

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

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

President Giannino presiding.

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

1. Roll Call: Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Rotondo, Zambuto and Giannino present.

2. Approval of the Journal of the meeting of June 27, 2016.

The Journal of the meeting held on June 27, 2016 was declared approved as presented.

16-222 3. ETP Scholarships will be awarded to four Revere High School students.

**Ghislane Benezerdjeb
Roman Iacoviello
Briana Lynch
Robert Mahoney**

Ordered received and placed on file.

12-022 4. Joint meeting of the utility companies relative to double poles and trench work.

Addressing the Council at this time was Tim Kelly, and Dan Cameron

Ordered received and placed on file.

16-190 5. A Certificate of Appreciation has been awarded to MaryJones for raising thousands of dollars for Spina Bifida through Row Row Row to Revere, and for starting the first citywide women's softball, basketball, and volleyball leagues.

Ordered received and placed on file.

The Chair moved suspension of Rules at this time for the purpose of taking up a Committee Report relative to 17-19 Dehon Street, Revere, MA.

C-16-05

16-201 6. Dehon LLC, 72 Squire Road, Unit 2, Revere, MA 02151, seeking permission from the Revere City Council to reconstruct a nonconforming structure to a mixed use transit oriented development.

Motion to grant relief requested to the petitioner was declared Ordered.

Motion presented by Councillor Zambuto: That upon the special permit of Dehon, LLC, seeking a special permit to reconstruct a nonconforming structure to a transit oriented development mixed use 8 unit residential structure with 2,161 s.f. of commercial space within the GB District at 17-19 Dehon Street, the same be granted subject to the following conditions set forth below:

- 1. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities including sewer, water, and drainage, construction of concrete sidewalks and granite curbing, roadway reconstruction of driveways, construction of retaining walls (if applicable), and landscaping with respect to the construction of mixed use 8 unit residential and commercial structure at 17-19 Dehon Street. A copy of the street and sidewalk bond must be filed with the Building Inspector prior to the issuance of a building permit.**
- 2. A sewer connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan.**
- 3. Based on the City's sewer mitigation inflow/infiltration removal requirement, a sewer mitigation fee in the amount of \$11,440 shall be paid to the City of Revere in two installments, 50% prior to the issuance of a building permit and 50% prior to the issuance of an occupancy permit. This fee is based on the City's formula of 110gallons/bedroom x 10 x \$1.30.**
- 4. The installation of a new concrete sidewalks is required along the full frontage of the property on North Shore road and Dehon Street along with streetscape improvements and the planting of three street trees (3 ½ '' caliper) along the Dehon Street frontage and 3 street trees (3 ½ ''caliper) along the North Shore Road frontage of the building.**
- 5. Bike racks and bicycle storage space shall be included within the building design.**
- 6. Final elevation plans and exterior building material shall be subject to approval by the Site Plan Review Committee.**

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

Councillor Zambuto move – 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.

Public Hearings

PUD-16-01

16-223 7. Hearing called, as ordered, on the special permit application of TransDel Corp., Gate Residential Properties, LLC Redgate, 265 Franklin St., Boston, MA, to permit the construction of a five (5) story hotel and a six (6) story multi-family residential building within a Planned Unit Development at 205 Revere Beach Parkway, Revere, MA.

Proponents

**Mr. Bilecki
Christine Thomas
Mike Falzone, Stark Avneue
Omar Boukili
Mr. Fernandez, Broadway
Rich Pedi**

Opponents

**Denise Sao Pedro
Joe Lorenza, Standish Road
Pat Reardon, 15 Standish Road
Ralph DiCicco, 79 Washington Street
William Bell, 235 Revere Street
Resident, 45 Proctor Avenue
John Torano, 33 Standish Road
Morris Morris , 19 Standish Road
and (8) others in attendance.**

Hearing held, subject matter referred to zoning committee.

C-16-07

16-224 8. Hearing called, as ordered, on the special permit application of Frank Licata, 244 Vinton St., Melrose, MA to modify and extend a non-conforming four (4) family structure at premises located at 200 Ocean Ave., Revere, MA.

Proponents

**Attorney Lawrence Simeone
Representing the Petitioner**

Opponents

None

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

Unfinished Business

16-187 9. Reconsideration filed by Councillor Zambuto on the Resolution pertaining to Wheelabrator. (Reconsideration filed at the meeting held on June 27, 2016.)

Motion to reconsider was declared Lost on a roll call: Councillor Zambuto voting "YES." Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Rotondo and President Giannino voting "NO."

Committee Reports

10. Economic Development Report

16-150 Comm. from Alliance Capital (MA) LLC relative to a proposal for a hotel development and electronic gaming at the current side of Lee Trailer Park, Revere Beach Parkway and Route 1A.

Ordered subject matter taken from Committee and placed on file.

