

**City Councillor
Joseph A. DelGrosso
Council Chamber
Journal
December 7, 2015**

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

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

1. Roll Call of Members: Councillors Arrigo, Giannino, Guinasso, Haas, McKenna, Morabito, Novoselsky, Patch, Reardon, Zambuto and President Powers were present.

15-261 2. A Certificate of Commendation will be awarded to Mr. Derek Cummings in recognition of his outstanding efforts and contributions in support of charitable endeavors on behalf of the children of the world.

Certificate awarded, and matter is placed on file.

Public Hearings

C-15-13

15-272

3. Hearing called, as ordered, on the application of Bell Atlantic Mobile of Massachusetts Corporation, LTD. d/b/a Verizon Wireless c/o McLane Middleton, Professional Association; PO Box 326, Manchester, NH 03105-0326 seeking permission from the Revere City Council to install a telecommunications facility consisting of a sixteen (16) panel array of antennas and associated equipment mounted on the rooftop at 10 Yeamans Street, Revere, MA 02151.

Proponents

Victor Manougian, Attorney for Verizon Wireless

Opponents

Stephanie DeSisto, 44 Reservoir Avenue

Hearing held, subject matter referred to the Zoning Committee.

C-15-14

15-273

4. Bell Atlantic Mobile of Massachusetts Corporation, LTD. d/b/a Verizon Wireless c/o McLane Middleton, Professional Association; PO Box 326, Manchester, NH 03105-0326 seeking permission from the Revere City Council to install a telecommunications facility consisting of a nine (9) panel array of antennas and associated equipment mounted on the rooftop at 4 Malden Street, Revere, MA 02151.

Proponents

Victor Manougian, Attorney for Verizon Wireless

Opponents

None

Hearing held, subject matter referred to the Zoning Subcommittee.

Committee Reports

CZ-15-04

15-259

5. Re: Ordinance further amending the Zoning Ordinances of the City of Revere.

The Committee recommends adoption of the following:

Shall the City Council grant the relief requested by the petitioner to amend the Zoning Map by changing Lot 9A on East Mountain Avenue from the Residential B District to the General Business District?

An Ordinance further Amendment the Zoning Ordinances of the City of Revere

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REVERE, AS FOLLOWS:

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title, are hereby amended to change the zoning district designation of the parcel or land identified as “Lot 9A” on a certain plan entitled “Subdivision Plan of Land in Revere Mass.”, dated June 11, 2015 and recorded in the Suffolk Registry of Deeds in Plan Book 2015, Page 457, from the Residential B district to the General Business district.

Ordered to a second reading.

Ordered on a second, third and final reading without objection.

Ordered Engrossed and Ordained on a Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, McKenna, Morabito, Novoselsky, Patch, Reardon, Zambuto and President Powers voting “YES”.

C-15-12

15-258

6. Re: Special Permit of Kathleen, Donovan, Wellness Connection, Inc., seeking permission to operate a medical marijuana treatment center on Lot A at 44 Railroad Street, Revere, MA.

The question is now put “Shall the City Council grant the relief requested by the petitioner subject to the findings and conditions of Site Plan Review and the City Council on Special Permit C-15-12, 44 Railroad Street.

Motion of Councillor Reardon: That upon the application of Kathleen Donovan, Wellness Connection of Ma., for a special permit to operate a medical marijuana Treatment Center on Lot A, at #44 Railroad Street, Revere, Ma., the same be granted subject to the conditions set forth below:

