

CALENDAR

of

The Revere City Council



City of Revere Massachusetts

November 28, 2016

Calendar
Item #

City Councillor
Joseph A. DeGrosso
City Council Chamber
Calendar
November 28, 2016

4:30 P.M. Committee of the Whole

5:00 P.M. Economic Development Sub-Committee Meeting

6:00 P.M. Salute to the Flag

Roll Call of Members

- 1 16-315 A Certificate of Appreciation will be awarded to Thomas Misci on the occasion of his retirement after serving as an educator in the Revere Public School System for over forty years.
- 2 16-307 A Certificate of Appreciation will be awarded to the Commodore and Officers of the Point of Pines Yacht Club for their offer of assistance to the City of Revere by opening the club to residents during the recent gas outage that affected the area.
- 3 16-316 A representative from Wheelabrator will appear before the City Council to discuss the loud noise coming from the Wheelabrator facility a few weeks ago.

Public Hearings

- 4 C-16-10 Hearing called as ordered on the application of Eastern Bank, 195 Market Street, Lynn, MA 01901 seeking permission from the Revere City Council to alter the use of a pre-existing nonconforming structure from a retail service to a bank with a drive thru ATM at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.
- 5 Application of Brianna Mann of Mann's Garden Center, LLC, 15 Citation Ave., Stoneham, MA requesting a Transient Vendors License to be used at 257 Washington Ave., Revere, MA for the purpose of selling holiday decorations: trees, wreaths, kissing balls, etc.

Committee Reports

- 6 Report of the Committee of the Whole
- 7 Report of the Economic Development Sub-Committee

Communications

- 8 Comm. from the Board of Assessors requesting a public hearing for the purpose of establishing the Minimum Residential Factor for FY2017.

- 9 16-297 Comm. from the Mayor on a partial veto of Council Order 16-297 relative to conducting repairs on the Alden Mills Fire Station using monies from the Stabilization Fund or Free Cash.
- 10 Comm. from the Mayor requesting approval of a revolving account for the purpose administering future and current public records requests.
- 11 Comm. from the Mayor requesting a public hearing on the consolidation of the bond authorizations for CWSRF Construction Project No. 3959 and CWSRF Construction Project No. 4052.
- 12 16-055 Comm. from the Mayor providing a response to C.O. 16-055 relative to a final FY2016 spending report.
- 13 16-099 Comm. from the Mayor providing a response to C.O. 16-099 relative to the scope, role, and authority of all members of the Mayor's staff.
- 14 16-288 Comm. from the Mayor vetoing C.O. 16-288 relative to paving certain unaccepted public ways off of Broad Sound Avenue.
- 15 16-298 Comm. from the Mayor providing a response to C.O. 16-298 relative to HIPAA guidelines.
- 16 16-306 Comm. from the Mayor providing a response to C.O. 16-306 relative to litigation expenses.

Motions

- 17 16-320 Motion presented by Councillor McKenna: That the City Council award a Certificate of Appreciation to Bob Lospennato and Dave Colella for dedicating their time to run a highly successful Powder Puff football program at Revere High School for over 20 years.
- 18 16-321 Motion Presented by Councillor Rotondo: That the City of Revere denounce the prospect of a Muslim registry in the United States as proposed by President-Elect Trump as noted on several media outlets. Further, that if this absurd policy comes to fruition that we fight it together as a community.
- 19 16-322 Motion presented by Councillor Novoselsky: That the City Council Public Works Sub-Committee in cooperation with the Inspectional Services, DPW, EZ Disposal, the Mayor's Office and the Revere Beautification Committee begin immediate discussions to update Title 8 of the Revere Revised Ordinances - Health and Safety and any sections of the Revised Ordinances of the City of Revere dealing with the Revere Trash collection and storage to deal with the uncontrollable trash, type of trash barrels to be used, elimination of the so-called rodent-proof trash bags, rodents and any other issues that may come up during these discussions.
- 20 16-323 Motion presented by Councillor Powers: That the Mayor request the MBTA to look into the feasibility of providing bus service from Carey Circle along the Boulevard to Wonderland.

- 21 **16-079** Motion presented by Councillors McKenna and Giannino: That the following proposed ordinance is being reported out of the Parks and Recreation Sub-Committee for the purpose of being ordered to a public hearing:

Title 9, Chapter 9.08 of The Revised Ordinances of the City of Revere is hereby amended by the following new sections:

Section 9.08.110 Promotion of Clean and Healthy Parks

Whereas, there is no known safe level of exposure to secondhand smoke, and secondhand smoke exposure in certain outdoor areas have been found to pose a significant health risk; and

Whereas, protecting Revere's public parks as places for residents and visitors to be outside and active is critical to promotion of a healthier city; and

Whereas, it is critical to prevent the use of drugs, alcohol and weapons in our areas of recreation; and

Whereas, it is the goal of the City of Revere, through the Parks and Recreation Department and the Revere Police Department, to ensure that our places of recreation are safe, clean and healthy for all residents, particularly our children;

Section 9.08.112 Smoking Prohibited in Public Parks

A. No person shall smoke in any public park, or other public place under the control of the City of Revere.

B. For the purposes of this subsection, the term smoking shall include inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe, or other lighted or vaporized substance in any manner or form, including marijuana used for medical or recreational purposes.

Section 9.08.114 Alcohol and Controlled Substances Prohibited in Public Parks

A. No person shall sell, possess or consume any alcoholic beverage in any park, except under a license issued by the Revere License Commission subject to the provisions of M.G.L. Chapter 138, Sections 14 & 15F. Such license may include any conditions imposed by the License Commission and the discretionary judgment of the Revere Police Department in order to promote the preservation of public parks.

