

**City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
April 25, 2016**

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

President Giannino presiding.

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

2. Roll Call: Councillors Keefe, McKenna, Morabito, Patch, Powers, Rotondo, and President Giannino present. Councillors Guinasso, Haas, and Novoselsky absent. Councillor Novoselsky entered the chambers at 6:05 P.M. Councillor Zambuto left the chambers at 6:20 P.M.

3. Approval of the Journal of the meetings of March 28, 2016.

The Journal of the meeting held on March 28, 2016, was declared approved as presented.

Ordered received and placed on file.

President Giannino moved at this time that the City Council now stand in a moment of silence for the late Joan Sacco who passed away over the weekend.

The Chief of Police will appear before the City Council to present Boston's 6th annual Wounded Vet Run.

Addressing the Council at this time was:

**Chief Joseph Cafarelli
Dennis Moschella
Rep. of the Organization**

Ordered received and placed on file.

Public Hearings

C-16-04

16-082

4. Hearing called as ordered on the application of Squire Circle Associates, 61 Squire Road, Revere, MA 02151 seeking permission from the Revere City Council to reconstruct and convert the existing two non-conforming outdoor advertising billboards to billboards with digital billboards on Lots 840, 841, and 862 Broadway on Ferragamo Way, Revere, MA 02151.

Proponents

Squire Circle Associates Representative requested at this time that the hearing be postponed.

Opponents

**Ron Champoux, on behalf of the Revere Beautification Committee
David Veglia, 102 Elliott Road, Revere, MA**

***Councillor Zambuto recused himself from the Public Hearing.**

Subject matter was referred to the Zoning Sub-Committee.

16-083 5. Hearing called as ordered on the application of National Sign Corp. seeking permission to install a new awning at 191-193 Shirley Avenue.

Proponents

Heather Duto, National Sign Corporation

Opponents

None

Motion presented by Councillor Novoselsky: That the City Council approve the request of Craig Halajian, P.O. Box 410065, Cambridge, MA to construct a new awning at premises located at 191-193 Shirley Avenue.

Motion presented by Councillor Novoselsky was declared Ordered on a Roll Call: Councillors Keefe, McKenna, Morabito, Novoselsky, Patch, Rotondo and President Giannino voting "YES". Councillors Guinasso, Haas, Powers and Zambuto absent.

Communications

16-109 6. Comm. from the Mayor:

Please be advised that in accordance with the provisions of Title13, Chapter 13.08., Section 13-08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that Peter M. Tufts, Tufts Construction, Inc., 209 Mystic Avenue, Medford, MA, 02155, be reappointed as a Licensed Drain Layer.

Please take careful notice that all drainlayer licenses expire on April 1st, annually, unless sooner revoked by the Mayor and the City Council.

Ordered referred to the Appointment sub-committee.

16-110 7. Comm. from the Election Commissioner:

Enclosed for your review and approval is the Warrant for the upcoming Special State Election for the 1st Suffolk and Middlesex District to fill the vacancy caused by the resignation of Senator Anthony W. Petruccelli. The Election will be held on Tuesday, May 10, 2016.

Please let me know if you have any questions.

Thank you for your continued support.

COMMONWEALTH OF MASSACHUSETTS

WILLIAM FRANCIS GALVIN

SECRETARY OF THE COMMONWEALTH

SS. SUFFOLK COUNTY

To the City Clerk of the City of Revere

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the City of Revere who are qualified to vote in Primaries to vote at