- 1. The site plan shall provide a locus map showing the minimum setback radius of 400 feet from the principal entrance of the medical marijuana treatment center. Within this 400 ft. radius there shall be no residential uses, parks and playgrounds including areas designated as Areas of Critical Environmental Concern (ACEC), schools, buildings/structures used for religious purposes and public schools. The 400 ft. radius shall be measured from the principal entrance of the medical marijuana treatment center to the closest property line of the above referenced uses.**
- 2. The parking lot shall be cleared of all trucks and trailers and shall be striped for 88 parking spaces including 4 spaces designated for handicapped parking.**
- 3. The site shall include pavement markings for the designated driveway entrance for two way traffic including pavement marking arrows showing traffic circulation within the parking lot in accordance with the site plan dated November 12, 2013 prepared by Jay Jarosz P.L.S.**
- 4. The entrance drive shall include signage designating entrance and exit to the site.**
- 5. A standing accessory sign shall be installed in a landscaped island at the entrance drive and shall be setback at least 10-ft. from the right of way. The accessory sign shall be a low profile sign to be approved by the Site Plan Review Committee in accordance with the City of Revere sign ordinance dimensional controls.**
- 6. Fencing shall be installed around the perimeter of the site and shall be a minimum of ten feet in height. Two security gates shall be installed at the site. The first gate shall be at the entrance of the customer parking lot and the second gate shall be installed at the entrance to the employee parking lot. All security gates shall be a minimum of ten feet in height.**
- 7. The site shall be appropriately illuminated including all entrances to the buildings, parking lot and entrance driveways. Illumination shall be provided by attached flood lights to the building and free standing light poles to be provided on the final site plan.**
- 8. Both interior and exterior security cameras shall be installed at the site in accordance with the Department of Public Health and Revere Police Department requirements.**
- 9. The final plans shall be reviewed and approved by the Fire Department for fire suppression and detection system requirements.**

10. The applicant shall enter into a host community agreement with the City of Revere upon obtaining its approval as a Registered Marijuana Dispensary from the Massachusetts Department of Health and Human Services.

Motion to Grant the relief requested subject to the findings and conditions of Site Plan Review was declared Ordered on a Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, Novoselsky, Patch, Reardon, Zambuto and President Powers voting “YES”. Councillors McKenna and Morabito voting “NO”.

Councillor Zambuto moved: - suspension of rules for the purpose of filing immediate reconsideration on the vote taken.

Councillor Zambuto moved: That the City Council now moves immediate reconsideration on the vote taken hoping it would not prevail.

Reconsideration was declared Lost.

Councillor Zambuto referred back to the regular order of business.

Communications

**C-15-12
15-258**

7. Comm. from the Site Plan Review:

Re: 44 Railroad Street (LotA) Special permit

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit application and site plan for the operation of a medical marijuana treatment center at 44 Railroad Street (LotA). The following findings and conditions have been made with respect to this site plan.

- 1. The site plan shall provide a locus map showing the minimum setback radius of 400 feet from the principal entrance of the medical marijuana treatment center. Within this 400 ft. radius there shall be no residential uses, parks and playgrounds including areas designated as Areas of Critical Environmental Concern (ACEC), schools, buildings/structures used for religious purposes and public schools. The 400 ft. radius shall be measured from the principal entrance of the medical marijuana treatment center to the closest property line of the above referenced uses.**
- 2. The parking lot shall be cleared of all trucks and trailers and shall be striped for 88 parking spaces including 4 spaces designated for handicapped parking.**
- 3. The site shall include pavement markings for the designated driveway entrance for two way traffic including pavement marking arrows showing traffic circulation within the parking lot in accordance with the site plan dated November 12, 2013 prepared by Jay Jarosz P.L.S.**

4. The entrance drive shall include signage designating entrance and exit to the site.
5. A standing accessory sign shall be installed in a landscaped island at the entrance drive and shall be setback at least 10-ft. from the right of way. The accessory sign shall be a low profile sign to be approved by the Site Plan Review Committee in accordance with the City of Revere sign ordinance dimensional controls.
6. Fencing shall be installed around the perimeter of the site and shall be a minimum of ten feet in height. Two security gates shall be installed at the site. The first gate shall be at the entrance of the customer parking lot and the second gate shall be installed at the entrance to the employee parking lot. All security gates shall be a minimum of ten feet in height.
7. The site shall be appropriately illuminated including all entrances to the buildings, parking lot and entrance driveways. Illumination shall be provided by attached flood lights to the building and free standing light poles to be provided on the final site plan.
8. Both interior and exterior security cameras shall be installed at the site in accordance with the Department of Public Health and Revere Police Department requirements.
9. The final plans shall be reviewed and approved by the Fire Department for fire suppression and detection system requirements.

Ordered received and made part of C-15-12.

