or formerly of said grantee, as shown on said plan, thirty-two (32) feet, more or less;
 Southerly: along Lot E, as shown on said plan, fifty-nine (59) feet, more or less; and
 Westerly: along Lot B, as shown on said plan, thirty (30) feet.

Containing approximately 1,635 feet, more or less, as shown on said plan.

531-535 BROADWAY AND LOT 13 SCHOOL STREET, REVERE, MA:**PARCEL ONE:**

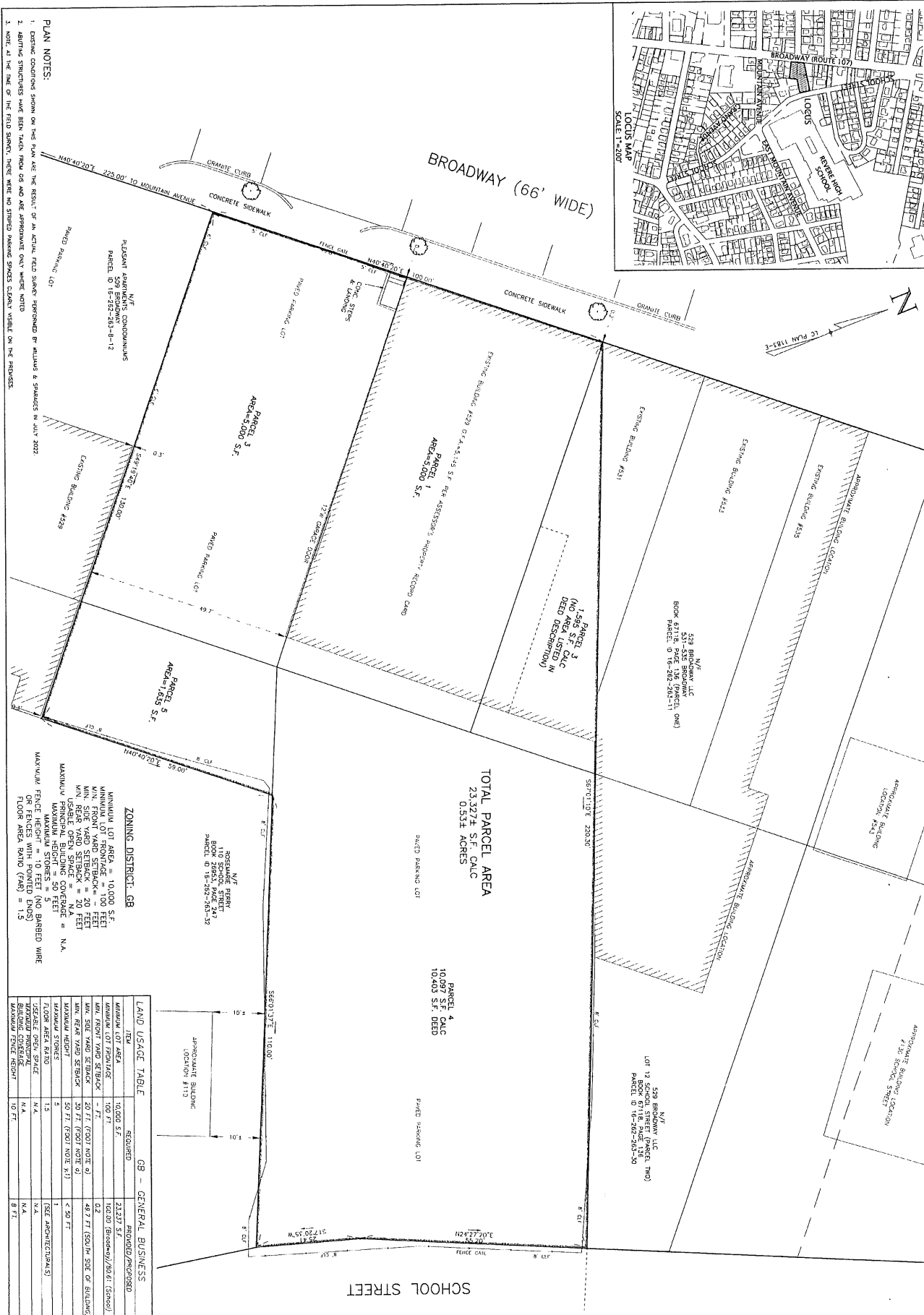
That certain parcel of land situated in Revere, in the County of Suffolk and Commonwealth of Massachusetts, situated on Broadway. Said land is shown as Lots 10, 11 and 12 on a subdivision plan drawn by J. Lewis Carr, Civil Engineer, dated April 1912, as approved by the Court, filed in the Suffolk County Land Registration Office as Plan No. 1183-B, a copy of a portion of which is filed with Certificate of Title No. 8602.

PARCEL TWO:

That certain parcel of land situated in Revere, in the County of Suffolk and Commonwealth of Massachusetts, situated on School Street. Said land is shown as Lot 13 on a subdivision plan drawn by J. Lewis Carr, Civil Engineer, dated April 1912, as approved by the Court, filed in the Suffolk County Land Registration Office as Plan No. 1183-B, a copy of a portion of which is filed with Certificate of Title No. 8602.

EXHIBIT B

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



PLAN NOTES:
 1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARGES IN JULY 2022.
 2. EXISTING STRUCTURES HAVE BEEN TAKEN FROM GIS AND ARE APPROXIMATE ONLY WHERE NOTED.
 3. NOTE: AT THE TIME OF THE FIELD SURVEY, THERE WERE NO STRIPPED PARKING SPACES CLEARLY VISIBLE ON THE PREMISES.

ZONING DISTRICT: GB
 MINIMUM LOT AREA = 10,000 S.F.
 MINIMUM LOT FRONTAGE = 100 FEET
 MIN. FRONT YARD SETBACK = 20 FEET
 MIN. REAR YARD SETBACK = 20 FEET
 MAXIMUM FLOOR AREA RATIO (FAR) = 1.5
 MAXIMUM FLOOR HEIGHT = 35 FEET
 MAXIMUM STOREYS = 5
 MAXIMUM FENCE HEIGHT = 10 FEET (NO BARBED WIRE)
 FLOOR AREA RATIO (FAR) = 1.5

ITEM	REQUIRED	PROPOSED/PERMITTED
MINIMUM LOT AREA	10,000 S.F.	23,327 S.F.
MINIMUM LOT FRONTAGE	100 FT.	100 FT.
MIN. FRONT YARD SETBACK	20 FT. (FRONT YARD)	20 FT. (FRONT YARD)
MIN. REAR YARD SETBACK	20 FT. (FRONT YARD)	20 FT. (FRONT YARD)
MAXIMUM FLOOR AREA RATIO (FAR)	1.5	1.5
MAXIMUM FLOOR HEIGHT	35 FT.	35 FT.
MAXIMUM STOREYS	5	5
MAXIMUM FENCE HEIGHT	10 FT.	10 FT.

SITE PLAN
 #529 BROADWAY, REVERE, MA
 ZONING BOARD OF APPEALS CASE NO. _____
 DRAWING: ZBA
 SHEET 1 OF 1
 JULY 22, 2022

SEAL
 WILLIAMS & SPARGES
 REGISTERED PROFESSIONAL ENGINEERS
 STATE OF MASSACHUSETTS
 No. 10000
 DATE: 8.4.2022

Designed By: PMB
 Drawn By: PMB
 Reviewed By: PMB
 Project Manager: PMB
 Job File Number: REV-0093
 Drawing File Folder: REV93
 Drawing Issued for Review
 Drawing Issued for Permit
 Drawing Issued for Construction

Owner:
 529 Broadway LLC
 52 Fairview Street
 Winthrop, MA 02152
 (617) 997-8570

EXHIBIT C

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

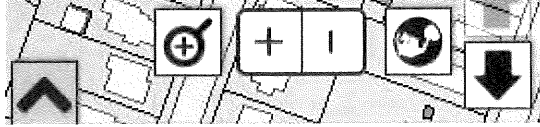


SCHOOL ST

ACCOUNT NUMBER: 6838
 PARCEL ID: 16-262-283-30
 LOCATION: SCHOOL ST
 OWNER NAME: 529 BROADWAY LLC
 OWNER2:
 OWNER3: 53 FAIRVIEW ST
 BILLING ADDRESS: 53 FAIRVIEW ST
 BILLING ADDRESS 2:

OWNER	ASSESSMENT	SALES	LINKS
-------	------------	-------	-------

ADD TO SELECTION GET ABUTTERS

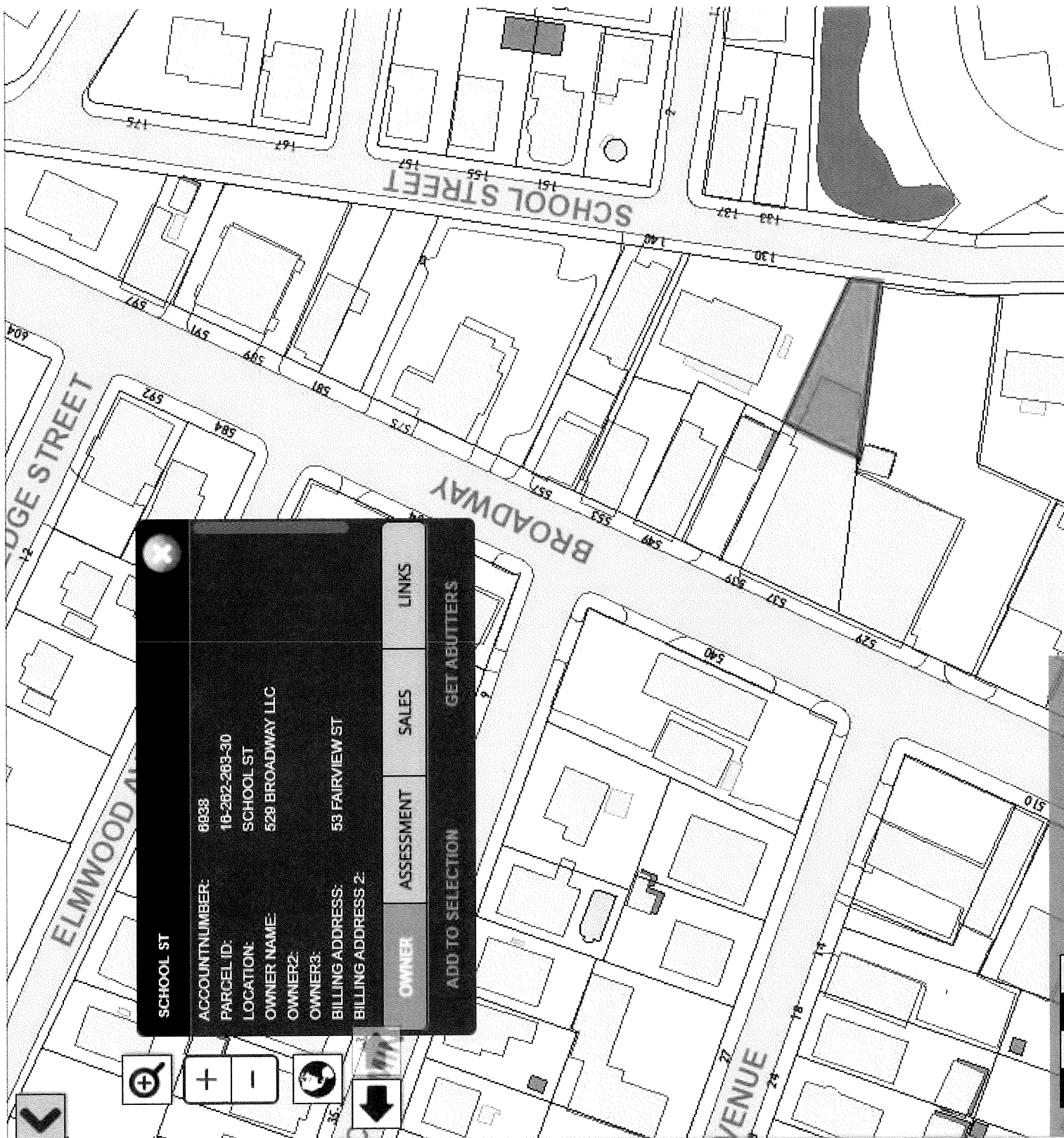


-72.9153236, -36.7327332

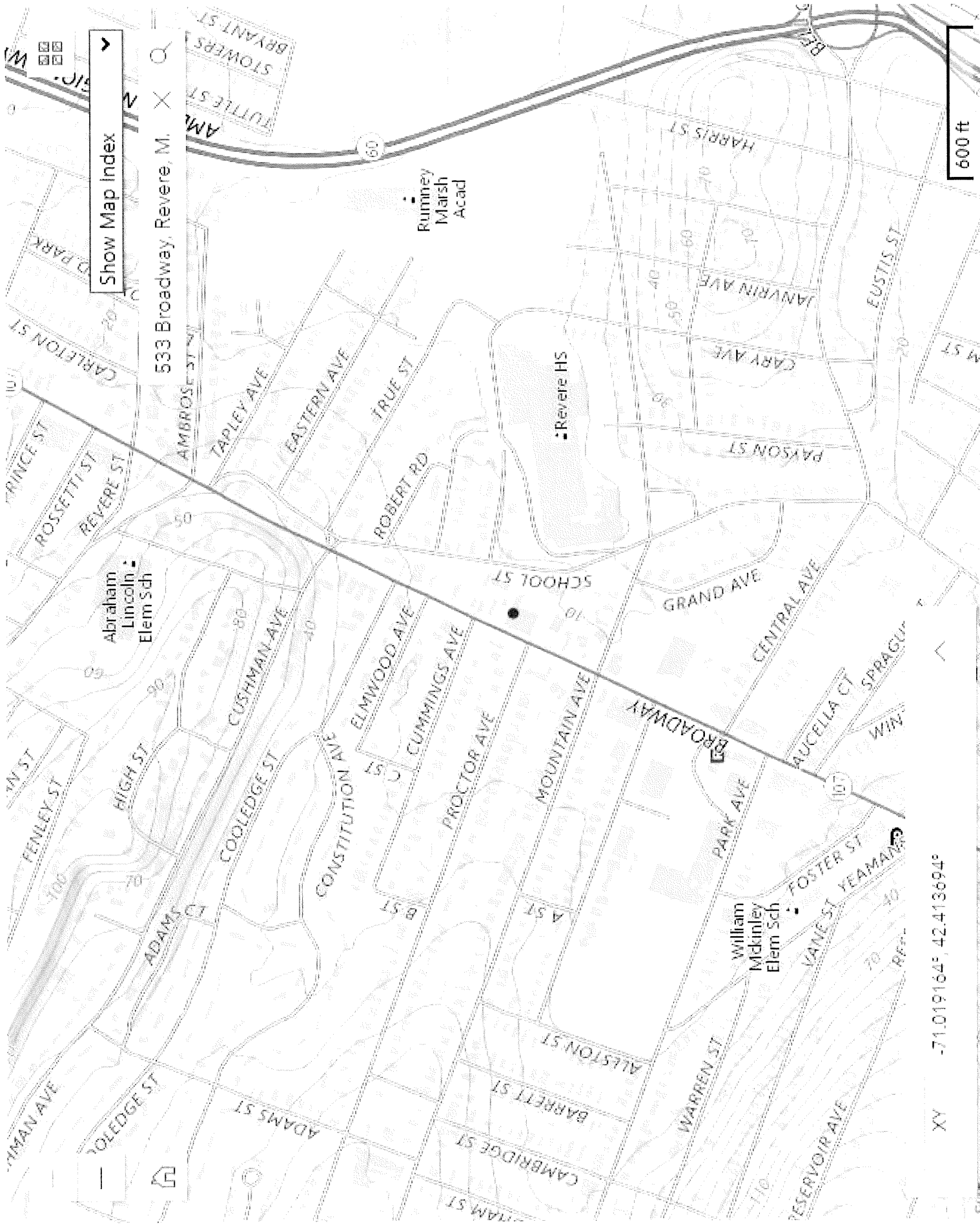
4200ft

EXHIBIT D

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



Show Map Index

533 Broadway, Revere, M.

600 ft

XV -71.019164° 42.413694°

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

EXHIBIT F



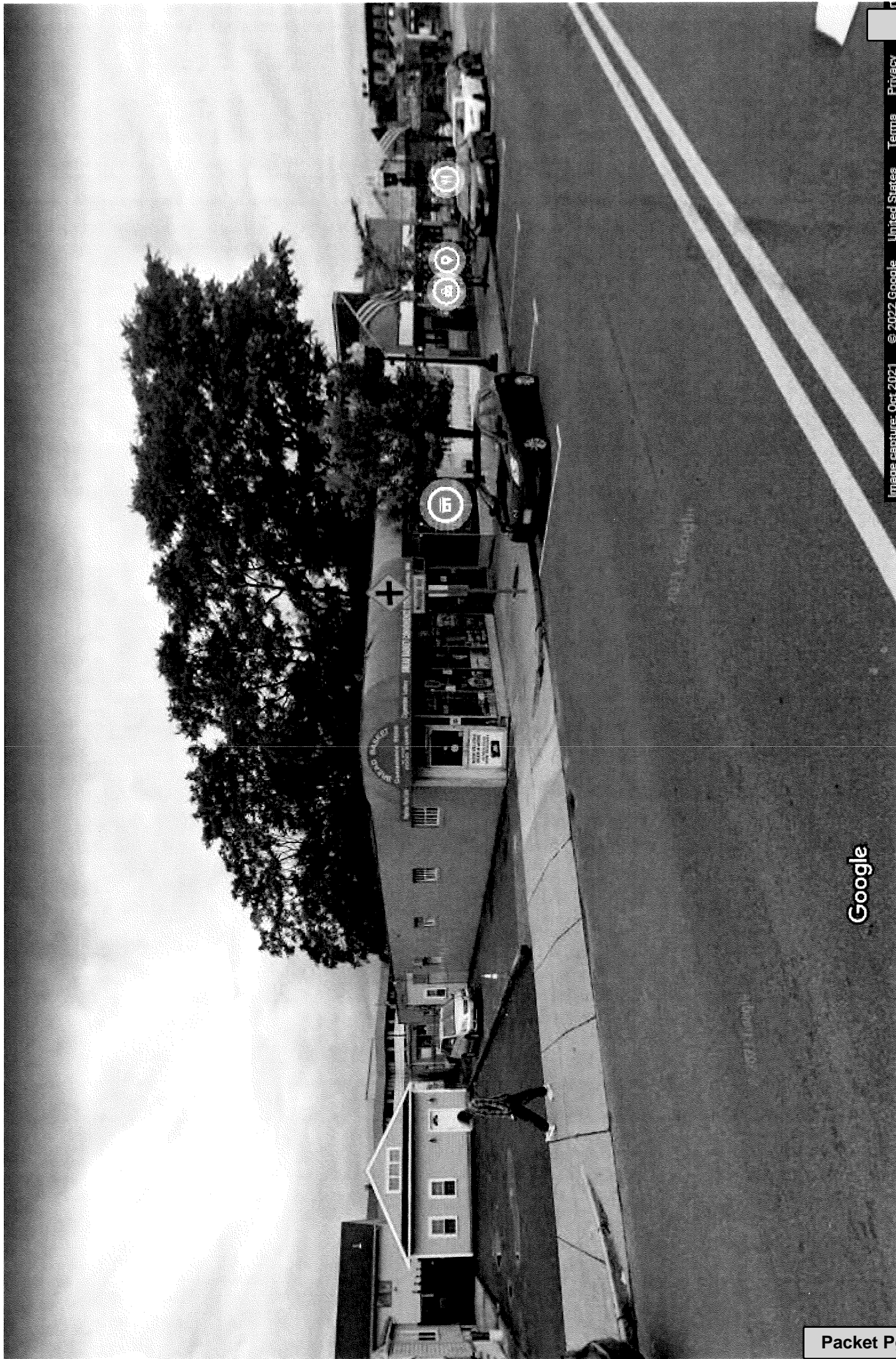
7.a

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



Google Street View - April 2022
Massachusetts

Map navigation icons including a location pin, a compass, and a search icon.



Google

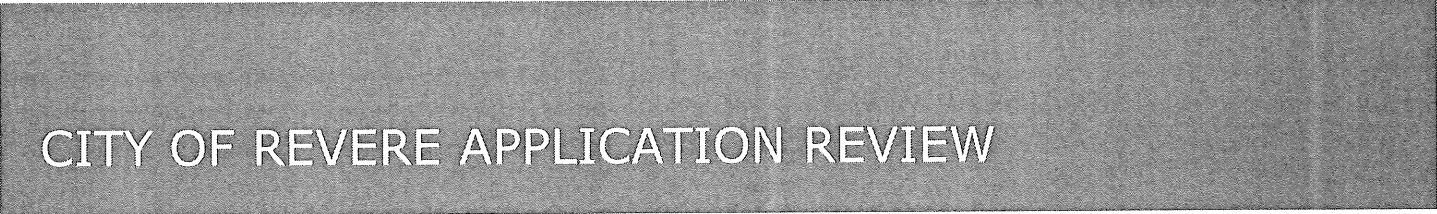
Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

EXHIBIT E

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

Ashley Melnik

From: fstringi@revere.org
Sent: Thursday, August 4, 2022 9:52 AM
To: noneil@dambrosiollp.com; Ashley Melnik; Louis Cavagnaro
Subject: Application Review Comments



City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: August 04, 2022
Application #: SPR22-000089
Address: SCHOOL ST
Description: Alteration of nonconforming use from private garage to commercial garage
Review Status: Denied

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

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020, the change of one nonconforming use to another may only be allowed by special permit of the City Council.

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

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

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

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

Field

Request for Abutters List

Date: May 26, 2022

Property Location: 535 Broadway

Map: 16 Block: 262-263 Parcel: 11

Property Owner: 529 Broadway 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:

 FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

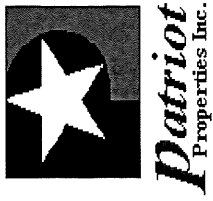
Name: Nancy S. O'Neil, D'Ambrosio LLP

Address: 14 Proctor Avenue

Revere, MA 02151

Telephone: (617) 720-5657

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)



PROPERTY LOCATION		IN PROCESS APPRAISAL SUMMARY		Legal Description		User Acct		
No	Alt No	Direction/Street/City	Building Value	Land Value	Total Value	16/262-263/1/1		
533		BROADWAY, REVERE	200,350	311,800	514,650			
OWNERSHIP		Unit #	Entered Lot Size		GIS Ref		GIS Ref	
Owner 1:	529 BROADWAY LLC		2,500	311,800	514,650			
Owner 2:			2,500	311,800	514,650			
Owner 3:			2,500	311,800	514,650			