B. No person shall commit any of the following acts in a public park:

1. Sell, distribute, make available or offer to provide a controlled substance or prescription drug to another;
2. Package, possess or store a controlled substance;
3. Transport a controlled substance or materials intended to be used in the packaging of a controlled substance;
4. Solicit another to provide, make available, sell or distribute a controlled substance or prescription drug to any person
5. With the intent to engage in any act prohibited by this Section, seek, meet, approach or encounter another.

C. Nothing in Sub-Section B of this Section shall prohibit the possession of medications prescribed to the person or to a person under that person's care, if and under such conditions as possession of such substance is otherwise lawful.

D. For purposes of this Section, "controlled substance" and "prescription drug" shall have the meaning as provided for in M.G.L. c. 94C § 1 (The Controlled Substances Act).

Section 9.08.116 Possession of Weapons

A. No person shall possess in any public park anything specifically designed for and presently capable of causing, or carried with the intent to threaten or cause, bodily harm to another. Items prohibited under this Section include, but are not limited to: any firearm, pellet gun, spring-loaded weapon, stun gun or taser, any knife having a blade that projects or swings into position by force of a spring or by centrifugal force, any knife with a blade longer than 2-½ inches, any dirk, dagger, ice-pick, sling shot, slungshot, metal knuckles, nunchaku, studded handcoverings, swords, straight razors, tear gas containers, saps, sap gloves, hatchets or axes. The prohibitions of this Section do not apply to individuals who are duly licensed under local, state, and/or federal guidelines to carry a firearm.

B. Any person to be in violation of this section shall be fined three-hundred (\$300.00) dollars per offense. Enforcement of this section shall be by noncriminal disposition as provided for in M.G.L. Chapter 40, Section 21D or by filing a criminal complaint at the appropriate venue.

Section 9.08.118 Public Park Hours and Designation

A. 6:00 am – 10:00 pm

B. All public parks shall be designated as "Alcohol, Drug, Tobacco, and Weapon Free Zones" and appropriate signage shall be installed at each park indicating such.

- 22 **16-324** Motion presented by Councillor Powers: That the Mayor direct Inspectional Services Department to contact the owners of the commercial properties along North Shore Road from Shawmut Street to the traffic signal at Wonderland Dog Track to remove snow and ice in accordance with the provisions of Section 12.04.350 of the Revere Revised Ordinances. This motion is made in the interest of public safety. Properties to be notified include Wonderland Dog Track and Wonderland Convenience.
- 23 **16-325** Motion presented by Councillor Powers: That the Mayor request the appropriate agency (DCR, MassDOT, or DPW) to make repairs to the catch basin on Oak Island Street. Its present condition constitutes a public safety hazard.
- 24 **16-326** Motion presented by Councillor Keefe: That the Mayor request the Traffic Commission to review options on reducing the speed limit on the following streets to 20 MPH: Proctor Ave., Mountain Ave., Park Ave., and Fenno St. Each of these streets is thickly settled and have become major cut through streets in the City.
- 25 **16-237** Motion by Councillors McKenna, Novoselsky, and Powers: That the Mayor contact MassDOT to review the pedestrian walking patterns at Bell Circle and create new crosswalks on VFW Parkway at Shirley Avenue, and at the traffic signal on American Legion Highway near the walking path. Students coming to and from Revere High School and the Rumney Marsh Academy are crossing inbetween the heavy flow of traffic on American Legion Highway. There are no guidelines to lead them in a safe direction towards the Revere Beach and Shirley Avenue neighborhoods which is creating a very dangerous situation.
- 26 **16-238** Motion presented by Councillor Keefe: That the Mayor and City Solicitor be requested to evaluate the recently passed Question 4 (marijuana bill) and give guidance on best practice to opt out and/or overwhelmingly restrict in Revere.

City of Revere, Massachusetts



City Hall

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

Jessica A. Giannino
City Council President

Office of the City Council

To: The Honorable Members of the Revere City Council
Mayor Brian M. Arrigo
Paul Capizzi, City Solicitor
From: Jessica A. Giannino, City Council President
Re: Committee Meeting
Date: November 16, 2016

Please be advised that the City Council Committee of the Whole will meet on **Monday evening, November 28, 2016 at 4:30 PM** in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA 02151 for the purpose of discussing the following item(s):

- **16-303** Motion presented by Councillor Morabito: That the Mayor abide by all sections of Revere Revised Ordinances Chapter 9.28 and establish an eleven (11) member Human Rights Commission. Each member to be known as a commissioner and each member appointed by the Mayor subject to confirmation by the City Council.

City of Revere, Massachusetts



City Hall

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

Patrick M. Keefe, Jr.

Ward Four Councillor

Office of the City Council

**To: The Honorable Members of the Revere City Council
Mayor Brian M. Arrigo
Robert O'Brien, Economic Development Director**
**From: Patrick M. Keefe, Jr., Chairman
Economic Development Sub-Committee Meeting**
RE: Committee Meeting
Date: November 15, 2016

OFFICE CITY CLERK
REVERE, MASS

2016 NOV 16 P 2:51

FILED

Please be advised that the Economic Development Sub-Committee will meet on **Monday evening, November 28, 2016 at 5:00 P.M.** in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, MA at which time the committee will discuss the following item(s):

- 16-062** Motion of Councillor Rotondo relative to a 6 month construction moratorium of residential buildings 4 units or larger along the MBTA Blue Line in Revere.
- 16-155** Motion of Councillor Rotondo relative to an economic and zoning master plan.
- 16-156** Motion of Councillor Rotondo relative to designating Revere as an Economic Development and Industrial Corp as permitted under MGL c. 121C.
- 16-243** Comm. from Eugene McCain relative to an initiative petition adopting a Category 2 Gaming license.