In accordance with Rule 23 of the City Council Rules of Order, the following motions or communications are being reported out of committee with the recommendation to be placed on file.

16-029 11. Motion of Councillor Rotondo relative to urban farming.

Ordered received and placed on file.

16-079 12. Motion of Councillor Giannino relative to the designation of public parks as "Drug, Alcohol, Tobacco, and Weapon Free Zones."

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

16-060 13. Re: Motion of Councillor Keefe relative to the progress on water meter installation.

Motion presented by Councillor Keefe: That the Mayor, the DPW and Engineering Department update the City Council on the water meter replacement program, pertinent to work completed, resident feedback and progress towards completion, and usage of outside water meters for the purpose of recording water, not usage, that does not enter the sewer system.

Motion was taken from Committee and Ordered.

16-062 14. Motion of Councillor Rotondo relative to a six month construction moratorium on residential structures with 4+ units.

Ordered referred back to Committee.

16-063 15. Motion of Councillor Rotondo relative to the construction of the Lincoln School park.

Ordered received and placed on file.

16-080 16. Motion of Councillor Rotondo relative to community branding.

Ordered received and placed on file.

16-086 17. Motion of Councillor Novoselsky relative to contracted services for signage.

Ordered referred back to Committee.

16-097 18. Motion of Councillor Rotondo relative to McMackin Field.

Ordered received and placed on file.

Communications

16-225 19. Comm. from Darren Ryan, 4 Blueberry Lane, Stoneham, MA relative to a parcel of land to be donated to the City of Revere.

Ordered referred to the Economic Development Committee.

16-226 20. Comm. from Diane Colella, Election Commissioner

Enclosed for your review and approval is the Warrant for the upcoming State Primary on Thursday, September 8, 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

GREETINGS:

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

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
AVENUE,

GARFIELD MAGNET SCHOOL, 144 GARFIELD

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 BOULEVARD	JACK SATTER HOUSE, 420 REVERE BEACH BOULEVARD
WARD 5 PRECINCT 2	JACK SATTER HOUSE, 420 REVERE BEACH BOULEVARD
WARD 5 PRECINCT 2A STREET	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 DRIVE	NORTH REVERE FIRE STATION, 3 OVERLOOK RIDGE DRIVE

on THURSDAY, THE EIGHTH DAY OF SEPTEMBER 2016, from 7:00 A.M. to 8:00 P.M. for the following purpose:

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

REPRESENTATIVE IN CONGRESS
COUNCILLOR
SENATOR IN GENERAL COURT

FIFTH DISTRICT
SIXTH DISTRICT
FIRST SUFFOLK AND MIDDLESEX DISTRICT
SIXTEENTH SUFFOLK DISTRICT
NINETEENTH SUFFOLK DISTRICT
SUFFOLK COUNTY
SUFFOLK DISTRICT
TO FILL A VACANCY

REPRESENTATIVE IN GENERAL COURT
REPRESENTATIVE IN GENERAL COURT
SHERIFF
REGISTER OF DEEDS

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 25th day of July, 2016.

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

Ordered received and placed on file.

16-179A

16-179B 21. Comm. from the Mayor:

Re: City Council Requests 16-179A & B

I am in receipt of your Council Requests 16-179A and 179B dated June 27th, 2016.

In regards to 16-179a, please note that, pursuant to the Collective Bargaining agreement with the Unit within which this position falls, the Public Employees Local Union 22 and the Mayor, as the Chief Bargaining agent for the City, will have to address the issue as part of the collective bargaining process. As such, I cannot grant or authorize the requested increase through council request 16-179A as part of this budget process.

As to the Council request 16-179b, which asked the Mayor to consider "reinstating the Senior Clerk typist in the Parks and Recreation Dept., in the amount of \$39,305k in the FY 2017 Budget, please note that the Mayor respectfully maintains the same recommendation submitted within his proposed Fiscal Year 17 Budget.

Motion presented by Councillor Novoselsky: That the Mayor be requested to hire (2) additional emergency personnel to assist the Parks and Recreation Director for a sixty day period.

Motion was declared Ordered on a Roll Call: Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers, Zambuto, and President Giannino voting “yes.” Councillor Rotondo voting “NO.”

Motions

16-209 22. Ordered on a Motion presented by Councillor Rotondo: That the Mayor and Revere City Council send a letter of condolence and support to the people of Dallas, Texas on behalf of the people of Revere.

16-210 23. Motion presented by Councillor Rotondo: That the Mayor look into the feasibility of placing solar panels on all municipal buildings and creating a municipal solar plant.

Ordered referred to Ways and Means.

16-211 24. Motion presented by Councillors Rotondo and McKenna: That the City of Revere investigate the risk and reward of adopting in The Community Preservation Act.

Addressing the Council was Jeff Ross and Hal Abrams

Ordered referred to the Committee on Ways and Means.

