

City Councillor
Joseph A. DelGrosso
City Council Chambers
Public Hearings
March 22, 2010

Regular meeting of the Revere City Council was called to order at
4:00 P.M.

President Zambuto presiding.

1. Salute to the Flag by the members of the Revere City Council and those in attendance.

2. Roll Call of Members: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, Rotondo and Zambuto present.

Hearings

C-10-3

10-83

3. Hearing called as Ordered, on the continuance of a public hearing held on February 22nd for the installation of 6 telecommunications antennae's along with equipment and cable on roof of existing hotel structure on Lot 10 at 427 Squire Road.

Proponents

Representative from Clear Wireless addressing the Council on the continuance of this public hearing

Opponents

None

ORDERED referred to Committee.

10-87

4. Hearing called, as ordered, upon the petition presented by Nationalgrid for the installation of a conduit and bus shelter at 1062 Broadway, Revere, Ma.

Proponents

Representative from Nationalgrid

Opponents

None

Hearing held, subject matter referred to Zoning sub-committee.

C-10-7

10-121

5. Hearing called as ordered upon the application of Antonio Aiello, for a special Permit for a garage license and

commercial garage for automotive repairs at 765 Revere Beach Parkway.

Proponents

None

Opponents

None

Communication from Attorney Larry Simeone

Please be advised at this time my client would like to withdraw his special permit application without prejudice.

If you have any questions or concerns please contact my office at the number above.

Motion to withdraw without prejudice was declared
ORDERED on a Roll Call: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rotondo and Zambuto voting “yes.” Councillor Rizzo absent.

Application was withdrawn.

C-10-06

10-120 6. Hearing called, as ordered, upon the application of Cedar- Revere LLC, for a special permit to add a cabinet sign to two existing non- conforming standing accessory signs for the Shops at Suffolk Downs located at the entrances on Route 1A and Revere Beach Parkway, Revere.

Proponents

Representative from Cedar – Revere, LLC

Opponents

None

Hearing held, subject matter referred to Zoning Sub-committee

Committee Reports

10-04 7. Re: Motion of Councillor Rotondo as it pertains to bond refinancing.

George Anzuoni addressing the City Council on the subject matter.

Ordered received and placed on file.

8. The following Committee reports are being reported out from the Zoning Subcommittee.

C-10-01

10-28

Re: Special Permit Application of Paula Kefalas for a permit to conduct a fast food restaurant on Lot 18 at #420 Broadway, Revere,

Motion to grant relief requested to the petitioner was declared Lost on a Roll Call: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, and Zambuto voting “no.” Councillor Rotondo absent from chamber.

10-28A

9. Ordered on a Motion of Councillor Haas: That the Mayor request the MBTA to look into the feasibility of abandoning their property (Lot 18) at #420 Broadway, Revere.

C-10-04

10-84

10. Re: Special Permit application of J and N Realty Trust for a request to expand a nonconforming use on Lot A at #382 Revere Beach Parkway.

Motion to grant relief requested to the petitioner is now before the Council.

Motion offered by Councillor Reardon: That upon the special permit application of J and N Realty Trust for a permit to expand a non conforming use on Lot A at #382 Revere Beach Parkway be granted subject to the following conditions set forth below:

The existing structure must be brought into compliance with the state building code , plumbing code, electrical code, fire safety code, and health code prior to the issuance of an occupancy permit. An interior floor plan shall be submitted to the Site Plan Review Committee delineating the specific area provided for the professional office space.

The Special Permit shall be restricted to the use of 50%of the building for a professional office.

A certified plot plan shall be submitted to the Site Plan Review Committee which provides for four off street parking spaces and landscaping within the front of the building.

Subject matter was granted with conditions on a Roll Call: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, and Zambuto voting “yes.” Councillor Rotondo absent from the chamber.

C-10-05

10-85

11. Re: Special Permit application of David Parziale for a permit to convert an existing non- conforming structure located at #356 Revere Street, Revere, Ma.

Motion presented by Councillor Guinasso: That upon the special permit application of David Parziale for a permit to convert an existing non conforming structure at #356 Revere Street, Revere subject to the following conditions set forth below:

The existing structure must be brought into compliance with the state Building code plumbing code, electrical code, fire safety code, and health code prior to the issuance of an occupancy permit. An interior floor plan shall be submitted to the Site Plan Review Committee delineating the specific area provided for each use.

The Special Permit shall be restricted to the use of the building for a dance studio, one residential unit and an office for the operation of a silk screening business.

The exterior of the structure shall be refurbished and there shall be only one attached sign on the face of the building to be approved by the Site Plan Review Committee.

There shall be no outdoor storage of equipment or vehicles.

Motion to grant relief requested was declared Ordered on a Roll Call: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, and Zambuto voting “yes.” Councillor Rotondo absent from the chamber.

CZ-10-01

10-37 12. Re: An Ordinance Further Amending the Zoning Ordinances of the City of Revere

Subject matter is now before the City Council on a second reading

Amendments offered by the Zoning sub-committee

That the parking requirements for Health Clubs be 1 space / 150 gross square feet

That Health Clubs be allow as of right within the HB District and by Special Permit in the GB, CB, TED, PDD1, PDD2, and IP Districts.

That the definition of Heath Clubs be expanded to include the provision of personal trainers.

Amendments were declared Ordered on a second reading

Proposed Ordinance as amended is now before the City Council for a third and final reading.

AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE

Section 1. Title 17, Chapter 17.08 of the Revised Ordinances of the City of Revere is hereby amended by adding after the end of Section 17.08.360 the following new section:

Section 17.08.365 Health Club “A commercial business establishment that provides facilities for individual physical health activities, including, but not limited to the use of exercise equipment, including free weights, exercise machines, treadmills, stationary bicycles, and other aerobic equipment, personal trainers, yoga classes, aerobic exercise classes, running and jogging, saunas, steam rooms, showers and lockers. Such establishments are considered commercial establishments operating as a business whether open to members and their guests on a membership basis only or open to the public at large paying a daily admission fee.”