Street 1:	52 FAIRVIEW ST		Total Value per SQ unit / Card: \$93.59		/ Parcel: \$93.59		Insp Date	
Street 2:							10/14/21	
Twn/City:	WINTHROP		Parcel ID 16-262-263-11				!6907!	
St/Prov:	MA	Entry	Asses'd Value					
Postal:	02152							

PREVIOUS ASSESSMENT		TAX DISTRICT		PAT ACCT.					
Tax Yr	Use Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	200,350	2500	.156	311,800	514,650	Year End Roll	12/30/2021
2022	325	NC	200,350	2500	.156	311,800	514,650	Year End Roll	11/9/2021
2021	325	FV	228,600	4000	.156	285,100	517,700	Year End Roll	12/15/2020
2021	325	PTCH	224,100	4000	.156	285,100	513,200	513,200 patch	8/19/2020
2020	325	FV	224,100	4000	.156	285,100	513,200	Year End Roll	12/18/2019
2020	325	NC	224,100	4000	.156	285,100	513,200	Year End Roll	10/30/2019
2019	325	FV	214,800	4000	.156	287,300	486,100	Year End Roll	12/19/2018
2018	325	fv	214,800	4000	.156	222,700	441,500	441,500 YER	12/29/2017

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Ist	Verif	Notes
CASTALDO REALTY	67118-136		1/31/2022	MULTIPLE PAR	3,900,000	No	No		
CASTALDO JEFFRE	654-36		10/3/2014	MULTIPLE PAR	1	No	No		
REVERE-DERBY RE	643-153		11/1/2012	MULTIPLE PAR	540,000	No	No		
PEDICINI	578/128		12/8/2000	CONVENIENCE	1	No	No		
PEDICINI	/		11/20/2000	FAMILY	215,000	No	No		
UNKNOWN			1/1/1901			Yes	No		

BUILDING PERMITS		ACTIVITY INFORMATION										
Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
7/29/2020	B20000825	INTER RE	6,146	C				FRAMING PARTITION	10/14/2021	PERMIT	336	MATT MCGRATH
9/29/2016	15595	Commercial	10,000	C				DEMO 10 FT WALLURE	3/2/2015	MEAS & INSP	372	Patrick W
11/21/2014	13105	ROOF	15,000	C				FEE WAIVED STORMWR	5/4/2007	MEAS & INSP	336	MATT MCGRATH
6/26/2014	12251	Commercial	8,000	C				INT WORKREIMV PANE	5/18/2006	MEASURED	335	JONATHAN D
9/24/2013	11444	SIGN	800	C				ALUM SIGN	12/7/2001	Appointment	JF	
2/24/2003	9484	Commercial	1,920	C				Commercial AVNING				
3/29/1999	5636			C				COMM 3X10' SIGN CO				
10/4/1996	4054			C				COMM REMOVE WALLS				
10/19/1993	2162			C				COMM REROOF HOT AS				
5/26/1993	1895			C				COMM 2' X 8' SIGN				

LAND SECTION (First 7 lines only)		BUILDING PERMITS		ACTIVITY INFORMATION																	
Use Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	Factor	LT	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	Alt Class	Spec Land	J Code	Notes	
325 STORE		6787		Sq Feet	SITE	1.0		0	17.5	2.63	CA					311,831	0			311,800	

PROPERTY FACTORS		OTHER ASSESSMENTS	
Item Code	Description	%	Amount
Z	water		
o	Sewer		
n	Electri		
	Exmpt		
	Topo		
	Streer		
	Gas:		

