

CALENDAR

of

The Revere City Council



City of Revere Massachusetts

October 24, 2016

Calendar
Item #

**City Councillor
Joseph A. DelGrosso
City Council Chamber
Calendar
October 24, 2016**

4:00 P.M. Legislative Affairs Sub-Committee Meeting

5:00 P.M. DPW Sub-Committee Meeting

6:00 P.M. Salute to the Flag

Roll Call of Members

Approval of the Journal of the meeting of October 3, 2016.

- 1 **A Certificate of Appreciation will be awarded to Pamela M. Anderson for her extensive volunteerism and in depth community involvement serving the residents of Revere and surrounding communities.**

Public Hearings

- 2 **16-259 Hearing called, as ordered, relative to an Ordinance amending Title 12, Chapter 12.04, Section 12.04.080(A) Street and Sidewalk Openings.**
- 3 **C-16-08 Hearing called, as ordered, on the application of East Boston Savings Bank, 126 Squire Rd., Revere, MA 02151 seeking permission from the City Council to construct a 20' x 40' accessory garage within the private commercial parking lot at 126 Squire Rd., Revere, MA.**
- 4 **C-16-09 Hearing called, as ordered, on the application of Robert Inello, 727 Revere Beach Parkway, Revere, MA, seeking permission from the City Council to expand a nonconforming structure and nonconforming use by removing the existing building and constructing an 18 unit residential apartment building on Lots 5 & 6 at 727 Revere Beach Parkway, Revere, MA.**

Committee Reports

- 5 **Report of the Legislative Affairs Sub-Committee**

- 6 **Report of the DPW Sub-Committee**

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.

- 7 16-045 Motion of Councillor Rotondo requesting that all pharmacies offer Narcan over the counter and that all municipal buildings stock Narcan in the AED cases.
- 8 16-079 Motion by Councillor Giannino relative to an ordinance designating all public parks as "Drug, Alcohol, Tobacco, and Weapon Free Zones."
- 9 16-220 Motion by Councillor Rotondo relative to having MRC as additional medical staff for any event on Revere Beach.

Communications

- 10 Comm. from Joseph A. Festa, 385 Broadway, Revere, MA requesting that the City accept a donation of land for conservation purposes for certain lots of land location on Douglas Street and Weeden Street.
- 11 Comm. from the Mayor relative to re-appointments to the Board of Assessors, Library Board of Trustees, and the License Commission.
- 12 Comm. from the Mayor relative to new appointments to the Commission on Disability, Planning Board, Cultural Council, and Library Board of Trustees.
- 13 Comm. from the Mayor relative to an Inter-Municipal Agreement with Chelsea and Winthrop to enable the creation of the North Suffolk Public Health Collaborative.

Motions

- 14 16-285 Motion presented by Councillor Powers: That the Mayor request the Traffic Engineering Division of MassDOT to examine the roadway area on 1A at the intersection of Revere Street. This is an area that has been prone to high speed and several accidents have occurred there in the past. Just recently a vehicle jumped the curb and landed in a bedroom occupied by a child.
- 15 16-286 Motion presented by Councillor Novoselsky: That the Mayor request and authorize National Grid to install a new flood light on Pole 1157 at 175 Garfield Avenue for security at the new playground.
- 16 16-287 Motion by Councillor McKenna: That the Mayor request the Traffic Commission to establish resident parking on George Ave., Henry St., and Wave Ave. Further, that resident parking on Bennington Street be extended to the Boston/Revere line and that Bradstreet Ave. resident parking be extended to 125 Bradstreet Ave. These streets are inundated with commuters utilizing the Beachmont Train Station.

- 17 **16-288** Motion by Councillor McKenna: That the Mayor request Community Development to add the following streets to the Capital Improvement Plan: Siren Street, Pebble Avenue, Agneous Street and Ocean View Avenue. These four very small streets are considered paper streets and have a gravel surface instead of an asphalt surface. The streets when plowed uproot the gravel making it impossible at times for the residents to exit their homes. This could prove to be catastrophic if there was a fire or medical emergency. The residents pay the same taxes as everyone else in the city and should not endure this situation every time it snows.
- 18 **16-289** Motion by Councillor Morabito: That the Mayor request the MIS Department to upload all city permit and license applications on the city's website and add it to the "quick links" tab on the home page.
- 19 **16-290** Motion presented by Councillor Keefe: That the Mayor request the Department of Public Works to order a cleanup of the small lot the corner of Vane and Dale Streets. Further, that the small plot of land on Burbank Street, adjacent to Proctor Avenue be cleaned. These pieces of land are unkempt city properties that have been seen as potential dumping areas and harboring rodents.
- 20 **16-291** Motion presented by Councillor Keefe: That the Mayor request the owner of Angelo's Towing on Park Avenue to appear before the City Council to discuss the misuse of business by operating an active tow lot in a residential neighborhood and storing vehicles on private residentially zoned properties.
- 21 **16-292** Motion presented by Councillor Rotondo: That the City Council establish a 6 month moratorium preventing the granting of variances in the City, unless due to an emergency basis. Further, that a 6 month moratorium on the construction of residential properties greater than 4 units within the City be initiated to study the following: future population growth, projected student growth, projected traffic increases and patterns, need for senior housing, highest and best use of commercial zoned property and owner engagement, to additionally study social, health and welfare needs of our children, future EMS, police, water and sewer infrastructure needs while presenting an inclusive framework for a comprehensive plan regarding the future of the City for the next 5 years.

At a minimum we publically engage the assistance of all residents. Especially those residents with engineering, community planning, education expertise in any field requisite subject matter and experts regarding the City's history and infrastructure to assist in the framework. Lastly, that the City Council ask for local officials, PTA, residents, business owners and community groups to also participate. The goal of a comprehensive plan would be identify shared values and a collective vision for the entire City. The ultimate goal of this effort is to slow the growth of residential properties while studying future needs as permitted by MGL.

- 22 **16-293** Motion Presented by Councilor Rotondo: That the Mayor request the Board of Health to provide the Council with a copy of the City's current tobacco regulations.

- 23 **16-099** Motion presented by Councillor Rotondo: That the Mayor and City Solicitor appear before the Council to provide to provide the scope, role and authority of the position of Chief Administrative Officer.
- 24 **16-055** Motion presented by Councillor Rotondo: That the Mayor provide the City Council with what remains in free cash.
- 25 **16-124** Motion presented by Councillor Rotondo: That the Mayor provide Council with the amount of overtime dollars utilized for the months of August, April and December over the last two years as requested and agreed upon by Mayoral aide Omar Boukili during the March 22nd City Council meeting.
- 26 **16-294** Motion presented by Councillor Guinasso: That the Mayor request the Department of Public Works to install a "Dangerous Curve" sign at the corner of Revere Street across from Dam Dart Depot on the easterly side of Revere Street going towards the beach in an easterly direction.
- 27 **16-295** Motion presented by Councillor Giannino: That the City Council approve the following Resolution:

RESOLUTION

WHEREAS: the intent of Charter Schools in the United States and Massachusetts was to close gaps that traditional public schools were struggling with; for example, behavioral issues and Interrupted Formal Educations; and

WHEREAS: since the inception of Charter Schools twenty-three years ago, more and more Charter Schools have focused on academically advanced programming which is something that traditional public schools have never struggled with, essentially rendering the expansion of Charter Schools wasteful and redundant; and

WHEREAS: Charter Schools were intended to be incubators of innovation, but that is not the case. When Charter Schools struggle to help students achieve, the students are sent back to the Revere Public Schools to properly educate those students with unique learning or behavioral needs. The Revere Public Schools has three Expanded Learning Time Schools and one Innovation School, which has developed, implemented, and fully integrated more innovation than any Charter School has; and

WHEREAS: Revere's projected payments to Charter Schools for this year is \$2,023,121.00 for 258 Revere students who are enrolled at various Charter Schools. If the Revere Public Schools had an additional two million dollars in the budget, class size would be reduced at the elementary level, the City would be able to hire additional ELL and SPED teachers to work with students who have high needs, and hire additional social workers to help students with social and emotional needs; and

WHEREAS: the Revere Public Schools is an Urban District that performs extremely well, despite challenges with large numbers of students with specialized needs. The City has five Level 1 schools, which is the highest rating given to a school by the State. The remainder of the schools are Level 2. The high performance of the Revere Public Schools would be easier to achieve if large sums of funding were not diverted to Charter Schools; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Revere, Massachusetts go on record as being opposed to Question 2 relative to Charter School Expansion on November 8, 2016.

Revere City Council

Calendar

October 24, 2016

City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160
(781) 286-8206 FAX

George J. Rotondo
Councillor-at-Large

Office of the City Council

To: The Honorable Members of the Revere City Council
Mayor Brian M. Arrigo
Paul Capizzi, City Solicitor
From: Councillor George J. Rotondo, Chairman
Committee on Legislative Affairs
Re: Committee Meeting
Date: October 3, 2016

Please be advised that the Legislative Affairs Sub-Committee will meet on Monday evening, October 24, 2016 at 4:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA to discuss the following item(s):

- 16-033 Motion of Councillor Haas relative to enforcement of city ordinances as it pertains to storefront signage and advertising.
- 16-258 Motion of Councillor Zambuto relative to a Charter Review Committee.
- 16-260 Motion of Councillor Rotondo relative a proposed ordinance regulating drones.

