

**City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
September 22, 2014**

**Regular meeting of the Revere City Council was called to order at 6:00 P.M.**

**Vice President Guinasso presiding.**

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

**1. Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, Morabito, Novoselsky, Patch, Powers, Reardon present. Councillor Zambuto was seated at 6:05 P.M., and Councillor Penta was absent.**

**2. Approval of the Journals of the meetings of September 8, 2014 and September 15, 2014.**

**The Journals were declared approved as presented.**

**Councillor Guinasso moved at this time that the regular order of business be suspended for the purpose of taking up a motion submitted by Councillor Arrigo:**

**14-211A 3. Motion presented by Councillor Arrigo: That the Mayor in conjunction with the City Council discuss the preparation of an economic development comprehensive plan regarding the future of the City of Revere. Specifically, the comprehensive plan should, at a minimum, include input from local officials, residents, business owners and community groups. The goal of a comprehensive plan would be identify shared values and a collective vision for the entire City of Revere. Further, any action steps recommended in the comprehensive plan shall be considered a blueprint for local officials and shall inform future decision-making.**

**Addressing the City Council at this time were the following:**

**Mayor Dan Rizzo  
John Festa, Economic Development Director  
Frank Stringi, City Planner**

**Ordered referred to the Economic Development Sub-Committee.**

**The Chair referred back to the regular order of business.**

**Public Hearing**

**14-211 4. Hearing called, as ordered, upon the application of National Grid for conduit location at 664 Ocean Avenue, Revere.**

**Proponents**

**Rafael Panos, National Grid**

**Opponents**

None

Hearing held, Ordered on a Motion of Councillor Novoselsky: That the City Council hereby approve National Grid's request for conduit locations at #664 Ocean Avenue, Revere, MA.

**14-212** 5. Hearing called, as ordered, upon the application of National Grid for a manhole location on Railroad Street.

**Proponents**

Rafael Panos, National Grid

**Opponents**

None

Hearing held, Ordered on a Motion of Councillor Reardon: That upon the application of National Grid for manhole location on Railroad Street, the same be and hereby is approved.

**14-131** 6. Hearing called, as ordered, on the application of Rachel Damiano requesting the discontinuance and abandonment of a certain portion of Italia Avenue, Revere, MA.

**Proponents**

Rachel Damaino  
Leonard Dercolo  
John Cammarata

**Opponents**

None

Communication to the Council from the City Engineer, Nick Rystrom:

Please accept my sincerest apologies for not being able to stand before you and address you in person. Instead, I write to urge you to move against the request to discontinue and/or abandon a portion of Italia Avenue located between #56 and #60 Geneva Street. The City's infrastructure is of critical importance (water/sewer drain, etc.) and land to support such infrastructure is dwindling. Portions of Italia Avenue, although undeveloped at grade, do in fact house sections of the City infrastructure below grade. A key system of interest is the drainage system in this area, which is inadequate and in some cases non-existent. A portion of Italia Avenue in question is valuable to the City as the drainage system in that area and throughout the City will undergo upgrades and rehabilitations in the near future that will likely require its usage. Additionally, improvements to the water and sewer systems in the area may require the use of this land as well. Because of its

value as City right of way able to support infrastructure improvements of all kinds, it is my professional recommendation that the City Council deny the request for discontinuance/abandonment. It is my hope, that you will see the importance of this and agree. Thank you very much for your time.

Hearing held, subject matter was referred to the Zoning sub-committee and further, that the City Solicitor be requested to render his opinion on this matter.

**CZ-14-02**

**14-213** 7. Hearing called, as ordered, on the application of Route 3A Motors, Inc. requesting a change of the zoning ordinances of the City of Revere relative to the Class I use General Business District.

Ordered on a Motion of Councillor Reardon: That the late communication be taken up at this time regarding this matter.

Comm. from Attorney Rhoades:

Re: Zoning Amendment Application CZ-14-02

This Office represents Route 3A Motors, Inc., in the above referenced zoning amendment application. Please accept this correspondence as a request to withdraw said application without prejudice.

Should you have any questions, please do not hesitate to contact me. Thank you

Ordered received and made part of CZ-14-02.

Motion to withdraw was declared Ordered on a Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, Morabito Novoselsky, Patch, Powers, Reardon, and President Zambuto voting "YES". Councillor Penta was absent.

**C-14-11**

**14-214** 8. Hearing called, as ordered, upon the special permit application of New Cingular Wireless PCS, LLC, by its Manager, AT&T Mobility Corporation, 550 Cochituate Road, Suites 13 & 14, Framingham, MA requesting a special permit from the Revere City Council to modify an existing telecommunications facility by replacing six (6) of its existing nine (9) antennas and adding three (3) new antennas for a total of twelve (12) antennas and associated equipment at 134 Railroad Street, Revere, MA.

**Proponents**

Ed Pare, AT&T Mobility  
1 Financial Center, Boston, MA.

**Opponents**

None

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

**C-14-13**            9.     Hearing called, as ordered, upon the special permit application of North Shore Road Trust, 755-777 North Shore Rd., Revere, MA 02151 seeking permission from the Revere City Council to construct a shelter (39' x 30') for the purpose of storing a helicopter associated with the heliport at 777 North Shore Rd., Revere, MA.

**Proponents**

Steven Williams  
Lisa Cutting  
William Bell

**Opponents**

None

Hearing held, subject matter was referred to the Zoning Sub-committee.