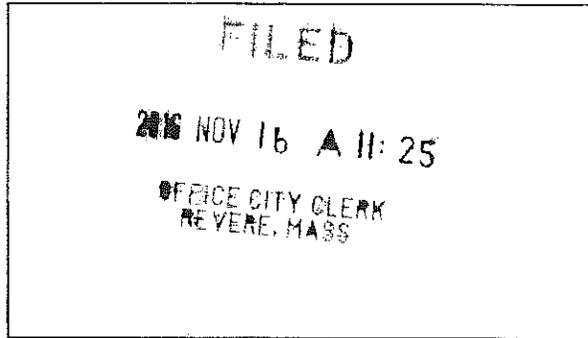
**Revere City Council
Meeting
November 28, 2016**

City of Revere
City Council

ORDERED

MOTION

RESOLUTION



Journal Sec. 26

C.O. 16-315
By Councillor(s):
Zambuto

In City Council Nov. 14, 2016

That the City Council award a Certificate of Appreciation to Thomas Misci on the occasion of his retirement after serving as an educator in the Revere Public School System for over forty years.

City of Revere, Massachusetts



City Hall

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

Ashley E. Melnik
City Clerk

Office of the City Clerk

November 17, 2016

Commodore
Point of Pines Yacht Club
28 Rice Avenue
Revere, MA 02151

Dear Commodore:

The Revere City Council respectfully requests your attendance as well as the officers of the Point of Pines Yacht Club, at a regularly scheduled meeting of the Revere City Council on **Monday evening, November 28, 2016 at 6:00 P.M.** in the City Councillor Joseph A. DelGrosso City Council Chamber at Revere City Hall, 281 Broadway, Revere, MA.

At this time, the Revere City Council will present your club with a Certificate of Appreciation for the club's assistance to the residents in your neighborhood during the recent gas outage.

Please call my office at 781-286-8160 to confirm your attendance.

Very truly yours,

Ashley E. Melnik
City Clerk

Public Hearings

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 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, November 28, 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 Eastern Bank, 195 Market Street, Lynn, MA 01901 seeking permission from the Revere City Council to alter the use of a pre-existing nonconforming structure from a retail service to a bank with a drive thru ATM at Northgate Shopping Center, 339 Squire Road, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-16-10) 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 #3996
11/9/16
11/16/16

FORM B

APPLICATION NO. G-16-10
DATE: 17

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

FILED
2018 NOV - 7 AM 10:18
OFFICE CITY CLERK
REVERE, MASS.

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 17.40.030.
- 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: EASTERN BANK

Address: 195 MARKET STREET, LYNN, MA

Tel. #: 781-598-8607

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

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: Northgate Shopping Center Ltd Parnership c/o Allen Associates Properties, Inc.
Address: PO. Box 590249, Newton Centre, MA 02459-0003
Tel. #: 617-332-3800

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

Book _____, Page _____, 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:

Site Plan, 339 Squire Road, Revere, Massachusetts by Engineering Alliance, Inc., October 28, 2016

Lot # Portion of Northgate Center Sq. Ft. 19.510 acres

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 (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)?

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 site is a portion of the Northgate Shopping Center located on the east side of Squire Road. The site contains a stand-alone building formerly the location of a mobile telephone store near the northwest corner of the parking lot. All utilities, sewer, water, and electricity are present at the site and all are functioning.

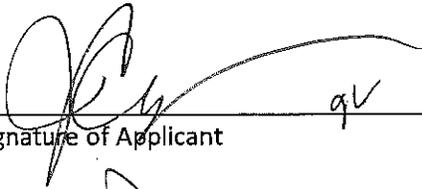
11. What is the nature of the exception or special permit requested in this application?

The Applicant requests a Special Permit pursuant to the provisions of RRO Section 17.40.030 to perform alterations to the pre-existing nonconforming structure to allow for the change of use from a retail store to a banking facility.

Date of denial by Building Inspector and/or Planning Board

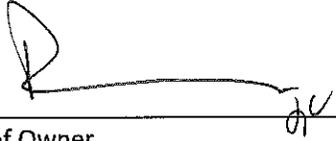
11-01-2016

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



Signature of Applicant

11-07-2016
Date



Signature of Owner

11-2-2016
Date



Signature of Designated Representative

11-2-2016
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: Eastern Bank

Address: 195 Market Street, Lynn, MA

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

Name: Northgate Shopping Center Limited Partnership

Address: C/O Allen Associates Properties, PO Box 59029, Newton Center, MA

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: _____

Address: _____

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

Name: _____

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: _____

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, firm or company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

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: _____

Address: _____

Director's Name: _____

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: _____

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.

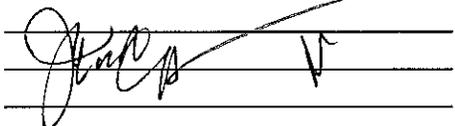
General Partner's Name of Limited Partnership: Northgate Shopping Center, Inc., Douglas W. Allen, President

Address: 101 Monmouth Street, Brookline, MA 02446

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:

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

Signature of each party and landowner:

 _____

Request for Finding of Fact – Special Permit

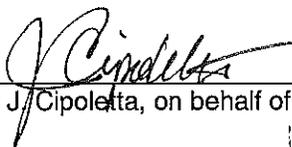
Now comes the applicant Eastern Bank
who has applied to this Honorable City Council for a special permit for property located at 339 Squire Road
and asks that said Council make the following findings of fact:

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 use is a banking facility that is allowed by right in the zoning district
 - (b) All other occupants of the shopping center are business uses.
 - (c) The bank will replace a former business use.
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) Northgate Shopping Center is comprised of 19.510 acres of land
 - (b) The shopping center was constructed to accommodate such a facility
 - (c) Parking and access to the site is more than adequate.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The site is part of the overall shopping center that has existing sewer and water
 - (b) A very small number of employees will occupy the building and will not stress municipal services
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The site is zoned HB
 - (b) The zoning district contemplates such uses as a bank.
 - (c) The building is not in close proximity to any residential uses.