The Legislative Affairs Sub-Committee will also discuss the following topics:

- The initiative petition process.
- The process relative to ballot questions.
- The City of Revere's election calendar for 2016.

OFFICE CITY CLERK
REVERE, MASS

2016 OCT -3 A 10:04

FILED

The City of Revere, Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8160
(781) 286-8206 FAX

Steven Morabito
Councillor-at-Large

Office of the City Council

To: The Honorable Members of the Revere City Council
From: Councillor Steve Morabito, Chairman
Public Works Sub-Committee
RE: Committee Meeting
Date: September 15, 2016

Please be advised that the Public Works Sub-Committee will meet on **Monday evening, October 24, 2016 at 5:00 P.M.** in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts at which time the Council will discuss the following item(s):

- 16-086** Motion of Councillor Novoselsky: That the Mayor take immediate steps to privately contract out services to provide various signage for the City of Revere.
- 16-246** Petition of Mobilitie, LLC to install backhaul transport equipment or small cell equipment on several pole locations throughout the City.
- 16-271** Petition of National Grid to install an underground conduit on Belcher Street.

FILED
2016 SEP 15 P 1:39
OFFICE CITY CLERK
REVERE, MASS

Public Hearings

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2016 at 6:00 p.m. in the City Councillor Joseph A. DeGrosso City Council Chamber of Revere City Hall, Revere, Massachusetts relative to the following proposed amendments to the Revised Ordinances of the City of Revere:

An Ordinance Amending Title 12, Chapter 12.04, Section 12.04.080(A) relative to Street and Sidewalk Openings.

Be it Ordained by the City of Revere:

That Section 12.04.080(A) Street and Sidewalk Openings of the Revere Revised Ordinances is hereby amended by inserting the following new sub-section:

“12.04.080(A)(5) The Superintendent of Public Works shall not issue any street or sidewalk opening permits to any permittee or excavator within five (5) years of the final approval of any newly paved street or sidewalk by the Superintendent of Public Works and the City Planner unless the reason for doing so is a justified emergency. A justifiable emergency shall be defined as Gas leaks, water breaks, water leaks, sewer breaks or sewer blockages. New installations for gas, water lines, sewer lines or connections shall not be permitted during this moratorium.”

A copy of the aforementioned proposed amendment is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

Attest:


Ashley E. Melnik
City Clerk

Revere Journal
9/21/2016

Send Invoice To: amelnik@revere.org

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2016 at 6:00 P.M. in the City Councillor Joseph A. DeGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of East Boston Savings Bank, 126 Squire Rd., Revere, MA 02151 seeking permission from the Revere City Council to construct a 20' x 40' accessory garage within the private commercial parking lot at 126 Squire Rd., Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-16-08) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Checked attached #34213
09/21/2016
09/28/2016

FORM B

APPLICATION NO. C-16-08
DATE: 9/13/16

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020. SECTIONS 17.40.020 to construct an Accessory Garage within the Commercial Parking Area within the RB district.

1. Applicant submitting this application is:

Name: EAST BOSTON SAVINGS BANK

Address: 126 Squire Road, Revere, MA 02151

Tel. #: 978-777-2208

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

OFFICE CITY CLERK
REVERE, MASS

2016 SEP 13 A 9 38

FILED

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: James J. Cipoletta, Esq.

Title: Attorney

Address: 385 Broadway, Suite 307, Revere, MA 02151

Tel. #: 781.289.7777

4. The land for which this application is submitted is owned by:

Name: East Boston Savings Bank

Address: 67 Prospect Street, Peabody, MA 01906

Tel. #: 978.777.2208

5. The land described in this application is recorded in Suffolk County Registry of Deeds

Book 45120, Page 028. Certificate # (if registered) _____

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Plan of Land in Revere, Eastern Survey Associates, Inc. - July 13, 2016

Lot # 126 Sq. Ft. 29,112

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. Yes. See also, Layout Plan, East Boston Savings Bank, 8/23/09

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)? No

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property for which the special permit is sought is located on the south side of Squire Road. It contains approximately 29,112 square feet of land. A single building currently occupies the Lot and is used as a bank with associated parking, all of which is in compliance with the Revere Zoning Ordinance. All utilities are on or connected to the property and are fully operational. The lot itself is extraordinarily irregular in that it wraps around an automobile sales business in the front and a residential lot in the rear. The land for which the application is made is located within the Residence B (RB) zoning district.

11. What is the nature of the exception or special permit requested in this application?

The Applicant petitions the City Council for a Special Permit to construct a 20' x 40' garage at the rear of the lot to house its Mobile Banking Office. The proposed building will comply with all current dimensional setback regulations as shown on the Eastern Land Survey plan.

In order to construct the accessory building/garage, the Applicant requires a Special Permit pursuant to the provisions of Section 17.40.020 of the Revised Revere Zoning Ordinance.

Date of denial by Building Inspector and/or Planning Board

20 July 2016

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

North Armstrong, V.P.
Signature of Applicant

9-7-2016
Date

North Armstrong, V.P.
Signature of Owner

9-7-2016
Date

[Signature]
Signature of Designated Representative

09-07-2016
Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

**General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: East Boston Savings Bank

Address: 67 Prospect Street, Peabody, MA 01960

2. Name and residential address of each landowner on whose property subject matter will be exercised:
(Attach additional pages, if necessary.)

Name: N/A

Address: _____

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: N/A

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: East Boston Savings Bank is a Massachusetts corporation.

No officer, director, or shareholder owns more than 50% interest.

Address: _____

Director's Name: N/A

Address: _____

Shareholder's Name: _____
(50% or more)

Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: N/A

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

N/A

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

Nish Armstrong MD _____

Request for Finding of Fact – Special Permit

Now comes the applicant East Boston Savings Bank
who has applied to this Honorable City Council for a special permit for property located at _____
126 Squire Road, Revere and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) There is abundant land available for the on-site garage
 - (b) The garage will be set at the rear of the property and screened.
 - (c) The proposed building complies with all dimensional regulations
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is a commercial/retail site with commercial businesses on either side.
 - (b) The site is located on a main thoroughfare.
 - (c) The bank which the garage will serve exists as a matter of right in the location.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) Adequate sewer and water facilities already exist on the site.
 - (b) The proposed garage will require electricity only.
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The use is a passive use.
 - (b) The proposed garage will not generate significant traffic.
 - (c) The garage will be set back and screened from other properties

Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Squire Road and surrounding for the following reasons:
(streets)
- (a) The use will not generate additional traffic
 - (b) There will be no appreciable noise associated with the proposed use.
 - (c) The proposed building will be set in the rear, away from the traffic flow on the site.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) All facilities required are existing on the site.
 - (b)
 - (c)

Date: September 1, 2016

Respectfully submitted by: East Boston Savings Bank

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Bryde Armstrong P.
Signature of Individual or
Corporate Name

by: EBSB
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

The City of Revere, Massachusetts

OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT

281 Broadway, Revere, MA 02151

781-286-8194

Fax 781-286-8180



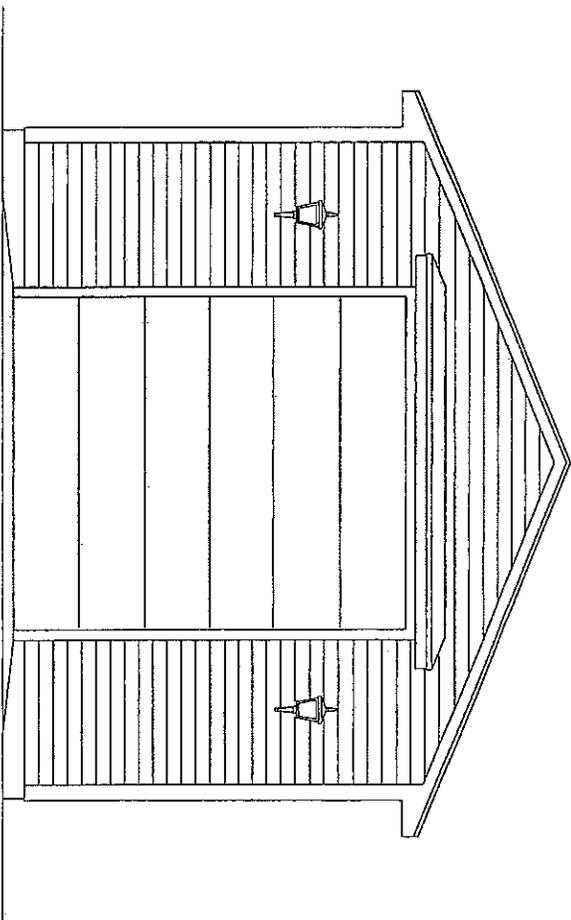
Brian Arrigo
Mayor

TO; Attorney James Cipoletta
FROM: Site Plan Review Committee
RE: 126 Squire Road
DATE: July 20, 2016

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for the construction of a 20' x 40' accessory garage within the private commercial parking lot at 126 Squire Road (East Boston Savings Bank) within the RB District. This plan has been denied for the following reasons:

1. The existing private commercial parking lot is a nonconforming use within the RB District and the modification of this use for the purpose of constructing an accessory garage requires a special permit from the City Council pursuant to Section 17.40.020 of the Revised Revere Zoning Ordinance.