Section 2. Title 17, Chapter 17.16, Section 17.16.040 Generally Table of Uses of the Revised Ordinances of the City of Revere is hereby amended by adding the following:

Use	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Health Club	no	no	no	no	no	no	No	No	sp	sp	no	sp	no	sp	yes	sp	no	sp

Section 3. Title 17, Chapter 17.16, Section 17.16.020 Generally Table of Parking and Loading Requirements of the Revised Ordinances of the City of Revere is hereby amended by adding the following:

Use	Minimum Parking Spaces	Minimum Loading Bay	Minimum Loading Space
Health Club	1/150 GSF	NA	NA

Subject matter was Ordered on a third and final reading, Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, and Zambuto voting “yes.” Councillor Rotondo absent.

Subject matter as amended was declared Ordered Engrossed and Ordained on a roll call: Councillors Colella, Guinasso, Haas, Novoselsky, Patch, Powers, Reardon, Rizzo, and Zambuto voting “yes.” Councillor Rotondo absent.

Councillor Guinasso moved – suspension of rules for the purpose of filing immediate reconsideration on the vote taken.

Councillor Guinasso moved – immediate reconsideration on the vote taken hoping it would not prevail.

Reconsideration was declared Lost.

10-62A 13. Ordered on a Motion of Councillor Reardon:
That the Mayor be requested to provide the City Council with a date and time for an evening public meeting for the purpose of discussing assessment process with Patriot Properties and any other issues the City Council would like to address.

Councillor Guinasso referred back to the regular order of business.

Communications

10-37

13. Communication from the Building Inspector:

Re: Site Plan Applicability

As a follow up to the discussion held with the Zoning Sub-committee at the March 8th meeting regarding the Site Plan Review Process and projects that are applicable to the Site Plan Review, please be advised of the following practice and requirements of the Building Department.

In accordance with Section 17.17.020, the Building Inspector will not issue a building permit unless it is in conformance with an approved site plan from the Site Plan Review Committee.

As Building Inspector, I require Site Plan Review approval for all new construction over 1,000 s.f. and substantial renovation, as well as extensions of non conforming uses, and change in uses when an area for parking loading, or vehicular service is established or changed for an existing or new use.

In addition, as Building Inspector, I require the input from the Site Plan Review Committee on all interior rehabilitation of commercial and multifamily uses to ensure all city zoning, health codes, fire safety codes, licensing, and DPW regulations are met. This procedure ensures that all city, state and federal codes are complied with as they pertain to each department prior to issuing a building permit.

The City Planner in my opinion was correct in explaining to the City Council Zoning sub-committee that a change in use and substantial renovation project that triggers an expansion or possible change in parking requirements which would be the case for the proposed health club on Squire Road, would require Site Plan Review approval.

The Building Inspector has relied on the expertise of the Site Plan Review Committee as a check and balance for instituting site plan review conditions on both residential and commercial construction projects. This I feel is vital in maintaining the proper infrastructure, utilities, site safety features, traffic flow, lighting, signage, landscaping buffer zones and parking requirements which would ensure the quality of the community and its neighborhoods.

ORDERED received and filed.

Motions

10-122 14. Motion presented by Councillor Rotondo: That the Revere City Council review and adjust all pay scales within the City of Revere as permitted by ordinance and Massachusetts General Laws.

Ordered referred to Ways and Means.

10-123 15. Ordered on a Motion presented by Councillor Rotondo: That the Mayor provide the City Council with an update on the disposition regarding theft within the City of Revere. Specifically, did the City of Revere receive restitution concerning the theft of signs at the Department of Public Works yard and from the Library?

Councillor Reardon was absent from debate on this issue.

10-124 16. Motion presented by Councillor Rotondo: That the Chief of Police and representatives of the respective police unions meet in executive session with the Revere City Council to discuss officer deployment in the city.

Motion was taken up and declared Lost on a Roll Call: Councillors Haas, Rotondo and Zambuto voting “yes.” Councillors Colella, Guinasso, Novoselsky, Patch, Powers, Reardon, and Rizzo, voting “no.”

10-125 17. Motion presented by Councillor Rotondo: That the Mayor request the Department of Public Works to increase parking at city hall by removing a sufficient amount of footage in front of the old police station in order to add two additional parking spaces abutting the City Hall parking lot near the Clapp Memorial. Attached is a photo diagramming the area of intent.

Ordered referred to the Economic Development Committee.

10-126 18. Ordered on a Motion presented by Councillor Patch as amended: That the Mayor look into the feasibility of installing cameras at the playground located at the corner of Newhall and Sargent Street in order to deter the vandalism that is occurring at that site.

Further Ordered, that the Chief of Police have his men patrol this area during the evening hours for possible vandalism.

10-127 19. Ordered on a Motion presented by Councillor Zambuto: That a Certificate of Appreciation be awarded to the members of the Northeast Metropolitan Regional Vocational High School football players from Revere that won the Division 4A Superbowl.

10-128 20. Ordered on a Motion presented by Councillor Rotondo: That the Mayor appear before the Revere City Council to speak on his position regarding Plan Design.

10-129 21. Ordered on a Motion of Councillors Rizzo and Guinasso: That the Mayor contact Nationalgrid to immediately discontinue the parking of construction vehicles overnight on Revere Street. This practice by Nationalgrid creates the elimination of parking spaces for area residents.

Ordered on a Motion of Councillor Zambuto: That the City Council now stand adjourned to meet on Monday, April 5, 2010.

Attest:

City Clerk