533 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-11 LUC: 325	509 BROADWAY 7 CORCORAN ROBERT S 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-10 LUC: 102	509 BROADWAY 3 ALBA ANTHONY 18 PINETREE DR SAUGUS, MA 01906	16-262-263-8-6 LUC: 102
543 BROADWAY ALTAVILLE JOANNE BIANCHI MARIE 130 SCHOOL ST REVERE, MA 02151	16-262-263-12 LUC: 106	509 BROADWAY 8 VERA CESAR ARANGO VIVIANA 18 TAFT ST Revere, MA 02151	16-262-263-8-11 LUC: 102	509 BROADWAY 4 CORCORAN JOHN CORCORAN ROBERT S 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-1 LUC: 102
549 BROADWAY PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-13 LUC: 013	509 BROADWAY 9 RODRIGUEZ NELSON RODRIGUEZ TATJANA LUCANOVA 303 BEACH ST Revere, MA 02151	16-262-263-8-12 LUC: 102	509 BROADWAY 5 TON AMY 509 BROADWAY UNIT 5 Revere, MA 02151	16-262-263-8-1 LUC: 102
551 BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-14 LUC: 013	509 BROADWAY 10 CORCORAN ROBERT 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-13 LUC: 102	509 BROADWAY 6 BETTERMAN STEVEN 382 OCEAN AVE UNIT C-103 REVERE, MA 02151	16-262-263-8-1 LUC: 102
BROADWAY B AND G COLELLA REALTY TRUST COLELLA ROBERT D JR TRUSTEE 551 BROADWAY REVERE, MA 02151	16-262-263-15 LUC: 132	509 BROADWAY 11 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-14 LUC: 102	529 BROADWAY 529 BROADWAY LLC 52 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-9/ LUC: 325
130 SCHOOL ST PLANTATION REALTY TRUST ALTAVILLE JOANNE 130 SCHOOL ST REVERE, MA 02151	16-262-263-27A LUC: 104	509 BROADWAY 12 BETTERMAN STEVEN 7 PIEVIEW AVE REVERE, MA 02151	16-262-263-8-15 LUC: 102	101 SCHOOL ST CITY OF REVERE / HIGH SCHOOL C/O SUPT OF SCHOOLS 101 SCHOOL ST REVERE, MA 02151	16-264-1A LUC: 931
SCHOOL ST 529 BROADWAY LLC 53 FAIRVIEW ST WINTHROP, MA 02152	16-262-263-30 LUC: 106	509 BROADWAY B GIANNONE JOSEPH GIANNONE DEBORAH 49 WALNUT PARK LYNN, MA 01905	16-262-263-8-2 LUC: 327	133 SCHOOL ST MENDOZA WALTER A PINEDA PINEDA PASTORA 133 SCHOOL ST REVERE, MA 02151	16-265A-1 LUC: 104
110 SCHOOL ST PERRY ROSEMARIE 110 SCHOOL ST REVERE, MA 02151	16-262-263-32 LUC: 101	509 BROADWAY C AAEC HOLDINGS LLC ALBA ANTHONY C/O 18 PINETREE DR SAUGUS, MA 01906	16-262-263-8-3 LUC: 327	137 SCHOOL ST NASCIMENTO SUELI 137 SCHOOL ST REVERE, MA 02151	16-265A-2 LUC: 104
509 BROADWAY PLEASANT APARTMENT CONDO ASSOC C/O JOSEPH GIANNONE 509 BROADWAY UNIT B REVERE, MA 02151	16-262-263-8-0000 LUC: N/A	509 BROADWAY 1 CORCORAN ROBERT CORCORAN ANN M 7 LINCOLN HOUSE PT SWAMPSCOTT, MA 01907	16-262-263-8-4 LUC: 102	516 BROADWAY 512 BROADWAY REALTY TRUST DEFEO NEVA TRUSTEE 512 BROADWAY REVERE, MA 02151	24-392-65 LUC: 332
509 BROADWAY A BELTRAN GREGORIO 509 BROADWAY UNIT A Revere, MA 02151	16-262-263-8-1 LUC: 102	509 BROADWAY 2 BORDEN DENNIS R BORDEN VIRGINIA M 83 GARFIELD AVE CHELSEA, MA 02150	16-262-263-8-5 LUC: 102	540 BROADWAY 520 BROADWAY REALTY TRUST ELKHAOULI ELIAS TRUSTEE 6 JEFFREY ST SAUGUS, MA 01906	24-405-1 LUC: 333

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

15 PROCTOR AVE 24-405-2
 LUC: 111
 15 PROCTOR AVENUE TRUST
 STEWART ROBERTA TRUSTEE
 17 PROCTOR AVE
 REVERE, MA 02151

12 CUMMINGS AVE 24-405-36
 LUC: 101
 SIMON BARRY LIFE ESTATE
 BOARDMAN PHILIP T REMAINDERMAN
 12 CUMMINGS AVE
 REVERE, MA 02151

9 CUMMINGS AVE 24-406-1
 LUC: 101
 GUZMAN HECTOR O
 PORTILLO DELMY D
 9 CUMMINGS AVE
 REVERE, MA 02151

570 BROADWAY 24-406-20
 LUC: 326
 570 BROADWAY REALTY TRUST
 ABOURJAILI YOUSSEF TRUSTEE
 POST OFFICE BOX 16
 REVERE, MA 02151

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE
Susan Chaffin
 DATE: 6.7.22

Attachment: C2207.535Broadway (22-211 : Special Permit C-22-07, 535 Broadway)

Public Hearing
Termination of Licenses for the
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 on Monday evening, August 22, 2022 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts for the purpose of terminating the following licenses for the reasons listed below:

Owner	Street Number	Street Name	License No.	Reason
Global Revco Terminal, LLC	101	Lee Burbank Highway	424A	Termination at the request of the property owner.
Global Revco Terminal, LLC	101	Lee Burbank Highway	424C	Termination at the request of the property owner.
Global Revco Terminal, LLC	101	Lee Burbank Highway	558	Termination at the request of the property owner.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
August 3, 2022
Send invoice to: amelnik@revere.org



GLOBAL COMPANIES LLC 800 South Street, Suite 500, P.O. Box 549290, Waltham, MA 02451 ph: 781-894-8800

June 24, 2022

Sent via Fedex: 7772-2558-6970

Deputy Chief Paul Cheever
City of Revere Fire Department
400 Broadway
Revere, MA 02151

FILED
2022 JUN 28 PM 2:38
OFFICE CITY CLERK
REVERE, MASS

Re: Transfer of Global Companies LLC Terminals and Modifications to Flammable Storage Licenses

Dear Deputy Chief Cheever:

As follow up to your discussions with Eric Davis, Global Companies LLC (“Global”) is submitting this letter to notify the Revere Fire Department and City of Revere City Clerk of a change in ownership of Global’s Revere Terminal and modification of the Registrations for Flammable Storage License applicable to the Terminal. As discussed, the Terminal consists of three properties: (1) Global REVCO Terminal (101 and 186 Lee Burbank Highway); (2) Global Petroleum Terminal (71 and 140 Lee Burbank Highway) and (3) Global South Terminal (49-96 Lee Burbank Highway. As of June 28, 2022, Global will be transferring the Terminal to Revere MA Owner LLC (the “Buyer”).

Following the transfer to the Buyer, Global will continue to operate portions of the Terminal as shown on Exhibit A. These portions include the entirety of the Global South Terminal and the majority of the Global Petroleum Terminal areas. The tanks and associated piping at the Global REVCO Terminal will be decommissioned prior the transfer to the Buyer, and this area will no longer be operated as a petroleum storage facility following transfer. As shown on Exhibit A, Global intends to decommission three tanks (Tank 2, Tank 4 and Tank 6) at the Global Petroleum Terminal. The first two tanks (Tank 2 and Tank 4) will be decommissioned as of the June 28, 2022 scheduled transfer date to the Buyer and one tank, Tank 6, will remain in service following the transfer to the Buyer and will be decommissioned as of July 31, 2022.

As a result, Global will continue to operate under the following registrations issued by the City:

- Flammable Storage License #463, Certificate of Registration to Global Petroleum Corp. for 140 Lee Burbank Highway pursuant to M.G.L. c. 148, § 13, City of Revere, original license for storage granted November 25, 1946.

Attachment: PublicHearingChapter148LicenseGlobalTerminationRequest08222022 (22-212 : Chapter 148 License Termination Hearing -

- Flammable Storage License #381, Certificate of Registration to Global South Terminal, LLC for 49 Lee Burbank Highway pursuant to M.G.L. c. 148, § 13, City of Revere, original license for storage granted August 13, 1934.

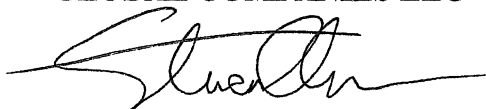
However, as the Global REVCO Terminal will no longer be in operation, Global requests that the registration for this portion of the Terminal be terminated:

- Flammable Storage License #424A, 424C and 558, Certificate of Registration to Global Revco Terminal, LLC for 101 Lee Burbank Highway pursuant to M.G.L. c. 148, § 13, City of Revere, original license for storage granted July 13, 1937.

Please do not hesitate to contact Eric Davis or me (781-398-4132) to discuss this request, the transfer of the Terminal or the modification of the existing registrations for the Terminal.