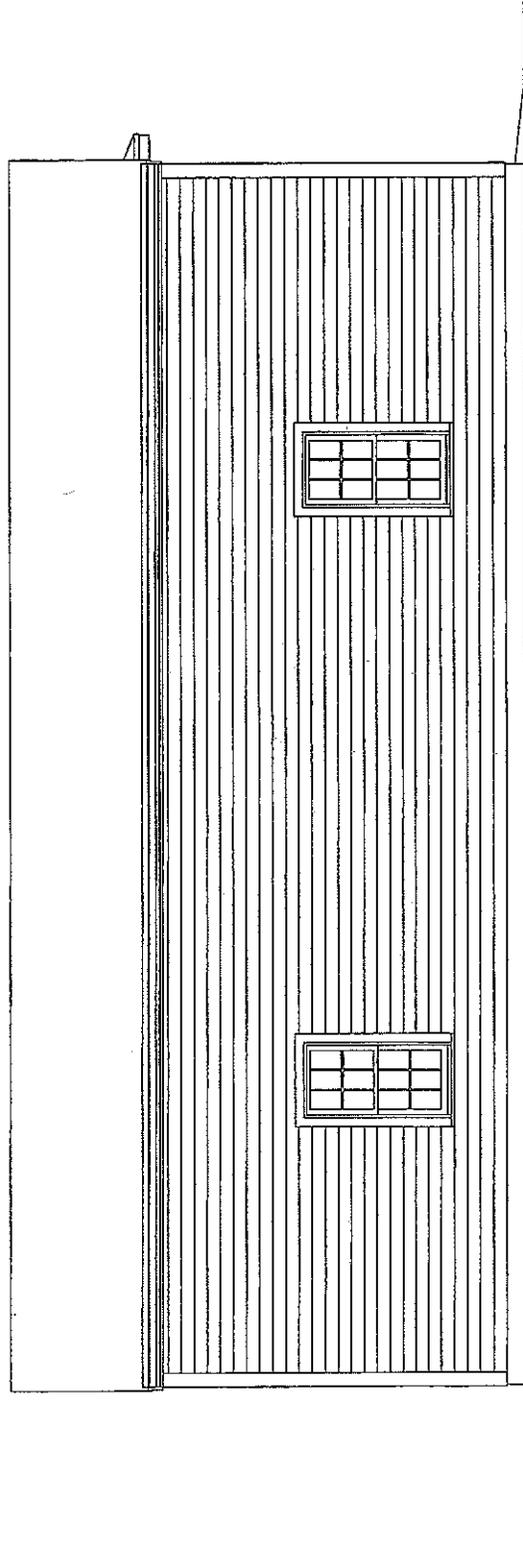
Squire Road, Revere
Proposed Garage for Mobile Branch Vehicle



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Squire Road, Revere
Proposed Garage for Mobile Branch Vehicle



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Sauvie Road

Eastern Land Survey Associates, Inc.

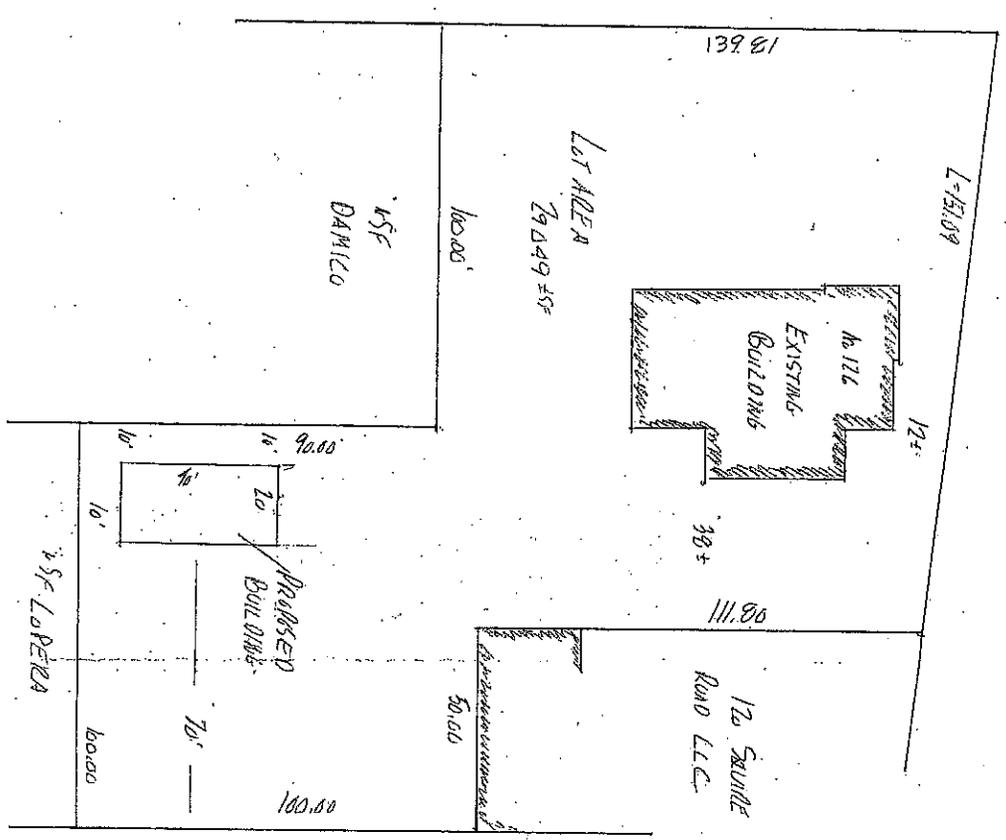
F18192

Professional Land Surveyors & Civil Engineers
ESSEX SURVEY SERVICE
OSBORN PALMER
BRADFORD & WEED
1958 - 1986
1911 - 1970
1885 - 1972

PLOT PLAN OF LAND
LOCATED IN
REVERE MASSACHUSETTS

LARKIN STREET

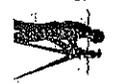
PATRIOT PARKWAY



SCALE: 1" = 30'
DATE: JULY 13, 2016
REFERENCE: BK4912 PG 28

TELEPHONE: 978-531-8121

FAX: 978-531-5920

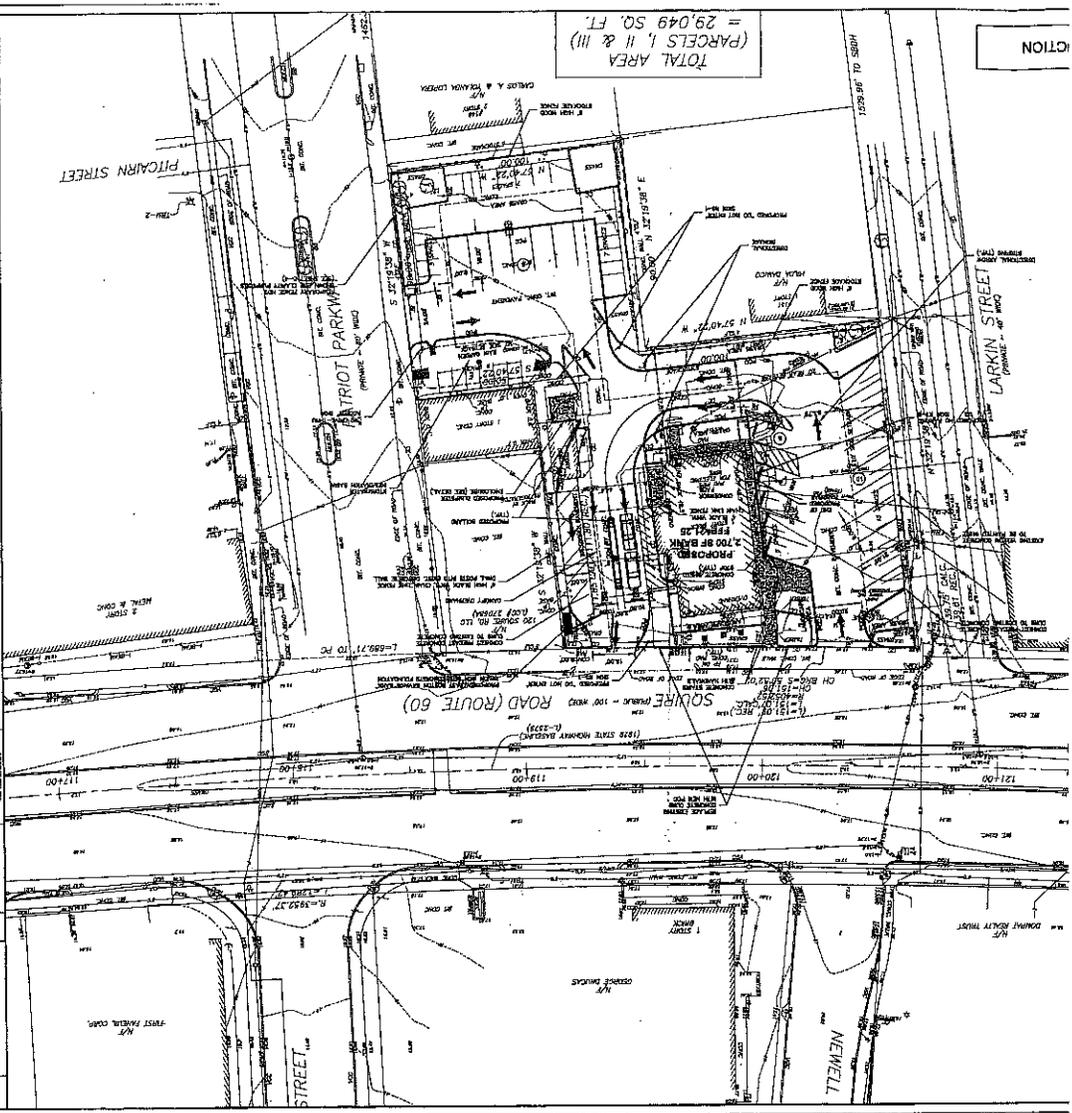


I hereby certify to THE REVERE BUILDING INSPECTOR that the buildings are located on the ground as shown.
Christopher R. Mello, PLS.