CZ-15-04
15-259

7. Comm. from the Planning Board:

Proposed Zoning Map Amendment

Pursuant to Section 17.56.050 of the Revised Revere Zoning

Ordinances the Planning Board at a regular meeting held on December 1, 2015, subsequent to a public hearing held on December 1, 2015, voted to favorably recommend the adoption of a proposed zoning map amendment changing the zoning of lot 9A East Mountain Avenue from General Residence to General Business.

Ordered received and made part of CZ-15-04.

15-275

8. Comm. from Councillor Festa:

Re: **Donation of Land – Lots 104 – 116 Blk = 327- 1-13**

I am writing this letter to officially propose a donation of and for conservation purposes from Joseph Festa Construction Company. The land is located on Bates Street in Revere, Massachusetts and was recently approved by the Revere Conservation Commission.

I respectfully request to be on the agenda at the next Revere City Council meeting.

Motion presented by Councillor Guinasso: That the Revere City Council move to accept the land donation from Joseph Festa Construction Company for land located on Bates Street in Revere, Massachusetts namely Lots 104 – 116 Blk 327A Parcels 1 – 13).

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

15-274 9. Communication from Nicholas Bua:

I have received a request from the family of Charles R. Dusevitch requesting a Memorial Square Designated in his honor. They requested a Memorial Square at the corner of Delano Avenue and the Lynnway (Point of Pines).

PFC Charles R. Dusevitch served in the U. S. Army and was deployed to Korea during the Korean War serving almost 11 months where he was awarded the Korean Service Medal with 1 Bronze Service Star as well as the United Service Medal.

It would be fitting to have a Memorial Square to honor one of Revere’s Hero’s.

A copy of his DD-214 is on file in this office.

Thank you for your immediate attention.

Ordered on a Motion of the City Council: That a Memorial Plaque be installed at the corner of Delano Avenue and the Lynnway (Point of Pines) in honor of PFC Charles R. Dusevitch.

Motion to approve was declared Ordered on a Roll Call: Councillors Arrigo, Giannino, Guinasso, Haas, McKenna, Morabito, Novoselsky, Patch, Reardon, Zambuto and President Powers voting “YES”.

Motions

15-267 10. Ordered on a Motion presented by Councillor Arrigo: That the Mayor institute a freeze on all hiring and appointments to be implemented through January 4, 2016.

15-268 11. Ordered on a Motion presented by Councillor Arrigo: That a Certificate of Commendation be awarded to Saber Abougalala for donating Thanksgiving dinners to the First Congregational Church.

15-269 12. Ordered on a Motion presented by Councillor McKenna: That the Mayor request the Traffic Commissioner to place two stop signs on the corner of Vinal Street and Haddon Street, one facing Vinal Street and one facing Revere Beach PKWY. The two signs will slow down traffic cutting

through Vinal Street which is a major problem with cars speeding through that neighborhood.

15-270 13. Ordered on a Motion presented by Councillor McKenna as amended: That the Mayor request the Department of Public Works to extend the yard waste pickup until the end of December. The unseasonably warm weather in November has not allowed for leaves to completely fall off of the trees. This would help the Revere residents to fully clean up areas that would still be affected by leaves before the snow falls. Further, that the Mayor go through the appropriate procedure to amend the Capital Waste contract to provide for extended yard waste pickup.

15-271 14. Motion presented by Councillor Zambuto: In accordance with the provisions M.G.L. c. 233 § 8, that the Superintendent of Revere Public Schools be summoned to attend and testify at the next feasible meeting of the Revere City Council relative to actions taken against a student for a comment made in response to a teacher's question on social media.

**Addressing the City Council:
Joe Coco, 36 Sears Street
Loretta Vargus, 4 Elm Street**

Motion was taken up and declared Lost on a Roll Call: Councillors Guinasso, Zambuto and President Powers voting "YES". Councillors Arrigo and Giannino voting "NO". Councillors Haas, McKenna, Novoselsky and Patch voting "PRESENT".

Ordered on a Motion of Councillor Novoselsky: That the Revere City Council now stands adjourned to meet on Monday evening, December 14, 2015 at 6:00 P.M.

Ordered adjourned at 8:10 P.M.

Attest:

**Ashley Melnik
City Clerk**