Sincerely,

GLOBAL COMPANIES LLC



Steven Charron
Environmental Manager

Exhibit A – Flammable Storage License Areas Map

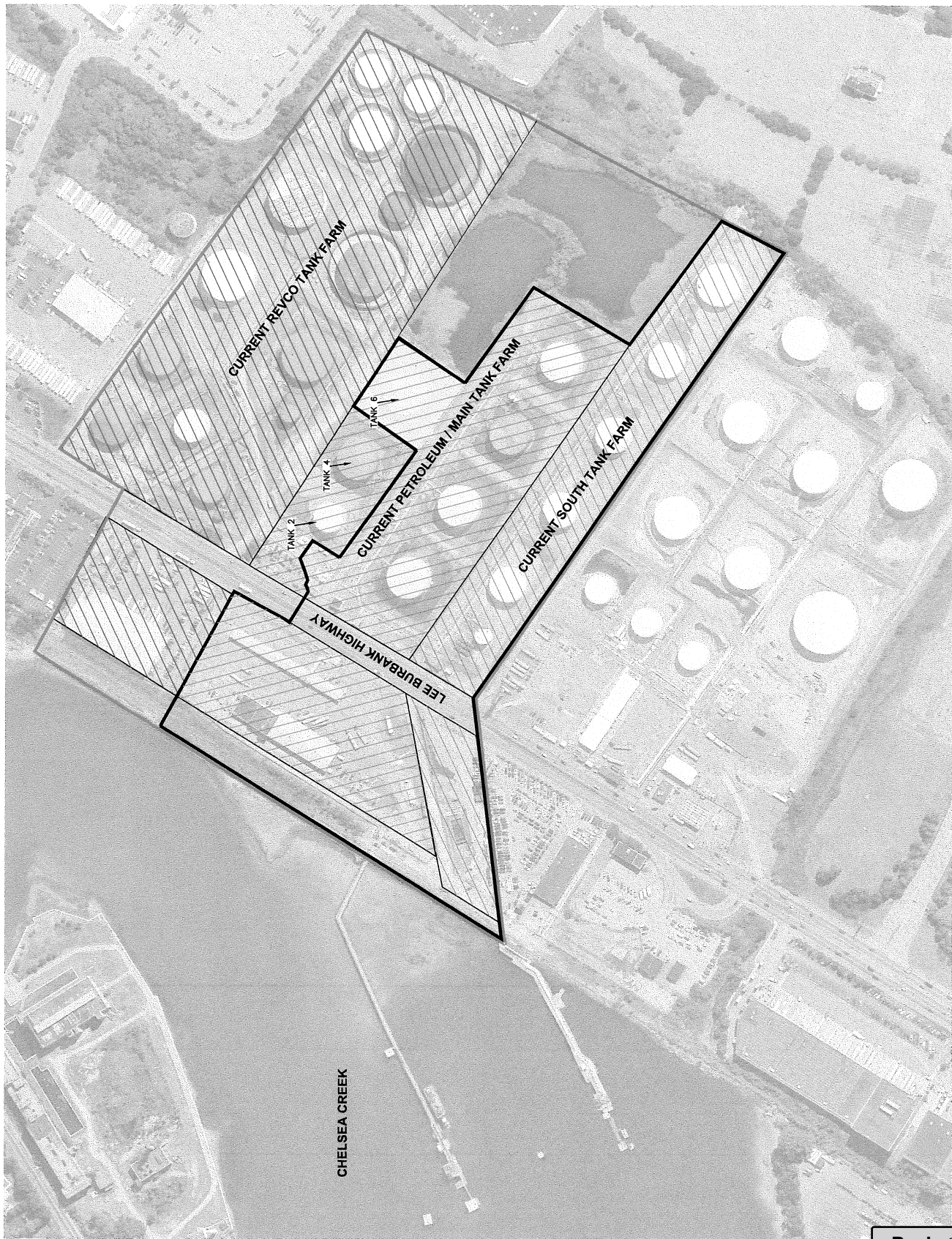
Cc: Ashley E. Melnik, City of Revere City Clerk (Fedex: 7772-2564-0385)
Phil Segaloff, Global

LEGEND

- APPROXIMATE EXISTING TERMINAL BOUNDARY
- AREA STILL SUBJECT TO FLAMMABLE STORAGE LICENSES AFTER 6/28/22
- GLOBAL REVOCO FLAMMABLE STORAGE LICENSE # 424A, 424C, AND 558
- GLOBAL PETROLEUM FLAMMABLE STORAGE LICENSE # 463
- GLOBAL SOUTH FLAMMABLE STORAGE LICENSE # 381
- AREA TO BE REMOVED FROM STORAGE BY 7/31/22

NOTES:

1. PROPERTY BOUNDARIES AS SHOWN PROVIDED BY GLOBAL PARTNERS LP
2. SITE AERIAL SOURCE: GOOGLE EARTH.



Title: FLAMMABLE STORAGE LICENSE AREAS

Global, Revoco Terminal
140 LEE BURBANK HIGHWAY, REVERE, MA

Prepared For: GLOBAL PARTNERS LP

Compared By: SB Date: 6/23/22

Drawn By: CS Scale: AS SHOWN

Checked By: CS Date: 6/23/22

File: 1825.00070003_148.051090



CZ-22-04

**CITY OF REVERE, MA
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 17.56, Sections 17.56.010 – 17.56.080 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, June 27, 2022 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Wednesday, June 29, 2022 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Regulation of Research and Development Facilities

Be it ordained by the City of Revere as follows:

Section 1. Section 17.08.652 of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition of Research and Development Facilities and inserting in place thereof the following new definition:

"Research and development facilities" means facilities including research and testing laboratories and including manufacturing associated with research and development facilities. Laboratories engaged in research, experimental and testing activities, may include, but are not limited to, the development of mock-ups and prototypes; biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities subject to applicable state and federal laws and regulations. Biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities shall not be permitted in the City of Revere.

Section 2. Section 17.26.030 – Prohibited Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by inserting new sub-section JJ.

“JJ. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.

Section 3. Section 17.26.040(E) – Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the existing entry and inserting in place thereof the following:

E. Research and development facilities including life sciences manufacturing and biomedical facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.

Section 4. Section 17.16.040(C) Generally – Table of Uses, Office or Laboratory Uses of the Revised Ordinances of the City of Revere is hereby amended by deleting “Research and Development Facilities” and inserting in place thereof “Research and development facilities defined by the National Institute of Health as Biolevel-1 (BL-1) or Biolevel-2 (BL-2) facilities.”

Section 5. Section 17.16.040(G) Generally – Table of Uses, Prohibited Uses of the Revised Ordinances of the City of Revere is hereby amended by inserting a new prohibited use entitled “Research and development facilities defined by the National Institute of Health as Biolevel-3 (BL-3) or Biolevel-4 (BL-4) facilities.”

RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no

Section 6. Section 17.26.040 Allowed Uses in the Suffolk Downs Overlay District of the Revised Ordinances of the City of Revere is hereby amended by deleting the words, “except where a special permit from the City Council is required,”.

A copy of the aforementioned zoning amendment 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:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Send Invoice to: amelnik@revere.org
May 25, 2022
June 1, 2022

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to the Regulation of Research and Development Facilities

Section 1. Section 17.08.652 of the Revised Ordinances of the City of Revere is hereby amended by deleting the definition of Research and Development Facilities and inserting in place thereof the following new definition:

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RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no	no



Brian M. Arrigo
Mayor

City of Revere

Office of the City Solicitor
281 Broadway
Revere, MA 02151
O: 781-286-8166
F: 781-286-8205

Paul Capizzi
City Solicitor
Daniel E. Doherty
Assistant City Solicitor
Sheryl A. Pelletier
Paralegal

August 18, 2022

Revere City Council
281 Broadway
Revere, MA 02151

FILED
2022 AUG 18 PM 12:10
OFFICE CITY CLERK
REVERE, MASS.

Re: Eminent Domain Takings – Salt Marsh Restoration

Dear Members of the City Council:

The City of Revere seeks City Council approval to acquire three privately-owned vacant marsh parcels by eminent domain for the purpose of restoring the salt marsh in the area between North Shore Road and Bay Road. The City seeks to restore the area to its natural condition by removing foreign materials and debris, and for the purpose of impeding the growth of phragmites, an invasive species, that contribute to clogged water ways and reduce the flood-storage area of the marsh.

The parcels are identified as follows:

1. Owner Fivey Lasden, 0 North Shore Road, Parcel 10-187B-7, appraised value \$2000, 9,422 square feet;
2. Owner Salvatore Imbrescia, 0 Bay Road & 0 Bay Road Rear, Parcels 10-187C-38 & 10-187D-1, appraised value \$15,000, 1.61 acres; and
3. Owner Harold Lasden, 0 Bay Road & 0 North Shore Road, parcels 10-187B-8 & 10-187D-2A, appraised value \$3,500, 15, 455 square feet.

Attached please find the City Auditors memo of Verification of Available Funds for Authorization and Transfer to fund the takings.

Attachment: EminentDomainTakingsSaltMarshRestoration (22-213 : Eminent Domain Takings for Salt Marsh Restoration)

Please feel free to contact myself or Don Ciaramella if you have any questions or require additional information.

Thank you.

Sincerely,



Paul Capizzi
City Solicitor

Enc.

Cc: Mayor Brian Arrigo
Director of Finance Richard Viscay
Chief of Infrastructure and Public Works Don Ciaramella
City Engineer Nick Rystrom



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor


MEMORANDUM

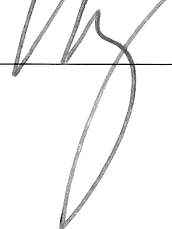
To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: August 18, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Community Investment Trust Fund (84051-596000)	\$20,500
	<i>Available Balance:</i>	<i>\$ 692,407</i>
TO:	Solicitor's Eminent Domain (011517-575100)	\$20,500
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of August 18, 2022, 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

Chief Financial Officer/City Auditor

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

Richard Viscay
 CFO/City Auditor

August 17, 2022

Gerry Visconti, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

Dear Council President Visconti,

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

Please find attached invoices totaling \$105,921.60 that will need an appropriation from the fund to RevereTV for operation of their media center.

I will be available at the August 22nd Council meeting to answer any questions.

Best regards,


 Richard Viscay
 CFO/ City Auditor

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

Attachment: CFO Richard Viscay_RevereTV Appropriation (22-214 : RevereTV Appropriation)



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: August 17, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$105,921.60
	<i>Available Balance:</i>	<i>\$ 105,921.60</i>
TO:	Revere TV Invoices	\$105,921.60
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of August 17, 2022, 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**

August 17, 2022

Gerry Visconti, City Council President
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Transportation Network Infrastructure Fund Appropriation

Dear Council President Visconti,

Under Chapter 187 of the Acts of 2016, certain transportation network companies must pay an assessment for each ride originated within the City of Revere (as well as all cities and towns in the Commonwealth). Per the Division of Local Services at the Department of Revenue, these funds are considered “receipts reserved for appropriation” and are to be used “to address the impact of transportation network services on municipal roads, bridges, and other transportation infrastructure.”