16-212 25. Ordered on a Motion presented by Councillor Rotondo: That the Mayor utilize the rainy day fund or free cash to repave Lincoln Street as it is in deplorable condition, further that Florence Avenue, McKinley Street, Tapley Avenue, Ensign Street, Wilson Street an Eaton Street also be included to be repaved.

16-213 26. Motion presented by Councillor Rotondo: That the Mayor take the necessary steps to take by eminent domain the property located at 24-26 Furness St. and turn it into affordable housing for Revere residents.

Ordered referred to Ways and Means.

16-214 27. Ordered on a Motion presented by Councillor Powers: That the Mayor request the DPW to remove the dead shrubs located at the John Avenue Pump Station and replace with new vegetation.

16-215 28. Ordered on a Motion presented by Councillor Powers: That the Mayor request the weeds and other debris cleaned from around the Jackson Street Pump Station. In its present condition, it would be impossible to reach the pump station during a heavy rain event.

16-216 29. Ordered on a Motion presented by Councillor Powers: That the Mayor request the DPW to replace the sidewalk panel at 33 Witherbee Avenue.

16-217 30. Ordered on a Motion presented by Councillor Haas and Patch: That the Mayor request MassDOT to reconfigure the traffic lights at the intersection of Squire Road and Sigourney Street to provide an advanced green light for traffic exiting the North Gate Shopping Plaza. The current configuration does not allow vehicles to safely enter the shopping plaza from Sigourney Street.

16-218 31. Ordered on a Motion presented by Councillor Morabito: That the Mayor request the DPW to pave the pathway located adjacent to the baseball field at Revere High School from Harris Street to the school parking lot. Currently, the pathway is layered with rocks and paving this pathway will make it handicap accessible.

16-219 32. Motion presented by Councillor Rotondo: That the Revere City Council stand in solidarity with the Revere Police Department and all police who lawfully, compassionately, and diligently serve the people of our great country. Further that the City of Revere hang a Blue Lives Banner at City Hall.

Substitute Motion presented by Councillor Zambuto: That the City of Revere hang a banner “The City of Revere supports our men in blue”, and further be requested to forward a letter to the Revere Police Department acknowledging same.

Addressing the Council was Denise Sao Pedro

Substitute Motion was declared Lost on a Roll Call: Councillors Patch, Rotondo and Zambuto voting “YES.” Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Powers and President Giannino voting “NO.”

Original Motion of Councillor Rotondo is now before the Council and was declared Lost on a Roll Call: Councillors Patch, Rotondo and Zambuto voting “YES.” Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Powers and President Giannino voting “NO.”

16-219A 33. Motion presented of Councillor Morabito: That the City Council forward a letter to the Revere Police Department showing the City Council’s support for their dedication and service to the City of Revere.

Motion was declared Ordered on a Roll Call: Councillors Guinasso, Haas, Keefe, McKenna, Morabito, Novoselsky, Patch, Powers and President Giannino voting “YES.” Councillors Rotondo and Zambuto voting “NO.”

Councillor Giannino moved immediate reconsideration on the matter hoping it would not prevail.

Reconsideration was declared Lost.

16-220 34. Motion presented by Councillor Rotondo: That the Mayor request the Acting Fire Chief, Police Chief, Public Health Nurse and a representative from the Revere Beach Partnership to appear before the City

Council to speak about the possibility of having the MRC be a compliment to the medical capacity for any event on Revere Beach in the future.

Ordered referred to the Public Safety Committee.

16-221 35. Ordered on a Motion presented by Councillor McKenna as amended by Councillor Novoselsky: That the Mayor request the Police Department to install a camera on the Unity Avenue Public Stairs and the stairs at Unity Avenue, also the stairs at Campbell and Florence Avenue, to monitor the safety of people coming and going to the Beachmont Train Station and to prevent suspicious activity from happening.

Ordered on a Motion of Councillor Zambuto: That a late communication be admitted for consideration.

16-227 36. Communication from the Mayor:

Please find attached a letter from Donald Goodwin, Supt. of Public Works, who in accordance with the Revere City Ordinances as amended has recommended the attached new sewer rates for the Water/Sewer Enterprise Fund. Also attached, is the computation page of the rates. The sewer rate will be \$12.40 for residential and \$18.55 for commercial for Fiscal year 2017.

The City Council is responsible for setting the water rate, which will be \$3.75 for residential and \$5.93 for commercial.

The rate increase for both residential and commercial will be one of the lowest in the past ten years. (Please see the attached sheet for description).

My staff and I will be present to discuss this matter with the City Council.

Ordered referred to the Committee on Ways and Means.

Ordered on a Motion of Councillor Zambuto: That the Revere City Council now stands adjourned to meet on Monday evening, August 22, 2016 at 6:00 P.M. in the City Council Chambers of Revere City Hall.

Ordered adjourned at 8:45 P.M.

Attest:

City Clerk