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|---------------------------|--|
| WARD 1 PRECINCT 1 | V.F.W. POST #6712, 150 BENNINGTON STREET |
| WARD 1 PRECINCT 2 | ALFRED C. LISTON TOWERS, 45 DOLPHIN AVE |
| WARD 1 PRECINCT 3 | REVERE YOUTH CENTER, 150 BEACH STREET |
| WARD 2 PRECINCT 1 | GARFIELD MAGNET SCHOOL, 144 GARFIELD AVENUE, VESTIBULE |
| WARD 2 PRECINCT 2 | CARL HYMAN TOWERS, 50 WALNUT AVENUE |
| WARD 2 PRECINCT 3 | CARL HYMAN TOWERS, 50 WALNUT AVENUE |
| WARD 2 PRECINCT 3A | GARFIELD MAGNET SCHOOL, 144 GARFIELD AVENUE, VESTIBULE |
| WARD 3 PRECINCT 1 | ABRAHAM LINCOLN SCHOOL, MALDEN STREET ENTRANCE |
| WARD 3 PRECINCT 2 | ABRAHAM LINCOLN SCHOOL, MALDEN STREET ENTRANCE |
| WARD 3 PRECINCT 3 | ST. ANTHONY'S CHURCH, 250 REVERE STREET, REAR ENTRANCE |
| WARD 4 PRECINCT 1 | AMERICAN LEGION BLDG. 249 BROADWAY, FRONT ENTRANCE |
| WARD 4 PRECINCT 2 | CENTRAL FIRE STATION, 400 BROADWAY |
| WARD 4 PRECINCT 3 | LIGHTHOUSE NURSING CARE CENTER, 204 PROCTOR AVENUE |
| WARD 5 PRECINCT 1 | POINT OF PINES FIRE STATION, 140 LYNNWAY |
| WARD 5 PRECINCT 1A | JACK SATTER HOUSE, 420 REVERE BEACH BOULEVARD |
| WARD 5 PRECINCT 2 | JACK SATTER HOUSE, 420 REVERE BEACH BOULEVARD |
| WARD 5 PRECINCT 2A | FREEMAN STREET FIRE STATION, 2 FREEMAN STREET |
| WARD 5 PRECINCT 3 | REVERE HIGH SCHOOL, 101 SCHOOL STREET |
| WARD 6 PRECINCT 1 | ST. MARY OF THE ASSUMPTION CHURCH, 670 WASHINGTON AVENUE, SIDE ENTRANCE ON ST. MARY'S WAY |
| WARD 6 PRECINCT 2 | ST. MARY OF THE ASSUMPTION CHURCH, 670 WASHINGTON AVENUE, SIDE ENTRANCE ON ST. MARY'S WAY |
| WARD 6 PRECINCT 3 | NORTH REVERE FIRE STATION, 3 OVERLOOK RIDGE DRIVE |

on TUESDAY, THE TWELFTH DAY OF APRIL 2016, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the Special State Primary for the candidates of political parties for the following offices:

SENATOR IN GENERAL COURT

FIRST SUFFOLK AND MIDDLESEX STATE SENATE DISTRICT

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 21ST day of March 2016.

You are hereby directed to deliver an attested copy to the precinct wardens.

Ordered received and placed on file

16-111 8. Comm. from the Chairman of the Retirement Board:

In accordance with the provisions of Massachusetts General Laws, Chapter 32, Section 103(i) a public hearing will be conducted by the Revere Retirement Board on Wednesday, May 11, 2016, at 9:00 A.M. in the City Councillor Joseph A. DelGrosso City Council Chamber at Revere City Hall, to consider the granting of an annual Cost of Living Adjustment of up to three percent as of July 1, 2016 to eligible retirees of the Revere Retirement System.

Nature of the public hearing has also been posted with the City Clerk of the City of Revere and also appears on the City of Revere website.

Ordered received and placed on file.

C-16-03

16-078

**9. Comm. from the Site Plan Review Committee:
Re: 851-855 Broadway**

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit application to change an existing non-conforming use to a special garage and the alteration of a non conforming structure at 851-855 Broadway. The following findings and recommendations have been made with respect to this special permit request advisory to the City Council. This report does not reflect the approval or disapproval by the Site Plan Review Committee but is made advisory to the City Council.

1. There shall be no outdoor storage or parking of vehicles. All parking and storage of vehicles shall be located within the building. The storage of any vehicles associated with the proposed use shall be at a site that meets all zoning and city regulations and is properly permitted for such use.