As a result of this assessment, the City of Revere received \$61,541.70 that must be appropriated by the end of calendar year 2022. Therefore, I respectfully request favorable action on appropriating \$61,541.70 to account 40011-580022, Roadway Capital Fund.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Donny Ciaramella, Chief of Infrastructure and Public Works
Assunta Newton, Assistant Budget Director



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Budget Analyst
Date: August 17, 2022
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Transportation Fund (19601-596000)	\$ 61,541.70
	<i>Available Balance:</i>	<i>\$ 61,541.70</i>
TO:	Roadway Capital Fund (40011-580022)	61,541.70
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of August 17, 2022, there are sufficient funds to support such a transfer.

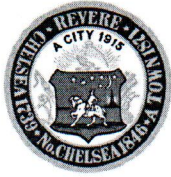
Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: CFO Richard Viscay_Transportation Network Infrastructure Fund Appropriation (22-215 : Transportation Network Infrastructure



City of Revere
Election Commission
281 Broadway
Revere, MA 02151-5051
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
Election Commissioner
E-mail: pfahey@revere.org

August 12, 2022

Gerry Visconti, Council President
Revere City Council
281 Broadway
Revere, MA 02151

RE: Police Officer Assignments for September 6, 2022 and November 8, 2022 Elections

Dear President Visconti and Members of the City Council:

In June 2002, Governor Baker signed Chapter 92 of the Acts of 2002, An Act Fostering Voter Opportunities, Trust, Equity and Security (the VOTES Act). Section 13 of this Act states that:

“The select board, board of selectmen, town council or city council of each city and town, in consultation with its elected officials and registrars, shall detail a sufficient number of police officers or constables for each building that contains the polling place for 1 or more precincts at every election therein to preserve order and to protect the election officers and supervisors from any interference with their duties and to aid in enforcing the laws relating to elections.”

This legislation amended MGL c. 54 s. 72, which previously gave this authority solely to the Police Chief (“the board or officer in charge of the police force of each city and town”).

I have met with Police Chief Callahan and we are jointly recommending that the City Council approve the detailing of eight (8) police officers for the September 6, 2022 State Primary and the November 8, 2022 State Election. This recommendation is based on that number of polling locations to contain the nineteen (19) precincts in the City of Revere as follows:

- | | |
|----------------------------|---------------------------|
| Ward 1, Precincts 1, 2, 3 | Beachmont School |
| Ward 2, Precinct 1 | Garfield Magnet School |
| Ward 2, Precincts 2, 2A, 3 | Carl Hyman Towers |
| Ward 3, Precincts 1, 2, 3 | Revere High School |
| Ward 4, Precincts 1, 2, 3 | Hill School |
| Ward 5, Precinct 1 | Point of Pines Yacht Club |
| Ward 5, Precincts 2, 3 | Turkish Cultural Center |
| Ward 5, Precinct 1, 2, 3 | Whelan Elementary School |

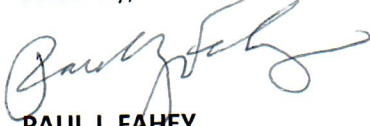
<https://www.revere.org/departments/election-commission>

Attachment: Letter to City Council for police detail approval (22-216 : Police Details at Elections)

Chief Callahan and I believe that an individual officer at each polling location is adequate to meet the public safety needs of the community during an election. Five (5) of these locations are public school buildings, and there will be no classes in session during those two election days.

We are asking for Council approval of this request at your August 22, 2022 meeting. I will be in attendance to answer any questions or concerns you may have. Thank you for your consideration.

Sincerely,

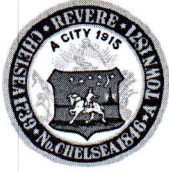


PAUL J. FAHEY

Election Commissioner

City of Revere

cc: Police Chief Dave Callahan



City of Revere
 Election Commission
 281 Broadway
 Revere, MA 02151-5051
 781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
 Election Commissioner
 E-mail: pfahey@revere.org

August 17, 2022

Gerry Visconti, Council President
 Revere City Council
 281 Broadway
 Revere, MA 02151

RE: An Act Relative to Voting Precincts in the City of Revere

Dear President Visconti and Members of the City Council:

On behalf of the Board of Election Commissioners, we are seeking City Council approval of a Home Rule Petition to establish sub-precincts for the City of Revere moving forward. We are required to have a sub-precinct 2-3A due to our split state representative districts, but we would also like to reestablish a sub-precinct 5-1A to allow voters at the Jack Satter House and its surrounding buildings to vote at that location instead of the precinct 5-1 voting location at the Point of Pines Yacht Club.

I will be at the City Council meeting on August 22, 2022 to answer questions and of course will attend any subsequent meetings at the Council's request. Thank you as always for your consideration.

Sincerely,

PAUL J. FAHEY
 Election Commissioner
 City of Revere

cc: Mayor Brian Arrigo

<https://www.revere.org/departments/election-commission>

Attachment: Letter to City Council on HRP for subprecincts (22-217 : Home Rule Petition RE Voting Precincts)

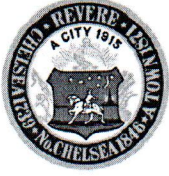
An Act Relative to Voting Precincts in the City of Revere

SECTION 1. Chapter 22 of the Acts of 2012 is hereby repealed.

SECTION 2. Notwithstanding any general or special law to the contrary, ward 2, precinct 3 of the city of Revere shall be 1 precinct for the purpose of forming congressional, senatorial, or councilor districts, but shall be 2 precincts for the purpose of forming representative districts. One of these polling places shall be located at or near the Carl Hyman Towers located at 50 Walnut avenue to serve voters residing on the north side of Franklin avenue. This polling place shall be known as ward 2, precinct 3. The other polling place shall be located at or near the Garfield School to serve voters residing in the area bound by Summer street to the west, Shirley avenue to the north, Walnut avenue to the east, Campbell avenue to the southeast, Centennial avenue to the south, and Franklin avenue to the southwest. This polling location shall be known as ward 2, precinct 3A.

SECTION 3. Notwithstanding any general or special law to the contrary, ward 5, precinct 1 of the city of Revere shall be one precinct for the purpose of forming congressional, representative, senatorial or council districts, but shall have 2 polling places for the purpose of voting at any federal, state or municipal elections. One of these polling places shall be located in the Point of Pines neighborhood in the city of Revere to serve the voters residing north of Mills avenue at the point of intersection of Mills avenue and North Shore road. This includes 182-371 North Shore road and 628 to the end of Revere Beach boulevard. This polling location shall be known as ward 5, precinct 1. The other polling place shall be located at or near the Jack Satter House located at 420 Revere Beach boulevard to serve the voters residing at the following addresses: 705 North Shore road; 30-41 Oak Island street; 420-624 Revere Beach boulevard; and voters west of the Boston and Maine railroad starting at Oak Island Road. This polling location shall be known as ward 5, precinct 1A.

SECTION 4. The election commission of the city of Revere may take all necessary actions to assure compliance with this act including, but not limited to, such actions as assuring the accuracy of the voting lists located at the polling place as set forth in this act. The election commission shall divide the precincts set forth in sections 2 and 3 into two subprecincts, and only the names of voters who reside in each such subprecinct shall appear on the voting list for said subprecinct.



City of Revere
 Election Commission
 281 Broadway
 Revere, MA 02151-5051
 781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
 Election Commissioner
 E-mail: pfahey@revere.org

August 12, 2022

Gerry Visconti, Council President
 Revere City Council
 City Hall
 281 Broadway
 Revere, MA 02151

Dear President Visconti and Members of the Revere City Council:

The following polling locations are changed beginning with the September 6, 2022 State Primary. I am seeking Council approval as required by Massachusetts General Law.

- Ward 2, Precinct 3A is moved from the Garfield Magnet School to Carl Hyman Towers;
- Ward 3, Precincts 1-3 are moved from St. Anthony's Church to Revere High School;
- Ward 5, Precinct 2 is moved from Jack Satter House to the Turkish Cultural Center;
- Ward 5, Precinct 3 is moved from Revere High School to the Turkish Cultural Center.

As you already know as well, Ward 5, Precincts 1A and 2A were eliminated during the redistricting/precincting following the 2020 census. The Board of Election Commissioners is seeking Council approval of a Home Rule Petition to reestablish Ward 5, Precinct 1A to be located at the Jack Satter House. (This request is before the Council as a separate item.

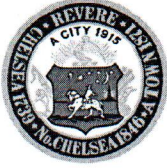
I will attend the August 22, 2022 City Council meeting to answer questions.

Sincerely,

PAUL J. FAHEY
 Election Commissioner
 City of Revere

<https://www.revere.org/departments/election-commission>

Attachment: Letter to City Council for polling location changes 8-12-22 (22-218 : Change of polling locations)



City of Revere
Election Commission
281 Broadway
Revere, MA 02151-5051
781-286-8200 / 781-286-8206 fax

PAUL J. FAHEY
Election Commissioner
E-mail: pfahey@revere.org

August 12, 2022

Gerry Visconti, Council President
Revere City Council
City Hall
281 Broadway
Revere, MA 02151

Dear President Visconti and Members of the Revere City Council:

Attached for your review and approval is the Warrant for the upcoming State Primary on Tuesday, September 6, 2022.