Finding of Fact Form

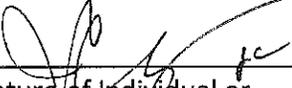
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Squire Rd. & surrounding for the following reasons:
(streets)
- (a) The building is set off a substantial distance from the pedestrian sidewalk
 - (b) The band will not increase traffic or parking intensity.
 - (c) The building is positioned in the shopping center as to provide a safe view of cars and pedestrian.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) The building is existing and contains required facilities.
 - (b) No expansion of the building footprint will occur.
 - (c) Traffic circulation and parking has been appropriately designed around the building.

Date: 11-07-2016

Respectfully submitted by: 
James J. Cipolletta, on behalf of the Applicant

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.

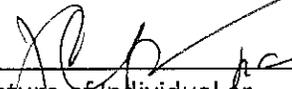


Signature of Individual or
Corporate Name

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.



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: Adrenaline
FROM: Site Plan Review Committee
RE: 339 Squire Road
DATE: November 1, 2016

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for the change in use for a nonconforming structure from retail service to a bank with drive thru ATM at 339 Squire Road within the HB District. In accordance with Section 17.40.030 of the Revised Revere Zoning Ordinance, alterations to nonconforming structures for a substantially different purpose requires a special permit from the City Council.

- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- SALES
- ABOUT

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

Card 1 of 5

Location **SQUIRE RD**

Property Account Number **30/435C/6A/**

Current Property Mailing Address

Owner **NORTHGATE SHOPPING CENTER LTD
PARTNERSHIP**
Address **POST OFFICE BOX 590249**

Current Property Sales Information

Sale Date **3/5/1993**
Sale Price **0**

Current Property Assessment

Year **2017**
Land Area **19.510 acres**

Card 1 Value
Building Value **7,076,800**
Xtra Features Value **627,700**
Land Value **6,541,000**
Total Value **14,245,500**

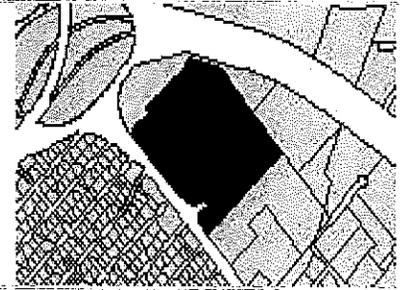
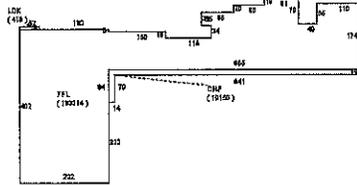
Narrative Description

This property contains 19.510 acres of land mainly classified as SHOPCTR with a(n) SHOP CTR C style building, built about 1966, having CONC BLOCK exterior and TAR+GRAVEL

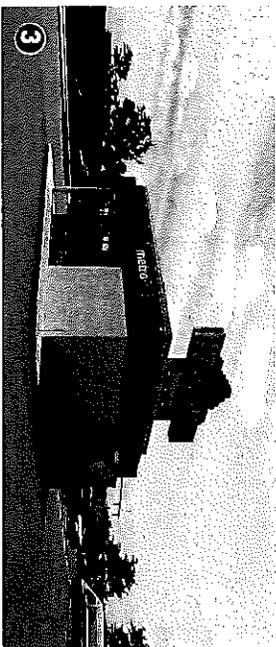
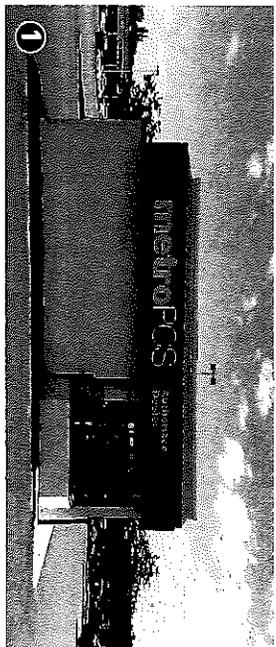
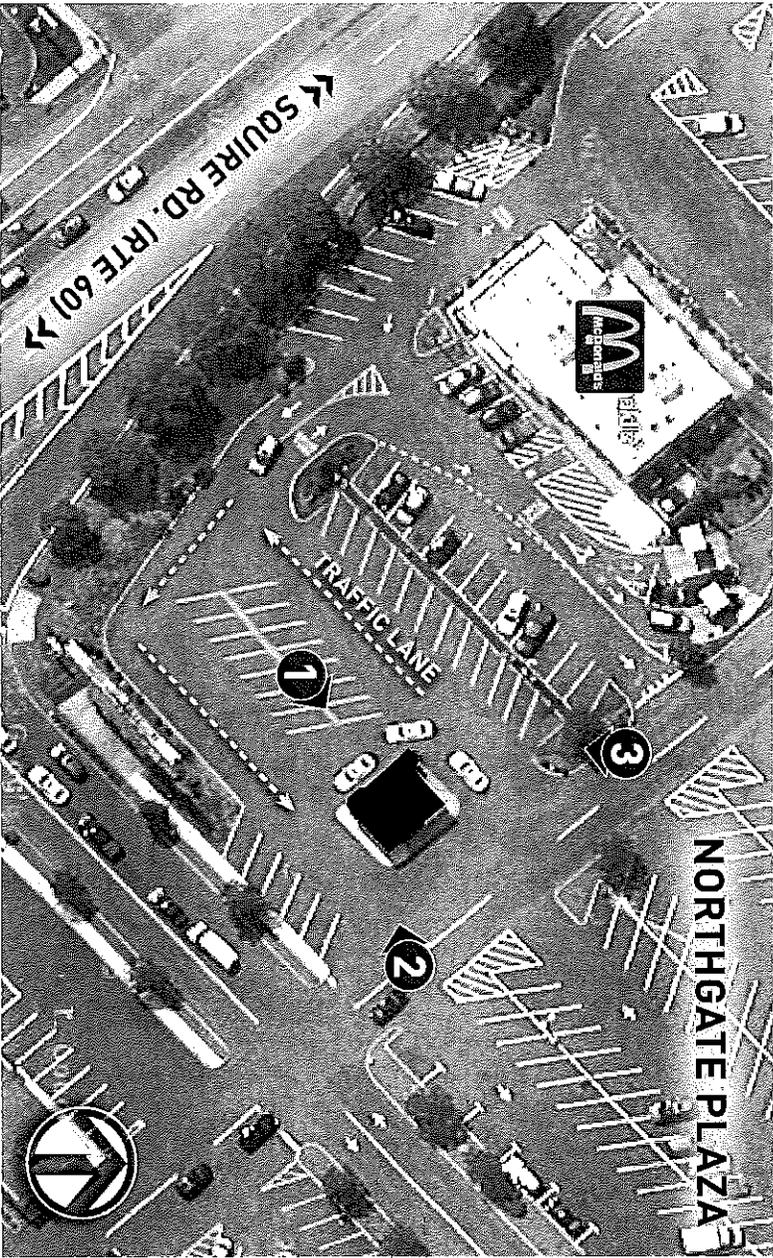
Legal Description