2. Given the potential noise and air quality impacts on abutting residential properties, all federal state and local air quality and noise regulations must be met including proper ventilation within the building to ensure that all openings such as garage doors, entrance and exit doors, and windows are closed at all times to prevent noise and air quality impacts on the abutting residential areas.

3. The plans shall be approved by the Fire Department and shall include the installation of a fire suppression system as well as a sprinkler system for the building.
4. The façade of the building shall be improved in accordance with plans to be approved by the Site Plan Review Committee.
5. Landscaping planters shall be installed along the Folsom Street side of the building for a length of 52 ft. and along the right side of the building on Broadway for a length of 33 ft. These planters shall be constructed from the building face to the back of sidewalk and shall be planted with a mix of flowering perennial shrubs and ornamental grasses including three dwarf flowering trees within the Broadway landscaped area. An irrigation system shall be installed for all landscaped areas.
6. Signage and lighting shall include overhead gooseneck lighting over the sign which shall be approved by the site plan review committee.

Ordered received and made part of C-16-03.

C-16-02

16-077

10. Comm. from Site Plan Review:

Re: Hampton Inn Hotel, 230 Lee Burbank Highway

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit application for interior layout alterations to increase the number of rooms from 227 to 250 and to add a parapet to the roof of the structure at 230 Lee Burbank. The following findings and recommendations have been made with respect to this special permit request:

1. In accordance with the City's sewer connection and expansion permit requirements, a sewer connection fee shall be paid to the City for the additional 23 rooms. The formula for the sewer connection fee is based on 110 gallons / bedroom x 10 x \$1.30/gallon. Since the proposed expansion will add 23 rooms, the inflow/infiltration removal fee shall be \$32,890. This fee shall be paid in two installments – 50 percent prior to the issuance of a building permit and 50 percent prior to issuance of an occupancy permit.
2. The current parking requirement for the proposed 250 rooms is 188 spaces (250 x .75). The parking lot layout plan provides for a total of 477 spaces leaving approximately 289 surplus parking spaces, however, a parking lot license exists for only 100 spaces from the License Commission. The City Council and License Commission should explore increasing the existing parking lot license fee to include any additional surplus parking spaces which are being used for airport related parking.
3. The plans shall be reviewed and approved by the Fire Department for compliance with fire suppression and safety codes.

Ordered received and made part of C-16-02.

C-16-04

16-082

11. Comm. from the Site Plan Review Committee:

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit application to convert the existing two non-

conforming outdoor advertising billboards to digital billboards at 862 Broadway on Ferragamo Way. The following findings and recommendations have been made with respect to this special permit request advisory to the City Council.

1. Any requests to convert existing billboards to digital billboards must meet MassDOT standards for traffic studies to determine the visual impact on motorists on both state and city roadways.

Ordered received and made part of C-16-04.

16-112 12. Comm. from the Mayor:

I respectfully request that your Honorable Council vote to authorize the City to enter into a 20 year Memorandum of Understanding with Hunt Road Solar, LLC.

City and Hunt Road Solar Staff will be available to address any questions you may have.

Addressing the Council at this time was:

Omar Boukili, Chief Administrative Officer

Emma Kosciak, Hunt Road Solar

Paul Capizzi, City Solicitor

David Veglia, 102 Eliot Road, Revere, Ma.

Motion presented by the City Council: That the City of Revere enter into a twenty year lease agreement with Hunts Road Solar, LLC (See attached for description).

Motion was declared Ordered on a Roll Call: Councillors Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Rotondo and President Giannino voting "YES". Councillors Guinasso, Haas, and Zambuto were absent.

16-113 13. Comm. from the Mayor:

I respectfully request that your Honorable Board vote to authorize the process of formulating a Community Choice Aggregation Plan to aggregate the electricity load of the residents and business in the City of Revere, pursuant to MGL c. 164, ss 134.