This item will be before you at your August 22, 2022 City Council meeting. I will be in attendance to answer any questions you may have.

Sincerely,

PAUL J. FAHEY
Election Commissioner
City of Revere

<https://www.revere.org/departments/election-commission>

Attachment: Warrant for State Primary 9-6-22 (22-219 : Warrant for the State Primary)

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

ESTADO DE MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARIO DEL ESTADO

SS. SUFFOLK COUNTY
CONDADO DE SUFFOLK

To the City Clerk of the City of Revere
A la secretaria de la Ciudad De Revere

GREETINGS:
SALUDOS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the City of Revere qualified to vote in primaries to vote at:

En nombre del Estado de Massachusetts, usted está requerida por la presente para notificar y advertir a los habitantes de la Ciudad de Revere calificados a votar en las elecciones Primarias para votar en:

WARD 1, PRECINCTS 1, 2 AND 3	Beachmont Veterans Memorial School 15 Everard Street, Gymnasium, Bennington Street Entrance
WARD 2, PRECINCT 1	Garfield Magnet School 176 Garfield Avenue, Gymnasium
WARD 2, PRECINCTS 2, 3 AND 3A	Carl Hyman Towers 50 Walnut Avenue
WARD 3, PRECINCTS 1, 2 AND 3	Revere High School 101 School Street, Gymnasium, Fieldhouse Entrance
WARD 4, PRECINCTS 1, 2 AND 3	Staff Sargent James J. Hill Elementary School 51 Park Avenue, Parking Lot Entrance
WARD 5, PRECINCT 1	Point of Pines Yacht Club 28 Rice Avenue
WARD 5, PRECINCT 2 AND 2A	Turkish Cultural Center 500 Revere Street, Rear Entrance
WARD 6, PRECINCT 1, 2	West Revere Complex, A.C. Whelan School 107 Newhall Street, Gymnasium, Sargent Street Entrance
WARD 6, PRECINCT 3	West Revere Complex, A.C. Whelan School 107 Newhall Street, Cafeteria, Rear Entrance

On **TUESDAY, THE SIXTH DAY OF SEPTEMBER 2022** from 7:00 A.M. to 8:00 P.M. for the following purpose:

el martes, 6 de septiembre de 2022, de 7:00 a.m. a 8:00 p.m. para el siguiente propósito:

To cast their votes in the State Primary for the candidates of political parties for the following offices:

Para emitir sus votos en el primario estado de los candidatos de los partidos políticos para las siguientes oficinas:

Attachment: Warrant for State Primary 9-6-22 (22-219 : Warrant for the State Primary)

GOVERNOR
GOBERNADOR

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

LIEUTENANT GOVERNOR
VICEGOBERNADOR

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

ATTORNEY GENERAL
FISCAL GENERAL

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

SECRETARY OF STATE
SECRETARIO DE ESTADO

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

TREASURER AND RECEIVER GENERAL
TESORENO Y RECEPTOR GENERAL

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

AUDITOR
AUDITOR

FOR THIS COMMONWEALTH
PARA ESTA REPÚBLICA

REPRESENTATIVE IN CONGRESS
REPRESENTANTE EN EL CONGRESO

FIFTH DISTRICT
QUINTO DISTRITO

COUNCILLOR
CONCEJAL

SIXTH DISTRICT
SEXTO DISTRITO

SENATOR IN GENERAL COURT
SENADOR DE LA LEGISLATURA ESTATAL

THIRD SUFFOLK DISTRICT
DISTRITO TERCERA DE SUFFOLK

REPRESENTATIVE IN GENERAL COURT
REPRESENTANTE DE LA LEGISLATURA ESTATAL

16th SUFFOLK DISTRICT
DISTRITO DECIMOSEXTO DE SUFFOLK

REPRESENTATIVE IN GENERAL COURT
REPRESENTANTE DE LA LEGISLATURA ESTATAL

19th SUFFOLK DISTRICT
DISTRITO DECIMONOVENO DE SUFFOLK

DISTRICT ATTORNEY
FISCAL DE DISTRITO

SUFFOLK DISTRICT
DISTRITO DE SUFFOLK

SHERIFF
ALGUACIL

SUFFOLK DISTRICT
DISTRITO DE SUFFOLK

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

No se incumpla este mandato y devuélvalo con sus respuestas en el momento y lugar dichos para votar.

Given under our hands this 22nd day of August 2022.
Dado por nuestras manos este 22 día de agosto de 2022.

You are hereby directed to deliver an attested copy to the precinct wardens.
Usted está por la presente obligada a enviar una copia a los guardias del precinto.

ATTEST:
ATESTIGUA:

ASHLEY E. MELNIK CITY CLERK
SECRETARIA DE LA CUIDAD

Attachment: Warrant for State Primary 9-6-22 (22-219 : Warrant for the State Primary)



The Commonwealth of Massachusetts

House of Representatives
State House, Boston, 02133-1054

Jessica A. Giannino
STATE REPRESENTATIVE
REPRESENTING THE PEOPLE OF THE
16TH SUFFOLK DISTRICT
REVERE • CHELSEA • SAUGUS

August 18, 2022

Revere City Council
Attn: Council President Visconti
281 Broadway
Revere, MA 02151

Dear Council President Visconti:

Please find the attached letter in opposition of the DEP appeal pertaining to the construction of the Point of Pines Fire Station, from myself, Rep Turco, Sen Edwards, and Mayor Arrigo. We are asking that this please be brought to the Revere City Councils' attention, so that interested Councilors may sign on. I am graciously requesting the approval of the Revere City Council by the end of the next Council meeting on Monday, August 22nd, 2022.

Thank you for your time and consideration on this matter. Please do not hesitate to contact my office if any questions arise.

Sincerely,

Jessica Ann Giannino
State Representative
Sixteenth Suffolk District



The Commonwealth of Massachusetts

House of Representatives
State House, Boston, 02133-1054

Jessica A. Giannino
STATE REPRESENTATIVE
REPRESENTING THE PEOPLE OF THE
16TH SUFFOLK DISTRICT
REVERE • CHELSEA • SAUGUS

August 18, 2022

Department of Environmental Protection
Northeast Regional Office
205B Lowell Street
Wilmington, Massachusetts 01887

Dear Miss Provencal:

We are in receipt of your letter to Revere Fire Chief Chris Bright with respect to the pending appeal filed by the Northeast Regional Office of the Department of Environmental Protection. We write to express our collective concern with this appeal and the resulting delay in this critically needed project.

The Point of Pines section of Revere has historically been served by its own fire station. Due to both physical limitations and the costs of renovations, the City of Revere made the fiscally prudent decision to remove the old building and move forward with construction of a new fire station. This plan, long in the works, has required considerable efforts at the local and state level. The undersigned proudly shepherded through the legislative process a special legislation to allow a land transfer between the Department of Conservation and Recreation and the City of Revere.

As you are aware, Revere Beach and the surrounding area has undergone a historic transformation with literally thousands of new residential units having come online in recent years. With these new units, has come the expected increase in traffic congestion and delayed response times. It is critical to the public safety of the residents of the Point of Pines, the Riverside area, Oak Island and Revere Beach itself, that a new Point of Pines fire station be built and serve as an important piece in the City's public safety plan. Further delay in this critically needed project will continue to leave the surrounding neighborhoods and the residents in a continued state of unnecessary risk.

We respectfully urge DEP to work with the City of Revere, drop its appeal and allow this necessary project to move forward forthwith. Thank you for your consideration. We remain ready to meet with DEP to discuss a prompt path forward.

Sincerely,

Jessica Ann Giannino
State Representative
Sixteenth Suffolk District

Lydia Edwards
State Senator
First Suffolk and Middlesex

Jeffrey R. Turco
State Representative
Nineteenth Suffolk District

Brian M. Arrigo
Mayor
City of Revere

Attachment: POP Fire to DEP (22-220 : Representative Giannino - DEP Letter RE Point of Pines Fire Station)



CITY OF REVERE

Brian M. Arrigo
Mayor

August 15, 2022

The Honorable City Council
c/o Ashley Melnik, City Clerk
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Joseph Gravellese to the Affordable Housing Trust Fund Board of Trustees. I also advise Councilors that our ordinance establishing the Affordable Housing Trust Fund and its Board of Trustees (RRO 2.90.010) requires that the Mayor or the Mayor's designee serves as the Chair on said board. Please note that the designee is not subject to approval by the City Council per the ordinance.

In Joseph's current role at Heading Home, a Boston-based nonprofit, he oversees fundraising initiatives to secure funding for emergency shelter, transitional housing, and permanent supportive housing for low-income families. Joseph also brings with him many years of experience working in local and state government. I am fully confident of Joseph Gravellese's capability and dedication to serve the City of Revere as an inaugural trustee of the Affordable Housing Trust Fund.