SECTION

TOTAL AREA
(PARCELS I, II & III)
= 29,049 SQ. FT.



LAYOUT PLAN
EAST BOSTON SAVINGS BANK
 128 SQUIRE ROAD (ROUTE 60), REVERE, MA 02151
 EAST BOSTON SAVINGS BANK
 87 PROSPECT STREET
 REVERE, MA 02150

CALEPHAN
 ARCHITECTS
 90 WEST STREET, BOSTON, MA 02108
 TEL: (617) 552-1100
 FAX: (617) 552-1101

GENERAL CONTRACTOR
 90 WEST STREET, BOSTON, MA 02108
 TEL: (617) 552-1100
 FAX: (617) 552-1101

DATE ADJUSTED: 12.22.88
 SCALE: 1" = 32'
 REVISION: SEE PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NO.: [Number]
SHEET NO.: 5

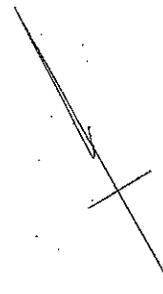
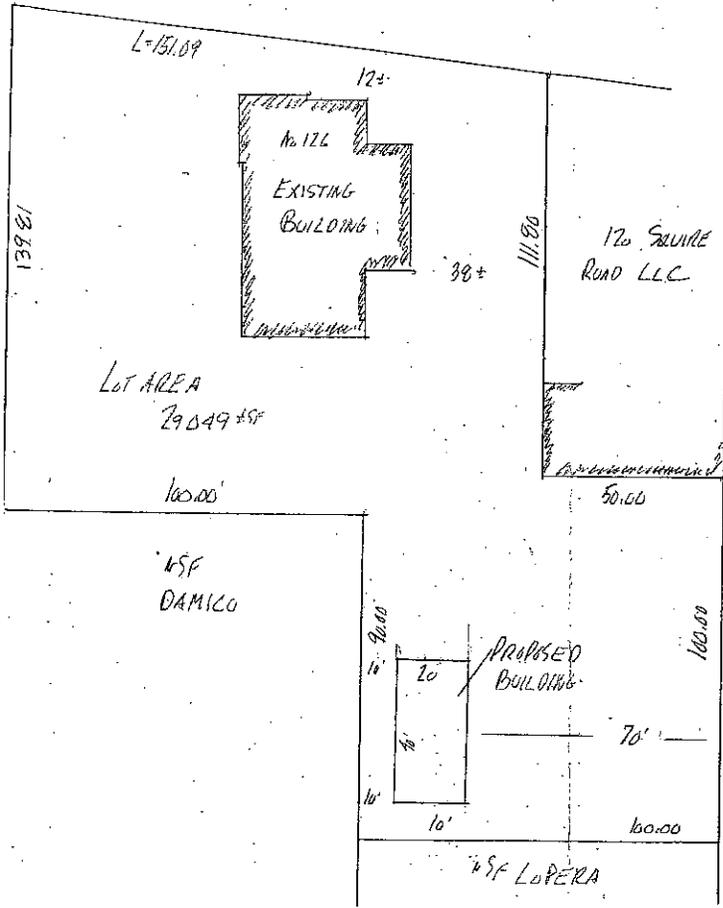
SQUIRE ROAD

F18192

Eastern Land Survey Associates, Inc.

Professional Land Surveyors & Civil Engineers
 ESSEX SURVEY SERVICE 1958 - 1986
 OSBORN PALMER 1911 - 1970
 BRADFORD & WEED 1866 - 1972

PLOT PLAN OF LAND
 LOCATED IN
 REVERE MASSACHUSETTS



I hereby certify to *THE REVERE BUILDING INSPECTOR* that the buildings are located on the ground as shown.

Christopher R. Mello, PLS 31317

104 LOWELL STREET
 PEABODY, MASS. 01860



TELEPHONE: 978-531-8121

FAX: 978-531-5920

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 24, 2016 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Robert Inello, 727 Revere Beach Parkway, Revere, MA 02151 seeking permission from the Revere City Council to reconstruct and expand a nonconforming structure and nonconforming use by removing the existing building and constructing an 18 unit residential apartment building on Lots 5 & 6 at 727 Revere Beach Parkway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-16-09) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Checked attached #441
10/05/2016
10/12/2016

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- XXX C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: ROBERT INELLO

Address: 727 REVERE BEACH PARKWAY, REVERE, MA 02151

Tel. #: 781.286.7777

2. Applicant is: Tenant Licensee Prospective Purchaser
 Owner Other (Describe)

2016 SEP 30 A 9 36
OFFICE CITY CLERK
REVERE, MASS
FILED

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: JAMES J. CIPOLETTA, ESQ.

Title: Attorney

Address: 385 Broadway, Revere, MA 02151

Tel. #: 781.289.7777

4. The land for which this application is submitted is owned by:

Name: ROBERT INELLO

Address: 727 Revere Beach Parkway, Revere

Tel. #: _____

5. The land described in this application is recorded in Suffolk County Registry of _____,

Book _____, Page _____, Certificate # (if registered) _____

Book 43884, Page 322.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Proposed Multi-Family, 727 Revere Beach Pkwy, Revere, Mass., Choo & Company, Inc

Lot # 5 & 6 Sq. Ft. 12,240

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application. Yes

8. A locus map (8 1/2" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no xx

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property is located at 727 Revere Beach Parkway in the Residence B (RB) zoning district. The lot, according to the deed on file at the Registry of Deeds, contains 12, 240 square feet of land.

Currently, there is a commercial building on the site containing Inello Electric Co. and a vacant former commercial woodworking business. The use of the current building exists by virtue of a special permit issued by the City Council to operate a pre-existing nonconforming use at a pre-existing nonconforming building.

All utilities are at the site and operating.

11. What is the nature of the exception or special permit requested in this application?

The Applicant proposes to remove the existing building and to construct a multi-unit residential building on the site. The project requires a special permit pursuant to the provisions of RRO 17.40.020 and 17.40.030.

Date of denial by Building Inspector and/or Planning Board

6/14/2016

Request for Finding of Fact – Special Permit

Now comes the applicant Robert Inello
who has applied to this Honorable City Council for a special permit for property located at 727 Revere Beach Parkway and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The current building will be removed
 - (b) The proposed building will be set off the boundaries by a greater distance than the existing
 - (c) Parking will be completely on-site, under the building.
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The site is zoned Residential
 - (b) The site is large enough to hold a multi-story residential building
 - (c) The site is located on a main thoroughfare with easy access
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) Water and sewer service exists on-site
 - (b) Expanded utility service will be installed by owner
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The zoning anticipates residential use
 - (b) The building will front on Revere Beach Parkway and will be accessed from it.
 - (c) The residential use is more in harmony with the neighborhood than a commercial use.

Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere Beach Parkway for the following reasons:

(streets)

- (a) Access to the site exists by curb cuts already installed
- (b) The access will be expanded to allow traffic flow from the parkway to the garage
- (c) The parkway is lightly traveled by pedestrian traffic

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

- (a) All facilities will exist on-site
- (b) Parking will be contained under the building
- (c) Access from the parkway will minimize any reason to use side streets

Date: 9/29/16.

Respectfully submitted by:



**General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: Robert Inello

Address: 187 BASS POINT RD NAHANT, MA 01909

2. Name and residential address of each landowner on whose property subject matter will be exercised:
(Attach additional pages, if necessary.)