TO BNDRY OF NORTHEAST EXPY LOT 8

Click Property Images to Enlarge

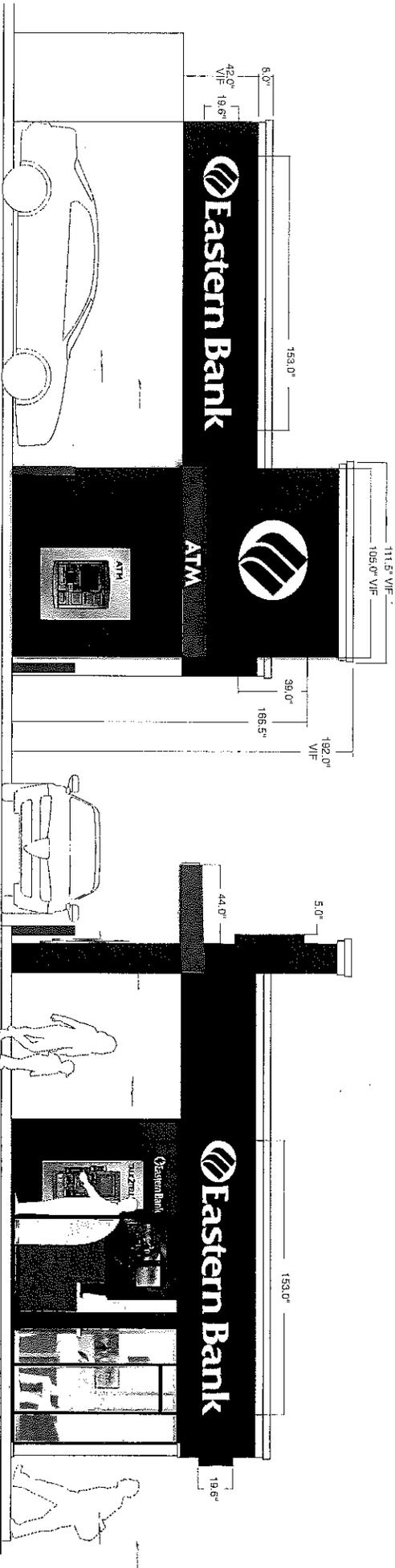


site review
SITE OVERVIEW



exterior development
EXTERIOR OVERVIEWS: DETAILS

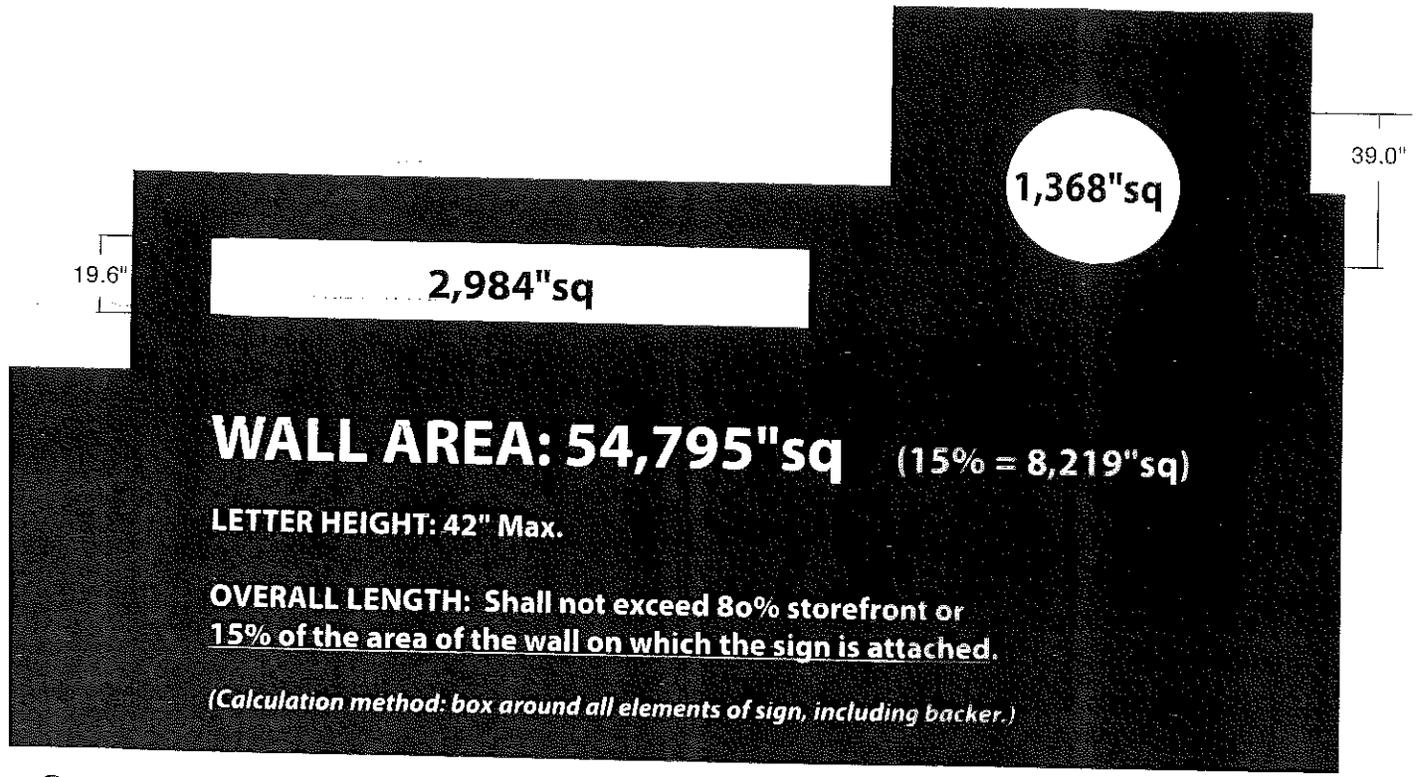
DESIGN INTENT



oment

OVERVIEWS: SIGNAGE

DESIGN



DN A



Commonwealth of Massachusetts
City of Revere
Office of the City Clerk
Transient Vendor License Application

Application Fee: \$2,000.00

Date: 11/21/16

FOR CITY CLERK'S OFFICE ONLY

Date Recorded: _____

Amount Paid: _____

New Application

Renewing Application with Additions or Changes

Renewing Application with NO Additions of Changes

BUSINESS NAME: Mann's Garden Center LLC

PHONE: 781-324-2689

BUSINESS ADDRESS: 257 Washington Ave

TAX ID NO.: 47B200484

Check One: SSN FEIN

MAILING ADDRESS: 15 Citation ave Stoneham MA 02180

PROPERTY OWNER NAME: Bernard Schram

PHONE: 617-368-0021

TYPE OF BUSINESS (CHECK ONE): Sole Proprietor Partnership Trust

Corporation Other: _____

IF A SOLE PROPRIETOR:

Owner's Name: Brianna Mann

Address: 15 citation ave Stoneham MA 02180

IF A PARTNERSHIP, TRUST, OR CORPORATION PLEASE INCLUDE THE FOLLOWING INFORMATION:

Partner's/Member's/President's Name: _____

Address: _____

Partner's/Member's/President's Name: _____

Address: _____

Partner's/Member's/President's Name: _____

Address: _____

Mass. Transient Vendor License Number: 23143
(Copy must be included with the application)

Date of Issuance: 11/17/16

Detailed description of the wares to be sold: Holiday Decorations including Balsam
Fir Trees ranging from 2ft-12ft, Wreaths ranging from 12"-90", Kissing
Balls, Cemetery Log Baskets, and various centerpieces