Regards,

Brian M. Arrigo



CITY OF REVERE

Brian M. Arrigo
Mayor

August 15, 2022

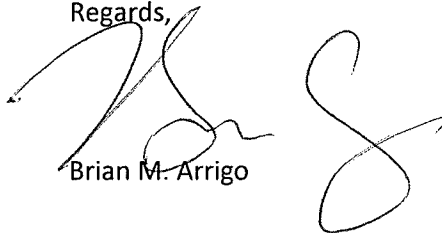
The Honorable City Council
c/o Ashley Melnik, City Clerk
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of Council President Gerry Visconti's membership on the Affordable Housing Trust Fund Board of Trustees. Pursuant to City of Revere Revised Ordinance 2.90.010, one board membership shall be reserved for the City Council President.

Council President Visconti may serve on the Affordable Housing Trust Fund Board of Trustees for the duration of his tenure as City Council President and may continue to serve in this role at the discretion of Council President Visconti's successor.

Regards,


Brian M. Arrigo

So now comes Wayne Rose who asks this honorable city Council to put a question on the ballot in regards to a bio lab going in at Suffolk Downs. I am asking for a vote from the city Council for the citizens of Revere to have a say in this bio lab process I would like this to be heard at the next council meeting thank you Wayne Rose

FILED
2022 AUG 11 PM 3:07
OFFICE CITY CLERK
REVERE, MASS

Sherry Rose 19 Thorndike St. ✓

Wayne Rose 19 Thorndike St. ✓

Cristian Zingariello 64 Fairfield St. ✓

Cosmo Piccolo 292 GRAVE ST ✓

Patty Mui 118 Adams St. ✓

Jean Mustagh 190 Cooledge St ✓

Eric Gallant 140 Cododge St ✓

Paul Navarro 69 FAIRFIELD ST ✓

Matthias Bourchain 27 Fair Feild St ✓

Joseph Ritchie 110 Prospect Ave ✓

Ariana Ritchie 110 Prospect Ave ✓

Jennifer Concepcion 110 Prospect Ave ✓

Thomas Concepcion 110 Prospect Ave ✓

Melba Concepcion 110 Prospect Ave ✓

Jimmy Ortiz 149 Orvis Rd ✓

[Handwritten signatures]

Fifteen



The Commonwealth of Massachusetts

House of Representatives
State House, Boston, 02133-1054

Jessica A. Giannino
STATE REPRESENTATIVE
REPRESENTING THE PEOPLE OF THE
16TH SUFFOLK DISTRICT
REVERE • CHELSEA • SAUGUS

August 17, 2022

Town of Saugus
Attn: WIN Subcommittee
c/o Co-Chairs Cogliano and Heffernan
Saugus Town Hall, 298 Central Street
Saugus, Massachusetts 01906

Dear Co-Chairs Cogliano and Heffernan:

We are writing to voice our strong opposition and to respectfully request that the Town of Saugus not entertain any further expansion of the WIN Saugus ash landfill.

As some background, our community hosts the Commonwealth's **only unlined ash landfill** that is still in operation. The WIN Saugus ash landfill is completely surrounded by, the Rumney Marsh, which is an Area of Critical Environmental Concern. Furthermore, constituents of ours live directly across the Pines River, which is less than a half mile from this unbuffered and unlined landfill. This landfill was never meant to be a forever solution and was scheduled to stop accepting ash in December of 1996. Yet time and time again, the Massachusetts Department of Environmental Protection allowed them to expand, using a consent order as a loophole. Local officials in Saugus and Revere, including the Saugus Board of Selectmen and Revere City Council, have gone on record multiple times supporting closure of this ash landfill.

Even more disturbing, environmental experts agree that the WIN Saugus ash landfill poses a risk to both public and environment health because of its location, contaminants in the ash, and lack of state-of-the-art environmental protections. Due to its location within a dynamic coastal environment, the WIN Saugus ash landfill will be increasingly impacted by sea level rise and associated storm surge in the future. Additionally, because fly ash, which contains high levels of lead, mercury, cadmium, arsenic and other pollutants, has been disposed of throughout the Saugus ash landfill, any leaching or breach could pose a significant risk to public health and contamination of critical resource areas. Long-term integrity of the WIN Saugus ash landfill is hampered by the fact that this is the only ash landfill in the state that does not have a 'state of the art' liner.

In 2018, after a two-year process, the Massachusetts Department of Environmental Protection approved a final plan to allow WIN Saugus to deposit an additional estimated 500,000 tons of ash into its landfill over the course of five to ten years. During 2016's MEPA process, over 1,000 residents in both Saugus and Revere weighed in on their opposition to this proposal. To date, there is speculation that the landfill will once again reach capacity by 2024, and now we are discussing how the company can circumvent what is right, just by once again extending capacity limits beyond that date for another two decades.

Town of Saugus
 WIN Subcommittee
 August 17, 2022
 Page 2 of 3

Of particular concern to our constituents and ourselves, is how keeping this unlined landfill active could impact neighborhoods in Saugus and Revere during coastal flooding events. The current plan allows the two remaining valleys of the five that were put there to protect our constituency from storm water surges and coastal flooding. These two remaining valleys had been capped and are the closest in proximity to the Pines River. Re-opening these two valleys and filling them with an additional 500,000 tons of ash, flies in the face of common sense, especially with the projected flooding and sea level rises in this extremely sensitive wetland. Our concern, and that of those we represent, is if WIN continues dumping ash into this landfill indefinitely, the River and the neighborhood across from it would be even more susceptible to contamination in the event of an intense coastal storm. Additionally, if flood waters reach the property and contaminate the active part(s) of the landfill, there is no doubt the landfill's integrity would be compromised, and ash would get into the waters.

Similar to flooding concerns for neighborhoods in Revere, a number of instances have occurred in Saugus. Constituents of the Sixteenth Suffolk District in East Saugus who live in neighborhoods closest to the Rumney Marsh experience the same level of flooding on their streets and in their homes. The conditions during storms have been so severe at times that an entire section of Route 107, right in front of the Win facility, has been closed to traffic in both directions due to extreme flooding. Also, the Commuter Rail tracks, which run right along side the landfill, have been flooded on more than one occasion.

As a result of MassDEP's decision to grant WIN Saugus the final permit to move forward with this expansion, without mandating WIN go before the Saugus Board of Health for a new Site Assignment, the Conservation Law Foundation and the Town of Saugus filed an appeal before Suffolk Superior Court to reverse the agency's decision. In August of 2019, the Superior Court denied the appeal. Justice Kenneth Salinger opined: "(The plaintiff's) assertion that DEP could not modify the operating permit because the board never assigned this site as a location for a landfill is without merit. This site was being used as a landfill when the Solid Waste Management Act was first enacted; it has therefore been assigned for landfill purposes by operation of law since 1955."

In the most recent proposal, WIN stated the deal is contingent on receiving both local and state permits. The proposal promises a cash incentive to the Town of Saugus to allow the facility to continue dumping ash for an additional 25 years at the landfill. This would require an expansion of the landfill as well as bury more than 2.5 million tons of additional ash to the landfill within these 25 years.

MassDEP has already determined that additional ash over the 50-foot maximum height or expanding the footprint will not be allowed, since the incinerator is located in an Area of Critical Environmental Concern (ACEC). In a letter from MassDEP Commissioner Martin Suuberg to State Representative Jeffrey Turco, dated Nov. 16, 2021, Suuberg states:

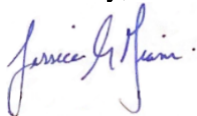
Town of Saugus
 WIN Subcommittee
 August 17, 2021
 Page 3 of 3

"Any future proposals for expansion would require a modification to the facility's site assignment and approval from MassDEP and the Saugus Board of Health. As the landfill is located within an ACEC, an expansion of the landfill (including vertical expansion) would need to meet the site suitability criteria in the Regulations with respect to the site assignment. While an applicant is free to propose a site assignment modification, and MassDEP will review information submitted, based upon the information presently before MassDEP, the facility fails to meet the necessary site suitability criteria to allow for expansion within the ACEC and therefore would not receive a positive site suitability determination. Without a positive site suitability determination from MassDEP, a proposal to amend the facility's site assignment to allow for vertical expansion would not advance to the Saugus Board of Health for consideration."

Twenty years after this site should have closed operations, WIN is still putting profits over people. The idea that our community could allow this or any corporation to pay for the ability to pollute is absurd. Under no circumstances do we support any expansion of the unlined ash landfill that sits in the center of the beautiful Rumney Marsh, an ACEC itself. Saugus and Revere voters cannot be silenced with money. The damage to the environment and the health of neighbors will surely surpass any monetary benefit posed by this expansion if it has not already. We are opposed to this or any scheme that risks the health of our neighbors or neighborhoods.

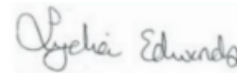
Though it is too late to reverse MassDEP's 2018 decision, now is the time to mandate a definitive closure date of this unlined landfill, which should have ceased operation in December of 1996. At this juncture in time, we should be discussing closure and remediation plans, yet the Town of Saugus is entertaining yet another expansion with the interest and intent in using the site for the dumping of ash indefinitely. It is time to require WIN to begin closure of this landfill, and plan for remediation to safeguard what is already there. Thank you for your attention to this matter. If we can be of any further assistance, please do not hesitate to contact our offices.

Sincerely,



Jessica Ann Giannino
 State Representative
 Sixteenth Suffolk District

Jeffrey R. Turco
 State Representative
 Nineteenth Suffolk District



Lydia Edwards
 State Senator
 First Suffolk and Middlesex