Name: Same

Address: _____

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: Robert Inello

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

Rant A. Fuller

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

Rant A. Fuller

Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

The City of REVERE, MASSACHUSETTS

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

281 Broadway, Revere MA 02151

781-286-8181

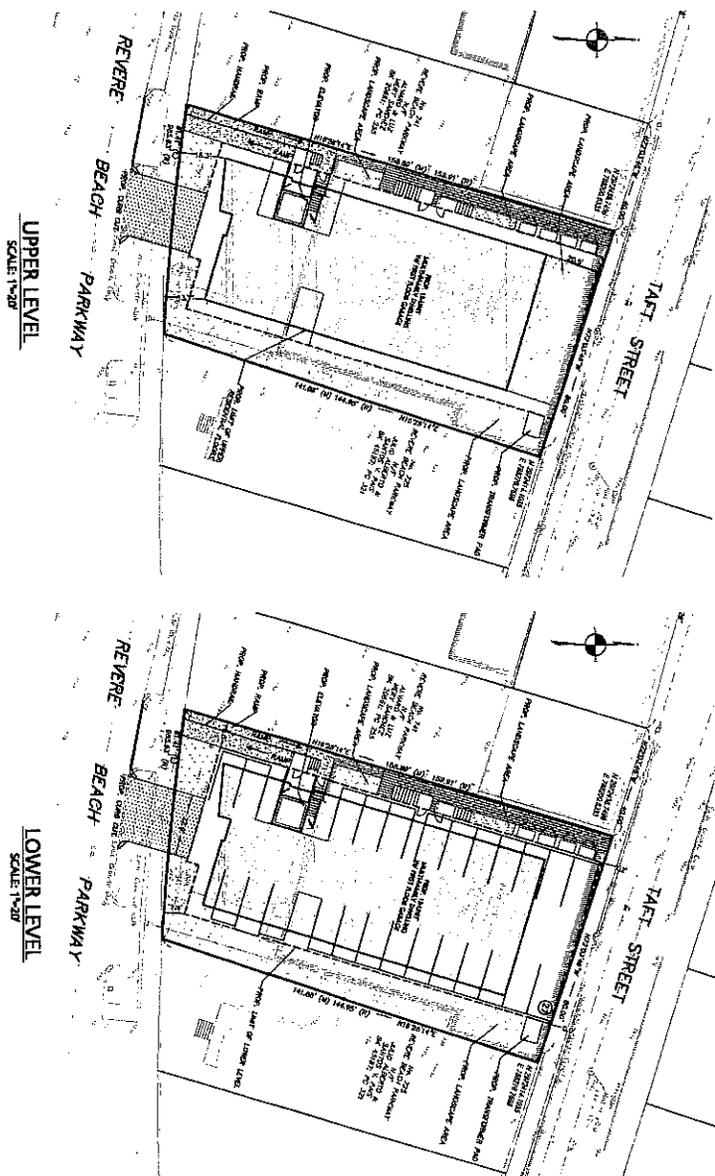
Fax 781-286-8180



Brian Arrigo
Mayor

TO: Attorney James Cipoletta
FROM: Site Plan Review Committee
RE: 727 Revere Beach Parkway
DATE: June 14, 2014

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for the reconstruction of a nonconforming structure and nonconforming use for the construction of a 18 unit residential apartment building at 727 Revere Beach Parkway within the RB District. In accordance with Sections 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, the reconstruction and expansion of a nonconforming structure and reconstruction of a nonconforming use requires a special permit from the City Council.



LAND USAGE TABLE

ITEM	REQUIRED	PROVIDED	VARANCE
MINIMUM LOT AREA (SQ FT)	4,000 SQ FT	12,018 SQ FT	NO
MINIMUM LOT FRONTAGE (FT)	75'	81.30'	NO
MINIMUM FRONT YARD (FT)	25'	40'	YES
MINIMUM SIDE YARD (FT)	5'	8.3'	YES
MINIMUM REAR YARD (FT)	5'	-	NO
MINIMUM AREA PER EMPLOYMENT	23.1 SQ FT	3.37'	YES
MAXIMUM FLOOR COVERAGE RATIO	30%	60.5%	YES
MAXIMUM HEIGHT	35'	35'	YES
MAXIMUM NUMBER OF STORIES	3	3	YES
MAXIMUM SETBACK	5'	5'	YES

GENERAL NOTES

1. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROVIDED
OFFICE USE, NON-MEDICAL (6,000 SF)	1.5 SPACES PER 1,000 SF	9 SPACES
TOTAL	27 SPACES	27 SPACES

APPLICANT:
Salvatore Galluzzo & Robert Inello
 727 Revere Beach Parkway
 Revere, MA 02151



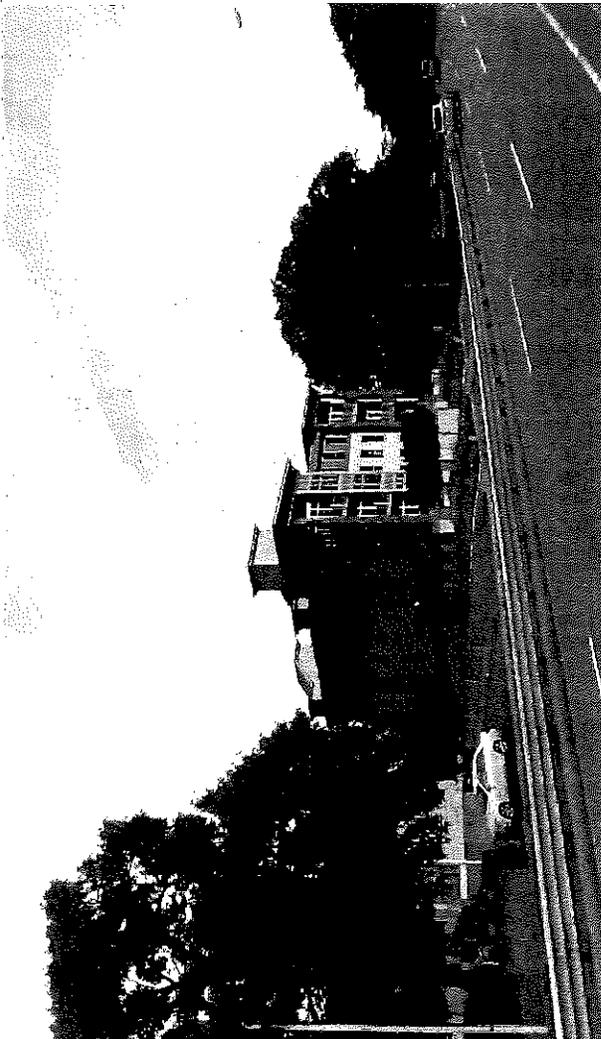
PROJECT:
Plan of Land
 727 Revere Beach Parkway
 Revere, Massachusetts

PROJECT #: 15-03401 DATE: 04/28/2016
 SCALE: AS NOTED DWG FILE NAME: 15-03401.dwg
 DESIGN BY: Mike Vesiglio CHECKED BY: Richard A. Salvo, P.E.

PREPARED BY:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 100 Central Street
 Saugus, MA 01906 Portsmouth, NH 03801
 Tel: (781) 221-1949 Tel: (603) 610-7100
 Fax: (781) 417-0020 Fax: (603) 610-1011

DATE	DESCRIPTION OF REVISION



ZONING SUMMARY GB ZONE

ANY DWELLING	MIN LOT SIZE	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	PERCENTAGE OF MAX BUILDING US OPEN SPACE	HITZ HEIGHT	FENCE HEIGHT	PAR
REQUIRED BY ZONING GB ASSESSOR LISTING 2012 ZONING MAP	1000 S.F.	20'	15'	20'	NA	8' 50"	10'	1.5
REQUIRED BY ZONING NB 2012 ZONING MAP	1000 S.F.	10'	15'	20'	NA	8' 35"	6'	NA
REQUIRED BY ZONING RB 2016 ZONING MAP	800 S.F.	20'	20'	30'	30%	8' 35"	6'	NA
EXISTING	12240 S.F.	48'	07' 1"	0'	0%	1' 15"	6'	0.63
PROPOSED PROJECT	81'				27%	8' 35"	6'	0.69