Detailed description of the tent, building, or other structure to be used: 2 10'x10' popup tents
used for a cashier area and "assembly" area for holiday decorations.
4'x8' pallet table for wrap station

Expected dates and hours of operation: M-T 9am-8pm F-S 9am-9pm

Have you or any employees who will be working under this license been cited by the Revere Police for illegally vending in the City during the past year? no

- Attach a list of the names and address of all employees who will be working under this license.
- Attach the written consent of the owner of the premises on which the business will be located.

ACKNOWLEDGEMENT

I hereby state that all information provided on this application is true and accurate, and I understand that any information that is found to be false or misleading will result in the forfeiture of his license, and that I will be required to wait one year before submitting a new application, and that I may be subject to criminal prosecution pursuant to M.G.L. Chapter 101. I also understand that any violation of the City's rules and regulations pertaining to Transient Vendors could subject me to arrest, fine, and/or loss of this license.

Signature of Applicant:  Date: 11/21/16

RELEASE AND INDEMNITY AGREEMENT

I, the undersigned Applicant, hereby agree to release, discharge and hold harmless, the City of Revere, a municipality of the Commonwealth of Massachusetts, and its officers, employees, agents, and servants from all actions, causes of action, claims, demands, damages, costs, loss of services, expenses, and compensation associated with the undersigned's conduct under this license as describe herein.

Signature of Applicant:  Date: 11/21/16

.....