Community choice aggregation (CCA) is a voluntary opt-out system that would consolidate electricity demand in Revere and allow the City to replace the current supplier with one that provides lower costs and/or a greater percentage of green energy. Customers would continue to be billed through their current distributor; and customers could opt-out with no penalty at any time. CCA was enabled by the Electric Utility Restructuring Act of 1997 (M.G.L. Chapter 164, Section 134.)

Addressing the Council at this time was:

Omar Boukili, Mayors Assistant

Subject matter was referred to the Ways and Means sub-committee.

Motions

16-084 14. Ordered on a Motion presented by Councillor Novoselsky: That the Mayor request National Grid to install a new street light on Pole 1153 at 1 Eliot Road in the interest of public safety.

16-085 15. Ordered on a Motion by Councillor McKenna: That the Mayor write a letter to the NEI Company and The Neighborhood Developers (TND) to these entities responsible for the repaving of Herman, Wilson, and Eaton Streets after the construction of 1 Beach Street is completed. The pavement on these roadways has been tore up and overused from the construction worker vehicles and other heavy equipment associated with the project. Residents have endured noise, pollution, pot holes, and an overload of parked cars on their streets for two years, making it impossible at times to drive down the street to their homes. For their inconvenience, Herman, Eaton, and Wilson Streets should be repaved by NEI Company and TND.

16-085A Ordered on a Motion of Councillors Rotondo, Keefe, Patch and McKenna: That the Mayor request The Neighborhood Developers (TND) to appear before the City Council to provide the demographics of the residents accepted to 1 Beach Street, as well as those residents on the waiting list. Further Ordered, that TND explain the criteria used to select the applicants.

16-086 16. Motion presented by Councillor Novoselsky: That the Mayor take immediate steps to privately contract out services to provide various signage for the City of Revere.

Ordered referred to the Public Works sub-committee.

16-087 17. Ordered on a Motion presented by Councillor McKenna: That the Mayor request the Revere Housing Authority to permit the installation of a storm water drainage pipe on the property located at 2 Harris Street to relieve the residents and motor vehicle traffic of the major storm water flooding that has been occurring near 220 Winthrop Avenue for approximately one year.

16-088 18. Ordered on a Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to install a handicap sign at 257 Bellingham Avenue.

16-089 19. Ordered on a Motion presented by Councillor Powers: That the Mayor direct the City Engineer to inspect and make a determination as to what is causing the standing water on the Wonderland property at the end of Dunn Road. This situation left unabated creates a perfect breeding ground for mosquitoes and is a health hazard to the residents in the area

16-090 20. Ordered on a Motion presented by Councillor Powers: That the Mayor direct Inspectional Services to determine the ownership of the vacant lot south of 77 Dunn Road. This lot has become a dumping ground for tires and other construction material. Further, that no dumping signs be erected in this general area.

16-091 21. Ordered on a Motion presented by Councillor Patch: That the Mayor request Inspectional Services to investigate the increase rat activity in the neighborhood of Cecilian, Asti, Tuscano Avenues and lower end of Geneva Street.

16-092 22. Ordered on a Motion by Councillor McKenna: That the Mayor request Inspectional Services to order the owners of McMackin field to spray pesticides used to control mosquito populations in McMackin Field. The constant stagnated water problem in the field is a breeding ground for mosquitoes and other predators. This would ensure neighbors living in and around McMackin field that the city is take the necessary precautions to eliminated mosquito borne illnesses, if any.

16-093 23. Ordered on a Motion presented by Councillor Keefe: That the Mayor request the City Solicitor to investigate the feasibility of establishing a fee or tax for residents who use their property as a short term lodging or transient property via AIRBNB for example. Cities like Boston and New York are collecting revenues because this industry is utilizing city services, but are however avoiding paying the share that a hotel may incur. This would provide revenue and also protect the hotel industry that we currently have in Revere.

Addressing the City Council on the Motion at this time was
William Bell, 235 Beach Street, Revere, MA.

16-094 24. Ordered on a Motion presented by Councillor Powers: That the Mayor request National Grid to make arrangements to have the branches trimmed from the electrical wires on the tree located at 26 Ellerton Street. In their present condition, this constitutes a danger to the general public and the possibility of loss of service to the residents in the neighborhood. Further, that the Mayor direct the Department of Public Works remove the tree once the branches in question are cut and it is safe to do so.