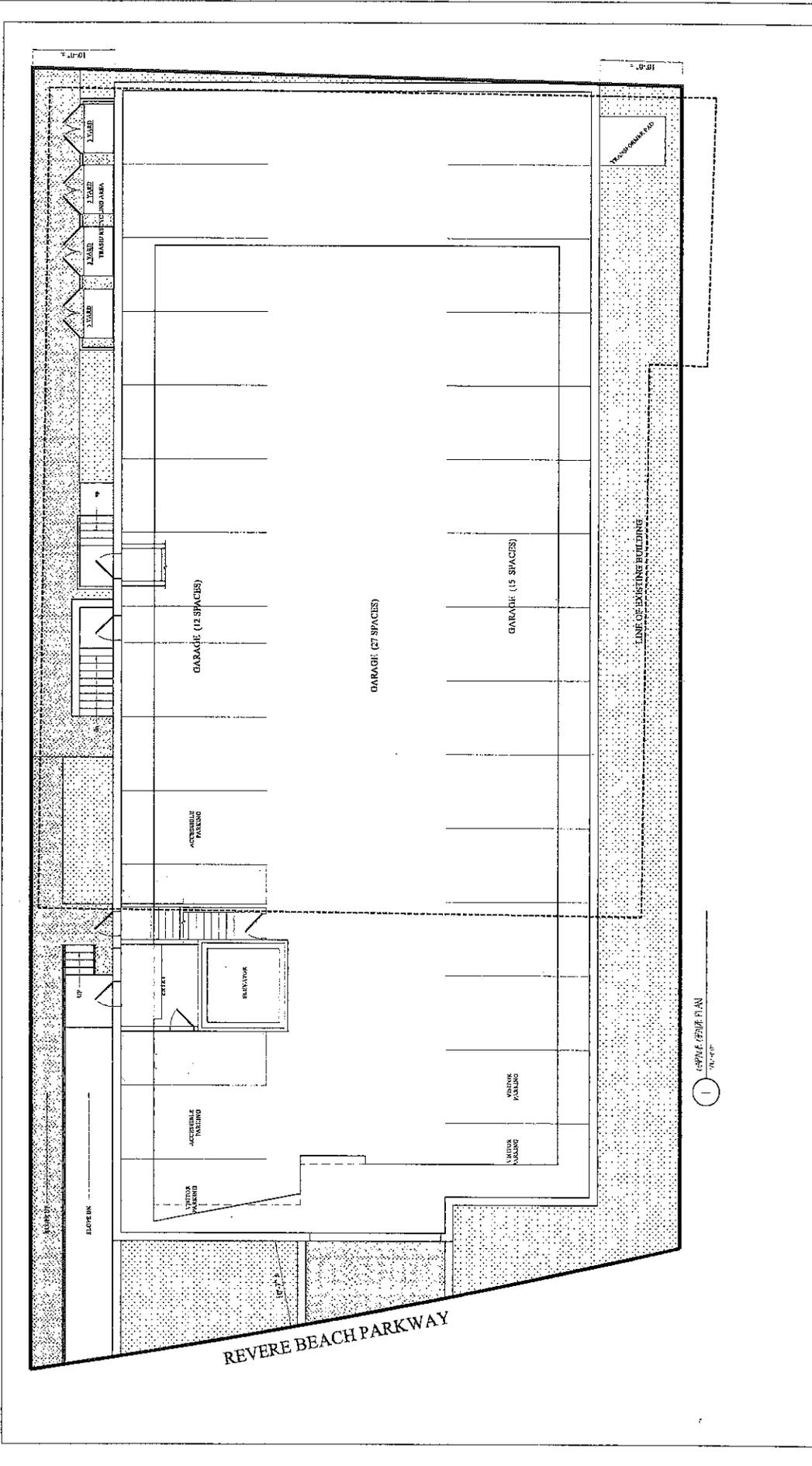
PARKING REQUIREMENT: 1.75 SPACES PER 1 BR UNIT
 RESIDENTIAL USE: 1.25 SPACES PER 2 BR UNIT
 REQUIRED: 27 SPACES
 PROPOSED: 27 SPACES

USE SUMMARY: 18 UNIT MULTI-FAMILY USE
 EXG. BUSINESS/ WAREHOUS USES
 PROP. 18 UNIT MULTI-FAMILY USE

PROPOSED MULTIFAMILY
 727 REVERE BEACH PKWY
 REVERE MASS

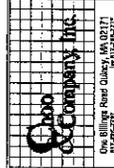
08-27-2015 09-08-2016	AS NOTED 06-18-2015	PROPOSED PLANS	A-1.0
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CHOP & COMPANY INC.
 The Billing Road Office, MA 02771
 617-261-1000



1 REVERE BEACH PARKWAY

PROPOSED MULTIFAMILY
 727 REVERE BEACH PKWY
 REVERE MASS

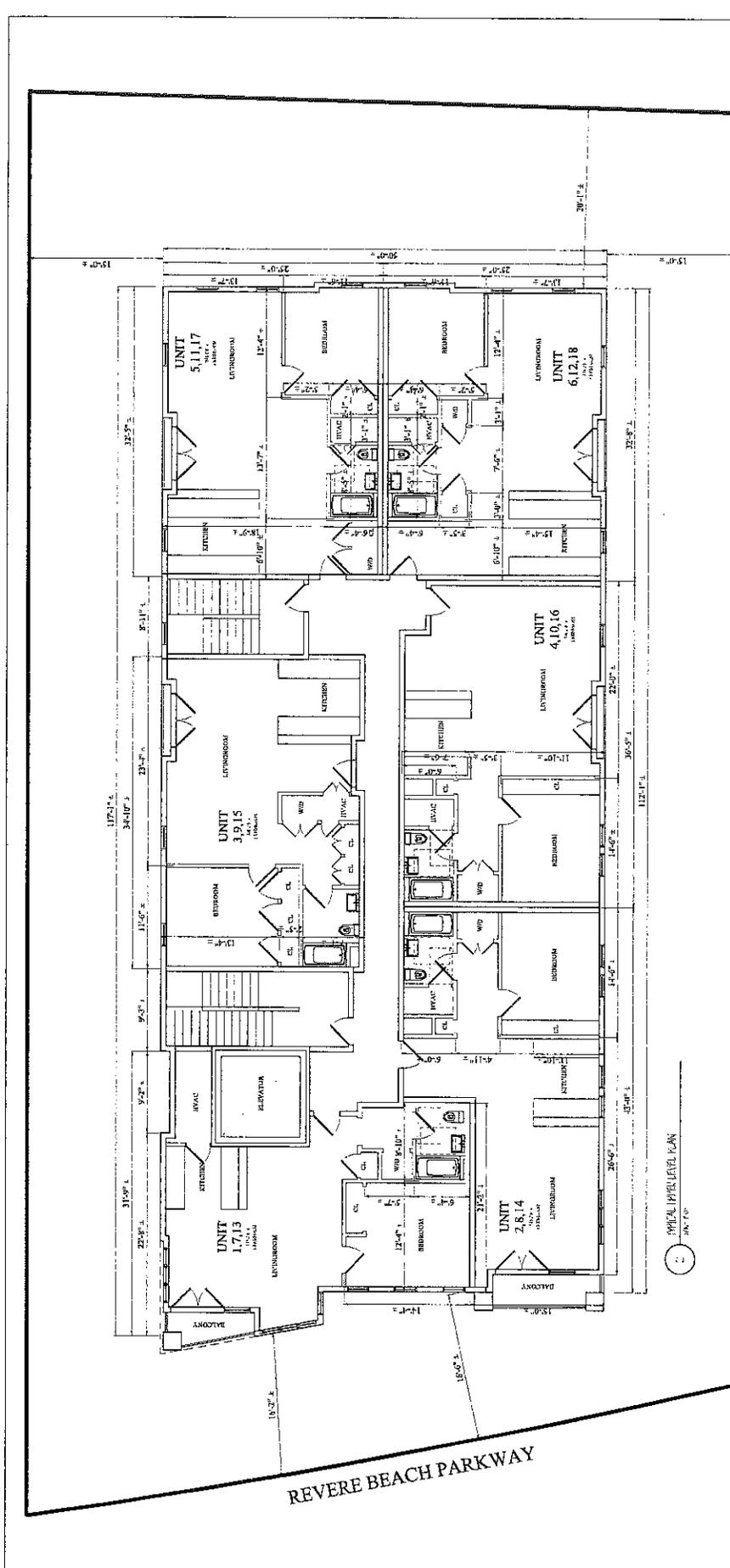


Revision No.	08-27-2015
	09-08-2016

Page No. 3-4
 Date 06-18-2015
 Drawn by SL

PROPOSED
 PLANS

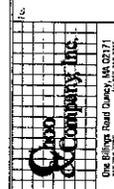
A-11



REVERE BEACH PARKWAY

1" = 10'
 1" = 10'
 1" = 10'