FOR OFFICE USE ONLY

Signature of City Council President: _____ Date of Approval: _____

Signature of City Clerk: _____ Date of License Issuance: _____

(SEAL)

THIS LICENSE SHALL EXPIRE THE 31ST DAY OF DECEMBER

TRANSIENT VENDOR'S STATE LICENSE
Chap. 101, General Laws, as Amended

No 23143

NOT TRANSFERABLE

\$100.00



The Commonwealth of Massachusetts

DIVISION OF STANDARDS
ONE ASHBURTON PLACE, BOSTON, MA 02108

(COPY OF APPLICATION)

BOSTON, November 17, 2016

I, Brianna Mann of No. 251 Washington Ave. St., City or
Town of Revere, State of Massachusetts hereby apply for a
Transient Vendor's State License, under the provisions of Chap. 101, General Laws, as amended. The names and
residences of the owners or parties in whose interest I am to do business under this license are as follows:

Name	No.	St.	CITY TOWN
<u>Mann's Garden Center</u>	_____	_____	_____
"	"	"	"
"	"	"	"
"	"	"	"

Signed,

Having made a special deposit of \$500.00 or given a bond in the sum of \$500.00, in accordance with the provisions of
Chap. 101, General Laws, as amended and having paid the further sum
of \$100.00 as a State License Fee,

Brianna Mann
of 251 Washington Ave., Revere MA 02151

is hereby licensed as a Transient Vendor. This license shall take effect
as soon as the licensee has complied with the requirements of Sec. 5 of
said Chapter, and shall continue in force until one year from the date, unless
surrendered prior thereto for cancellation.

(COPY OF LAW FURNISHED HEREWITH)

Director of Standards

EXPIRES November 16, 2017

This license does not authorize sales in any city or town until the city or town clerk has endorsed hereon the words "local license fees paid"
and affixed his official signature and the date of such endorsement as provided in Sec. 5, Chap. 101, General Laws.

Tentative List of Employees:

Brianna Mann - 15 Citation Ave Stoneham MA
Jane Mann - 15 Citation Ave Stoneham MA
Brittany Mann - 28 Lynnfells pkwy Stoneham MA
Peter Carabillo - 36 Columbus Ave Saugus, MA
Doug McCall - 374 Lincoln Ave Saugus, MA
Lee Ann Grasso-Freeman Everett, MA

Bernard Schram
121 Woodlawn St
Everett, MA
617-368-0021

November 18, 2016

To Whom It May Concern,

As the owner of 257 Washington Ave located in Revere, MA I allow Brianna Mann and Mann's Garden Center to utilize said property to open for the holiday tree season for a six week period prior to Christmas.

Feel free to contact me at 617-368-0021 with any questions.

Bernard Schram

Communications



The City of REVERE, MASSACHUSETTS

Brian M. Arrigo
Mayor

BOARD OF ASSESSORS
Andrew A. Iovanna
John J. Verrengia
Dana E. Brangiforte

November 16, 2016

Honorable City Council

C/O Ms. Ashley Melnik

281 Broadway

Revere, Ma. 02151

FILED
NOV 17 P 2:05
OFFICE CITY CLERK
REVERE, MASS

Dear Honorable City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Board of Assessors request that your Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor, so that the Board of Assessors may proceed with the establishment of the tax rate for the Fiscal Year 2017.

Sincerely,

Andrew A. Iovanna, Chairman

Revere Board of Assessors

John J. Verrengia-Member

Revere Board of Assessors

Dana Brangiforte-Member/office Manager

Revere Board of Assessors

Cc: Mayor Brian Arrigo

Mr. George Anzuoni---Director of Finance, Collector/Treasurer



CITY OF REVERE

Brian M. Arrigo
Mayor

FILED
NOV 17 A 47
OFFICE CITY CLERK
REVERE, MASS

Re CO 16-297:

To the Honorable City Council:

The City will make an assessment of repairs needed at the Alden Mills Fire Station, but can not commit specific funds to the repair or operation of that station at this time.

Sincerely,

Brian Arrigo
Mayor



CITY OF REVERE

Brian M. Arrigo
Mayor

November 22, 2016

The Honorable Revere City Council
City Clerk's Office
Revere City Hall
Revere, MA 02151

FILED
2016 NOV 22 P 2:24
OFFICE CITY CLERK
REVERE, MASS

Re: Revolving Fund Account - Public Records Requests

Honorable Members of the City Council:

Given the new provisions of the public records law that will take effect January 1, 2017, and the anticipation of an increase in public records requests as a result of the changes to the law, in addition to our current public records requests, I am writing to ask that the City Council approve the creation of a public records revolving fund account as soon as possible. The account will be utilized to accept payment for the City's cost to process public records requests and to refund any amount deposited in excess of the funds used to comply with the public records request. Therefore, I anticipate that the fund will generally carry a "zero" balance.

Thank you for your attention to this matter.

Regards,

Brian M. Arrigo
Mayor

Cc: Ashley E. Melnik, City Clerk
George Anzuoni, Director of Finance
Laurie Giardella, City Auditor
Paul Capizzi, City Solicitor



CITY OF REVERE

Brian M. Arrigo
Mayor

November 21, 2016

OFFICE CITY CLERK
REVERE, MASS

2016 NOV 22 P 4: 46

FILED

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

Re: Illicit Connection & Sump Pump Removal Program – Construction
MassDEP CWSRF Funding – Loan Consolidation

Dear Council Members:

I am writing to request a public hearing for a revised Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2016 (CY-2016) Clean Water State Revolving Fund (CWSRF). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements.

The intent of the revised Loan Order is to consolidate two existing Loan Orders that have been previously approved by the Revere City Council into one Loan Order for the combined value. Combining the Loan Orders will simplify administrative requirements/costs and will enable the City to continue the progress being made as part of the ongoing inflow removal program. The two existing Loan Orders to be consolidated include:

CWSRF Construction Project No. 3959 – \$2,900,000 for the Illicit Connection & Sump Pump Removal Program. (Previously approved by the Revere City Council on June 22, 2015 – City Council Order No.: 15-134D).