16-095 25. Ordered on a Motion presented by Councillors Patch and Keefe: That the Mayor request the City Solicitor to review the contract for the St. Mary's ball fields and make a determination if there is any recourse for the City of Revere for the contractor not completing the first field by April 1st as stipulated in the contract. Further, that the Mayor request CDM to appear before the Committee of the Whole to provide a reason for the multiple delays and lack of a timely progression on this project.

Further Ordered, that the Committee of the Whole meet on May 9th at 4:00 P.M., in the City Council Chambers to discuss this matter with Argus Corp. (the contractor), CDM Smith, Mr. Omar Boukili, City Solicitor, City Planner, and Clerk of the Works.

16-096 26. Ordered on a Motion presented by Councillor Powers: That the Mayor request Building Department to require the owners of the check cashing business at Bell Circle to install ballasts in front of the stockade fence similar to the those already installed in front of the building. This should be done to ensure the safety of the residents residing at 21, 15, 9, and 3 John Mooney Road and the customers of the check cashing business. This motion

is being submitted in light of the accident that occurred on April 16th in which a vehicle crashed into the back yard of the properties on John Mooney Road.

16-097 27. Motion presented by Councillor Rotondo: That the City Clerk request the principles of Revere Little League to appear before the City Council at the next City Council meeting. Further, that the Mayor and City Solicitor appear before at the same City Council meeting to discuss the feasibility of purchasing McMakin Field from the Revere Little league for \$1.00. In return, the City will repair the park and allow the Revere Little League to lease the park for 100 years at the cost of a dollar with the ability to renew the lease within the first 50 years as long as the league is operating with a full schedule. Further, that the concession stand be solely under the purview of the Revere Little League within the discretion of and under the confines of all applicable local, state, and federal laws. Additionally, that the Mayor seek the funding of cost of any repairs through any performance bonds from either the contractor and/or engineers related to the repairs on Winthrop Avenue if feasible.

Ordered referred to Parks and Recreation Committee.

16-098 28. Ordered on a Motion presented by Councillor Rotondo: That the City Council award a Certificate of Commendation to Nicolette Deveau for her completing the Boston Marathon.

Councillor Rotondo moved at this time to suspend rules to allow various motions to be taken up at this time.

Motion to suspend rules was declared Lost on a Roll Call: Councillors Keefe, McKenna, Morabito, Patch, Rotondo and Giannino voting "YES". Councillors Novoselsky and Powers voting "NO". Councillors Guinasso, Haas, and Zambuto absent.

16-099 29. Ordered on a Motion presented by Councillor Rotondo: That the Mayor provide job titles, lines of authority and salaries of all aides in the Mayor's Office. Further, that the City Solicitor offer an opinion to the City Council as to where in the City Charter do Mayoral Aides derive their authority, if any? The City Solicitor shall also provide the current statutory lines of authority in the City of Revere, for example Mayor, then Council President then Vice President, etc.

Addressing the Council on the motion was:

William Bell, 235 Beach Street, Revere, MA.

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

Motion to Reconsider was declared Lost.

Councillor Rotondo referred back.

16-100 30. Ordered on a Motion presented by Councilor Rotondo as amended: That the Mayor request ISD to assess Suffolk Downs barns for code violations.

16-107 31. Ordered on a Motion presented by Councillor Rotondo: That the Revere City Council request State Representative Vincent to draft legislation to mandate all providers to sell Narcan at cost or at the cost in which Medicare pays for such drug in the Commonwealth of Massachusetts.

Addressing the Council at this time were:

Nick Moulasian and David Veglia

Ordered on a Motion of Councillor Patch: That the City Council now stands adjourned to meet on Monday, May 9, 2016 at 6:00 P.M.

Ordered adjourned at 9:00 P.M.

Attest:

**Ashley Melnik
City Clerk**