PROPOSED MULTIFAMILY
 727 REVERE BEACH PKWY
 REVERE MASS

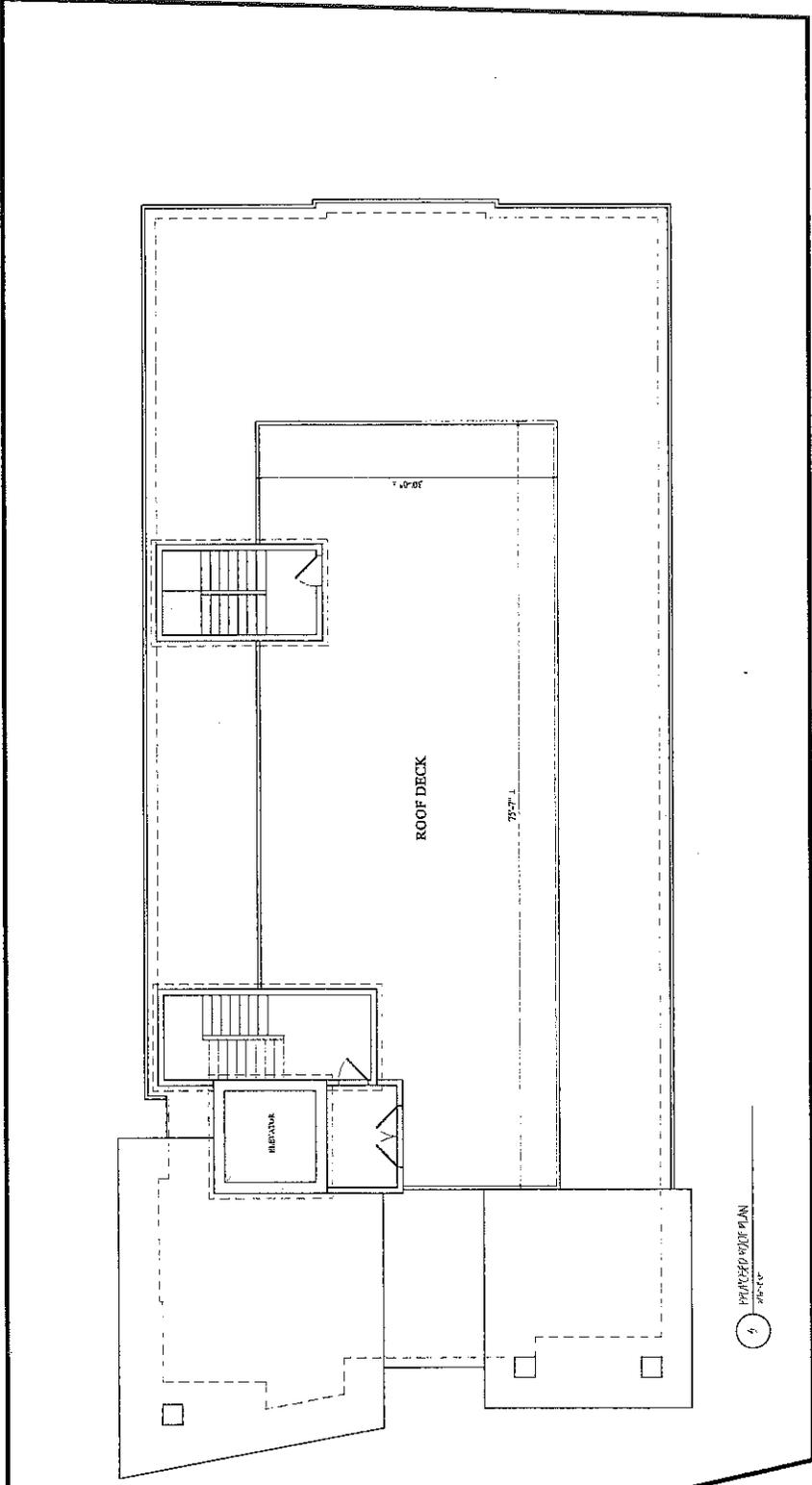


Revision No.	08-27-2015
By	1-29-2016

Page 11
 of 14
 AS NOTED
 06-18-2015
 From: SL

PROPOSED
 PLANS

A-1.2



REVERE BEACH PARKWAY

PROPOSED ROOF PLAN
AS NOTED

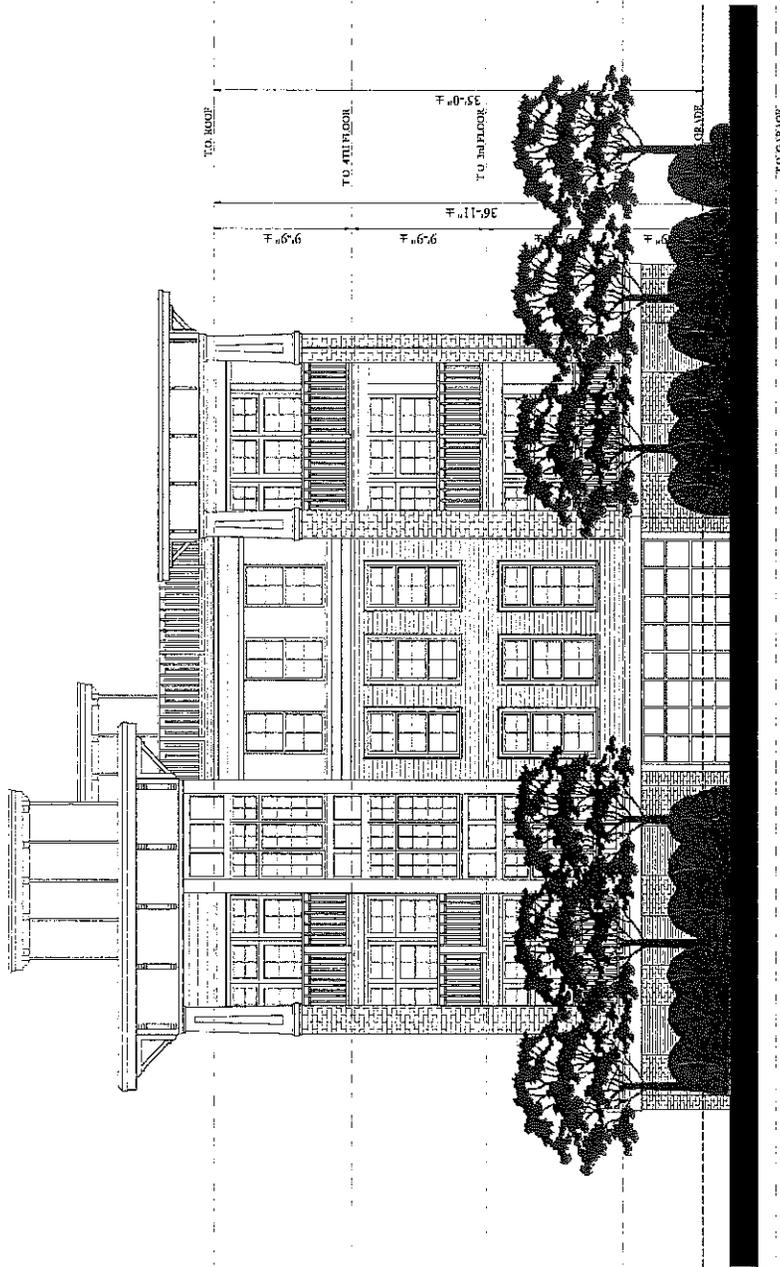
PROPOSED MULTIFAMILY
727 REVERE BEACH PKWY
REVERE MASS

Permit No.	08-27-2015
Issue Date	1-29-2016
Expiration Date	09-08-2016

Project No. AS NOTED
Date 06-18-2015
Scale SL

PROPOSED PLANS

A-1.3



1 FRONT ELEVATION
8/14/15

PROPOSED MULTIFAMILY
727 REVERE BEACH PKWY
REVERE MASS

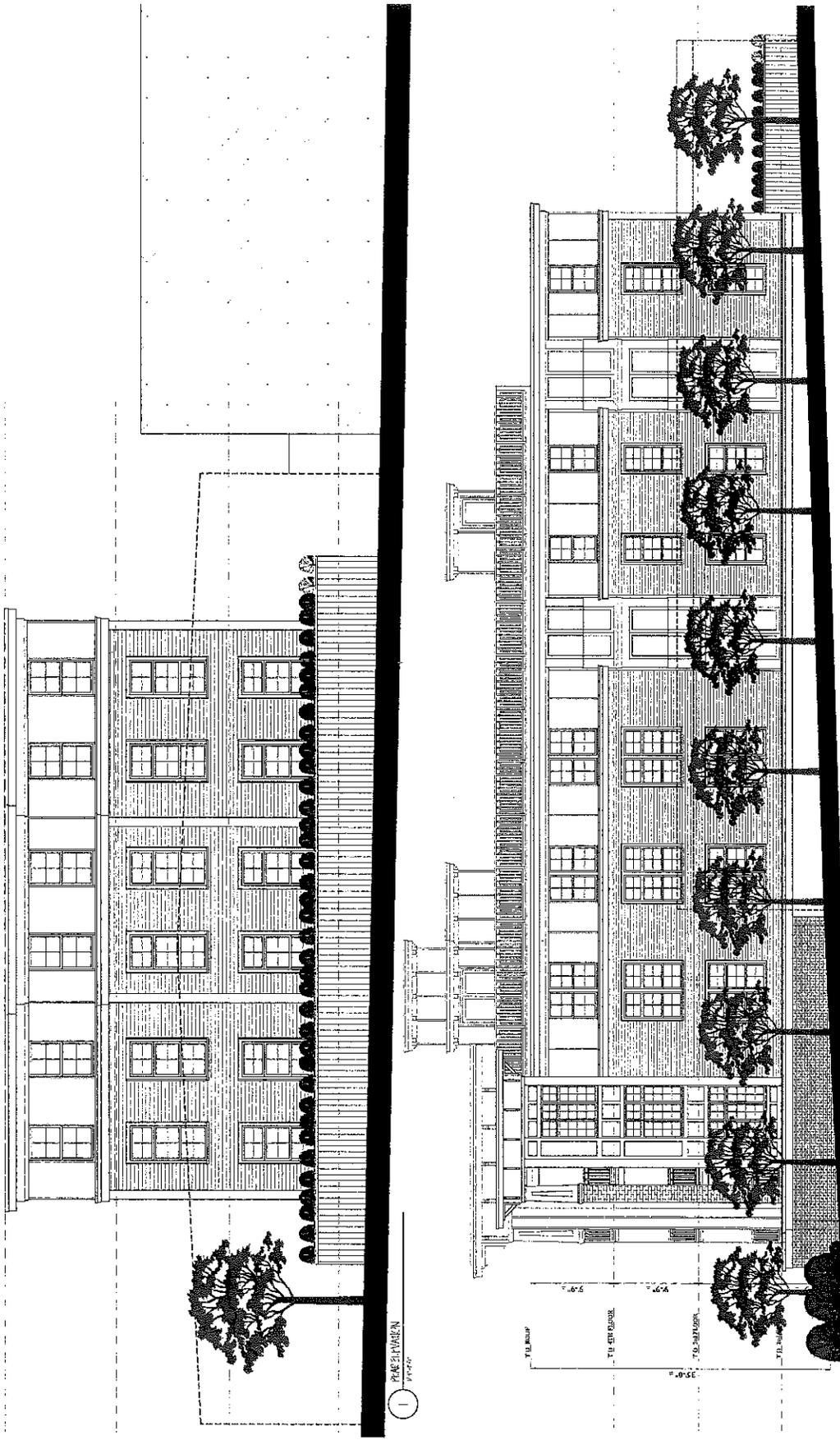

 Cannon Design Group
 One Billings Road Danvers, MA 01921
 978.750.0000

Permit No.
 09-25-2015
 1-29-2016
 09-08-2016

Permit No.
 AS NOTED
 06-18-2015
 Per. No. SL

Permit No.
 PROPOSED
 PLANS

A-2.1



1 PROPOSED ELEVATION
10'-0" = 1"

2 PROPOSED ELEVATION
10'-0" = 1"

PROPOSED MULTIFAMILY
727 REVERE BEACH PKWY
REVERE MASS

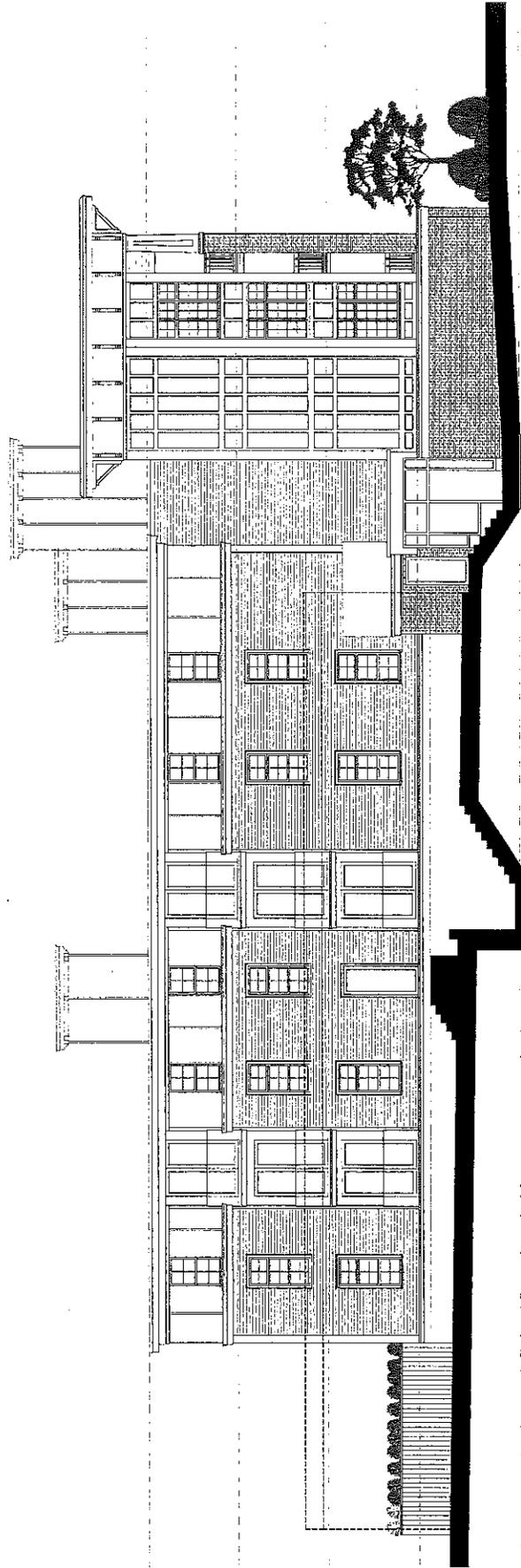
Scale: 1/8" = 1'-0"
Caro
Company, Inc.
 One Billings Road, Danvers, MA 01923
 Tel: 978/750-1212

Permitted:
 09-25-2015
 1-20-2016
 09-08-2016

Permitted:
 AS NOTED
 06-18-2015
 Permit No. SL

Permitted:
 PROPOSED
 PLANS

Permit No.
 A-2.2



1/8" = 1'-0" (VERTICAL)
1/8" = 1'-0" (HORIZONTAL)

**PROPOSED MULTIFAMILY
727 REVERE BEACH PKWY
REVERE MASS**

Clark & Company, Inc.
One Village Road, Danvers, MA 01923
(978) 750-1111

Revision No. 09-25-2015
1-29-2016

Revision No. AS NOTED
06-18-2015
S.L.

Revision No. PROPOSED PLANS

A-2,3

Communications

**Joseph A. Festa
385 Broadway
Revere, MA 02151**

October 19, 2016

Revere City Council
281 Broadway
Revere, MA 02151

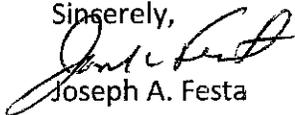
Re: Donation of Land

Lots 294,295,296,297 Douglas Street, Revere, MA
Lot 298 Weeden Street/Douglas Street, Revere, MA

Dear Members of the Council,

I am writing this letter to officially propose a donation of land for conservation purposes from Joseph Festa Construction Company. The land is located on Douglas 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.

Sincerely,



Joseph A. Festa
Joseph Festa Construction Company

The City of Revere Massachusetts



City Hall
281 Broadway
Revere, MA 02151
781-286-8185
Fax 781-286-8180

Office of the Conservation Commission

MEMORANDUM

TO: Councilor Jessica Ann Giannino, President Revere City Council
FROM: Andrew B. DeSantis, Chairman
RE: Land Donation to Conservation Commission
DATE: October 17, 2016

Please be informed of the following motion and vote taken by the Revere Conservation Commission at it's last regular meeting on Wednesday, October 5, 2016.

Motion by Member Joseph LaValle, 2nd by Member Ann Raponi to accept donation of land on Lots 294, 295, 296, 297 Douglas Street & Lot 298 Douglas and Weeden Street (Map 019 Block 327A Parcel 021) from Joseph Festa Construction Company Inc.

Voted in the affirmative unanimously.

Cc: Mayor Brian Arrigo
Ashley Melnik, City Clerk
Paul Capizzi, City Solicitor
Revere City Council



CITY OF REVERE

Brian M. Arrigo
Mayor

FILED
2016 OCT 20 P 3:14