CWSRF Construction Project No. 4052 – \$3,600,000 for the Illicit Connection & Sump Pump Removal Program. (Previously approved by the Revere City Council on June 22, 2015 – City Council Order No.: 16-152A).

The revised total for this combined Loan Order is \$6,500,000.

Combination of these Loan Orders has been recommended by MassDEP. The City continues to work with MassDEP to expedite all construction projects using previously approved funding first. The City is currently preparing four construction projects for the 2017 construction season utilizing the MassDEP CWSRF funding to pay for the proposed work.

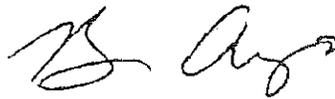
The projects are intended to remove and redirect sources of illicit connections to the sewer system and to extend the stormwater drainage system as necessary to remove illicit connections to the sewer system.

For the City to take advantage of this low interest loan program provided by the MassDEP, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the revised loan; and second – approve the Loan Order for the combined balance of the project. I have attached a copy of the required Resolution and Loan Order.

The funding for the debt service related to these Loan Orders will continue to be from the City's Water and Sewer Enterprise Fund. The construction work proposed with this new fund, as well as similar work necessary in future years, are required commitments of the City's Consent Decree with the U.S. Department of Justice, to remedy historic violations of the Federal Clean Water Act.

I ask that the City Council approve the Resolution and move this combined Loan Order to a public hearing at its earliest opportunity. Please do not hesitate to contact my office if you have any questions regarding this matter.

Very truly yours,



Brian M. Arrigo
Mayor

c: George Anzuoni, Director of Finance
Omar Boukili, Chief Administrative Officer
Laurie Giardella, Auditor
Paul Capizzi, City Solicitor
Frank Stringi, DPCD
Donald Goodwin, DPW Superintendent
Nicholas Rystrom, City Engineer
Michael Leon, Nutter, McClennen & Fish LLP
Robert Button, CDM Smith

CITY OF REVERE
CY-2016 CWSRF CONSTRUCTION PROJECT No. 4052

RESOLUTION

Whereas, the City of Revere, Massachusetts (the Applicant), after thorough investigation, has determined that the work activity consisting of: Illicit Connection & Sump Pump Removal Program is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth (Chapter 21 and Chapter 29C) are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.

CITY OF REVERE
CY-2016 CWSRF CONSTRUCTION PROJECT No. 4052

LOAN ORDER

ORDERED: that \$6,500,000 is appropriated for the purpose of financing the construction of the Illicit Connection & Sump Pump Removal Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$6,500,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the Trust) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the Authority) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

16-055



CITY OF REVERE

Brian M. Arrigo
Mayor

2016 NOV 23 P 12: 34
OFFICE CITY CLERK
REVERE, MASS

FILED

RE: CO 16-055

To the Honorable City Council:

Regarding C.O. 16-055, I have asked Budget Analyst Assunta Guarino to create a final FY 2016 spending report categorized by each department. This will be provided to the Council as a communication as soon as it is complete.

Sincerely,

Brian Arrigo
Mayor

16-099



CITY OF REVERE

Brian M. Arrigo
Mayor

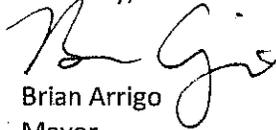
FILED
2015 NOV 23 P 12: 34
OFFICE CITY CLERK
REVERE, MASS

RE: CO 16-099

To the Honorable City Council:

Regarding C.O. 16-099, as I have explained to the City Council previously, the scope, role, and authority of all members of the Mayor's staff derive directly from and are at the discretion of the Mayor.

Sincerely,


Brian Arrigo
Mayor

November 5, 2016

Revere City Council
281 Broadway
Revere, MA 02151

RE: Veto Message, C.O. 16-288

To the Honorable City Council:

I am writing to provide you with my objections of Council Order No. 16-288, which requests that the City pave various streets located off of Broad Sound Avenue. These streets that Councillor McKenna mentioned are not paper streets, but unaccepted public ways of the City of Revere. Due to the length and width of the streets, they will not be eligible to become accepted public ways of the City of Revere so any improvements to these streets cannot be completed using Ch. 90 monies. Therefore, this implication will be incredibly costly to the tax payers.

Sincerely,



Brian Arrigo
Mayor

16-298



CITY OF REVERE

Brian M. Arrigo
Mayor

OFFICE CITY CLERK
REVERE, MASS

2015 NOV 23 P 12:34

FILED

RE: CO 16-298

To the Honorable City Council:

Regarding C.O. 16-298, please clarify what you are referring to. Is this intended to be in reference to the Health Insurance Portability and Accountability Act of 1996 (HIPAA)?

The City of Revere's HIPAA-required Notice of Policy Practices is available to the public at the city's website, on the Benefits Department's page: <http://www.revere.org/docs/benefits/HIPAA-Notice-of-Privacy-Practices.doc>.

Sincerely,


Brian Arrigo
Mayor

16-306



CITY OF REVERE

Brian M. Arrigo
Mayor

RE: CO 16-306

To the Honorable City Council:

Regarding C.O. 16-306, I have requested that City Solicitor Paul Capizzi produce a report detailing the amount spent on litigation in 2016. As soon as that report is completed, it will be submitted as a communication to the City Council.

As labor negotiations are ongoing and confidential, those details can not be provided at this time.

Sincerely,

Brian Arrigo
Mayor