**Committee Reports**

**C-14-12**  
**14-206**            10.     Re: Special Permit application of Anthony and John Pintone, d/b/a Master Auto, Inc., 1027 Broadway, Revere,

The Zoning sub-committee recommends granting relief requested to the petitioner.

Motion presented by Councillor Reardon: That upon the special permit application of Anthony and John Pintone d/b/a Master Auto, Inc., located at 1027 Broadway, Revere, be granted to modify a non conforming commercial structure by enlarging the structure footprint by 193 Square Feet and by raising the building height to allow for additional work and storage space on Lots A, B and C at 1027 Broadway, Revere.

Motion to grant relief requested to the petitioner was declared Ordered on a Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, Morabito, Patch, Powers, Reardon, and Zambuto voting "YES". Councillor Novoselsky and Penta absent.

Councillor Guinasso moved suspension of rules for 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.

**14-216**            11.     Comm. from the Mayor;

**RE: Proclamation for Childhood Cancer Awareness Week**

Attached hereto please find a copy of a Proclamation regarding childhood Cancer Awareness Week. I would like to have this proclamation addressed at the Council Meeting on September 14, 2014 at 6:00 P.M.

Thank you for your consideration in this matter.

**Proclamation**

***Childhood Cancer Awareness Week  
October 19 – October 25, 2014***

*Whereas, the American Cancer Fund for Children and Kids Cancer Connection report cancer is the leading cause of death by disease among U.S. children between infancy and age 15. This tragic disease is detected in more than 15, 000 of our country's young people each and every year; and*

*Whereas, one out of five of our nation's children loses his or her battle with cancer, Many infants, children and teens will suffer from long-term effects of comprehensive treatment, including secondary cancers; and*

*Whereas, founded over twenty years ago by Steven Firestein, a member of Philanthropic Max Factor family, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc., are dedicated to helping these children and their families; and*

*Whereas, the American Cancer Fund for Children and Kids Cancer Connection provide a variety of vital patent psychosocial services to children undergoing cancer treatment at Boston Children's Hospital, UMass Memorial Medical Center in Worcester, as well as participating hospitals throughout the country, thereby enhancing the quality of life for these children and their families and*

*Whereas, the American Cancer Fund for Children and Kids Cancer Connection also sponsor Courageous Kid Recognition Award ceremonies and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer.*

*Now Therefore, I, Mayor Daniel Rizzo, Mayor of the City of Revere, do hereby proclaim October 19th – October 23, 2014 as "Childhood Cancer Awareness Week", in the City of Revere in order to help raise awareness of pediatric cancer and its victims.*

**Ordered Adopted on a voice vote.**

**C-14-08            12.    Communication from Site Plan Review:**

**RE: 75 Lamson St. Townhouse Special Permit**

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit for the construction of 6 townhouse units at 75 Lamson Street. The follow findings and conditions have been made with respect to this site plan:

- 1. The proposed driveway shall be reduced to 20-ft in width.**
- 2. The landscaping plan shall be approved by the Site Plan Review Committee and include the creation of a larger open space area along the northerly property line and along Lamson Street. In accordance with Section 17.24.010, at least 30% of the site shall be comprised of**

open space. All landscaped and open space areas shall be irrigated and shall be maintained by the owner of the property.

3. A 20-ft wide sewer easement shall be maintained on the site and shown on the plan with no encroachments to be allowed within the easement area.
4. The water, sewer and drainage infrastructure servicing the property shall be approved by the City Engineer and the applicant shall undertake any on site and off site infrastructure improvements as required by the City Engineer, DPW Superintendent and Fire Chief.
5. All curbing within the site shall be granite or concrete and all walkways and sidewalks shall be concrete.
6. It is noted that a variance will be required for front yard setback, as well as the increase of number of units allowed by special permit from 5 units to 6 units (1 unit allowed for every 3,000s.f.).
7. 40% of the front yard shall be open space and there shall be no parking allowed within the front yard of each unit except where there is a garage under. Unit 6 provides parking within the front of the structure where no garage exists and is in noncompliance with this requirement, therefore a variance will be required for unit 6 parking.
8. The project proponent must pay a sewer mitigation fee, which is based on 10 times 110 gallons/bedroom times \$1.30/gallon.
9. In accordance with Section 17.47, the proponent must contribute to the Community Improvement Trust Fund for that portion of the structure that exceeds what is allowed as of right within the zoning district. In this case, the unit density is being increased by two residential units and therefore is subject to payment of 3% of the construction cost of the two additional units into the Community Improvement Trust Fund.

Ordered received and made part of C-14-08.

### Motions

14-210 13. Ordered on a Motion of Councillor Guinasso: That the Mayor request the Revere Police Department to appear before the Revere City Council to discuss the excessive speed of the sand trucks driving through Revere to Winthrop.

Ordered referred to the Economic Development Committee.

Ordered that the following late motions be submitted for consideration.

14-216A 15. Ordered on a Motion of Councillor Giannino as amended by Councillor Reardon: That the Mayor extend the policy of waiving fees for building permits for repairs being made by victims of the tornado on a case by case basis and at the discretion of the Building Inspector as to the extent of the

**waiver. Homeowners are just now receiving insurance payments and beginning the necessary repairs to their homes.**

**14-217 16. Ordered on a Motion presented by Councillor Powers: That the Mayor request National Grid to repair any and all street light outages on the entire length of Ambrose Street and on Pomona Street from Revere Street to Ambrose Street.**

**Ordered on a Motion of Councillor Zambuto: That the city council now stand adjourned to meet on Monday, October 6, 2014.**

**Ordered adjourned at 7:40 P.M.**

**Attest:**

**City Clerk**