OFFICE CITY CLERK
REVERE, MASS.

October 20, 2016

The Honorable Revere City Council
c/o City Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Dear City Council Members:

I am writing to request that the City Council consider the following appointments to various Boards, Commissions, and positions.

1. For appointment to the Commission on Disability, Enza Goodwin, 105 Lucia Ave, for a three-year term ending in 2019
2. For appointment as Co-Chair of the Commission on Disability, David Haahes, 350 Revere Beach Blvd., for a three-year term ending in 2019
3. For appointment as Co-Chair of the Commission on Disability, Ralph DeCicco, 49 Washington St., for a three-year term ending in 2019
4. For appointment to the Planning Board, Ed Deveau, 216 Crescent Av., for a three-year term ending in 2019
5. For appointment to the Planning Board, Aklog Limeneh, 18 Belle Isle Av., for a three-year term ending in 2019
6. For appointment to the Cultural Council, Denise Sao Pedro, 136 Prospect Av., for a three-year term ending in 2019
7. For appointment to the Library Board of Trustees, Nancy Sponpinato, 350 Mountain Av. #1, for a three-year term ending in 2019
8. For appointment to the Library Board of Trustees, John Dove, 350 Revere Beach Blvd., for a three-year term ending in 2019

Sincerely,

Brian Arrigo
Mayor

Cc: All Appointees



CITY OF REVERE

Brian M. Arrigo
Mayor

OFFICE CITY CLERK
REVERE, MASS

2016 OCT 20 P 3:14

FILED

October 20, 2016

The Honorable Revere City Council
c/o City Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

Dear City Council Members:

I am writing to request that the City Council consider the following re-appointments to various Boards, Commissions, and positions.

1. For appointment to the Board of Assessors, John Verrengia, 84 Library St., for a new three-year term expiring in 2019
2. For appointment to the Library Board of Trustees, Mark Ferrante, 67 Milano Ave., for a new three-year term expiring in 2019
3. For appointment to the License Commission, Linda Guinasso, 2 Martin St., for a new six-year term expiring in 2022

Very truly yours,

Brian Arrigo
Mayor

Cc: All Appointees



City of Revere

Brian M. Arrigo

Mayor

To the Honorable Revere City Council
C/o City Clerk's Office
Revere City Hall
Revere, Massachusetts 02151

FILED
2016 OCT 20 P 3:35
OFFICE CITY CLERK
REVERE, MASS

Dear Honorable Council Members:

Pursuant to MGL c. 40 s. 4A, I hereby request that your Honorable Council vote to authorize me to enter into an inter-municipal agreement with the City of Chelsea and Town of Winthrop to enable the creation of the North Suffolk Public Health Collaborative.

Funding for this Collaborative was previously approved in the City of Revere's FY17 Budget in the amount of \$ 30,000 and will enable the communities to hire a public health coordinator to align the communities' public health offerings and expand public health programming regionally.

If this vote is successful, the communities anticipate signing the IMA and beginning the hiring process in November of this year.

Sincerely,

Brian M. Arrigo