

**City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
April 22, 2013**

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

President Novoselsky presiding.

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

2. Roll Call of Members: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Zambuto and Council President Novoselsky present. Councillor Reardon was absent.

3. Approval of the Journal of the meetings of April 2, 2013 and April 8, 2013.

The Journals were declared approved as presented.

12-022 Joint meeting of the utility companies.

Addressing the Council at this time was Dan Cameron of National Grid and Tim Kelley of Comcast.

Ordered received and placed on file.

13-087

4. Certificates of Commendation be awarded to the Commission on Disability for their continuous hard work and dedication in advocating for the rights and interests of disabled residents and their families.

Ordered awarded and placed on file.

Public Hearings

13-087 5. Hearing called, as ordered, upon the proposed loan order in the amount of \$2,500,000 for the replacement of various water lines, valves, and hydrants through the MWRA Local Pipeline Assistance Program.

Proponents

Mayor Daniel Rizzo
City Planner Frank Stringi
Superintendent of Public Works Donald Goodwin

Opponents

None

Motion presented by Councillor Guinasso: That the City Council now move to approve the Loan Order.

Proposed Loan Order for

MWRA – LOCAL PIPELINE ASSISTANCE PROGRAM REPLACEMENT OF VARIOUS WATER LINES, VALVES, AND HYDRANTS

That \$2,500,000 (two million five hundred thousand dollars and no cents) be appropriated for design and construction of water system improvements including the payment of all costs incidental or related thereto, and to meet this appropriation, the Treasurer, with the approval of the Mayor, be authorized to borrow \$2,500,000 under M.G.L. c. 44, Sec. 8, or any other enabling authority, or from the Massachusetts Water Resource Authority (MWRA) – Local Pipeline Assistance Program (LPAP) and in conjunction therewith, to enter into a loan agreement and/or security agreement with the MWRA relative to such loan, and the Mayor is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant related to such project from the MWRA, and to take any other action necessary or convenient to carry out the projects.

Further: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the “Commonwealth”) to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized by this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

Loan Order was Ordered on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Zambuto and President Novoselsky voting “yes.” Councillor Reardon was absent.

Councillor Guinasso moved – immediate reconsideration on the vote taken, hoping it would not prevail.

Reconsideration was declared Lost.

The Councillor referred back to the regular order of business.

The President moved at this time to suspend the regular order of business to take up various Public Hearings.

No objection from the Council.

C-13-04

13-100 6. Hearing called as ordered on the application of CBW Lending, LLC, 745 Fifth Ave. – 18th Floor, New York, NY 10151 seeking permission of the Revere City Council to operate a commercial automotive storage/parking facility at 190 VFW Parkway, Revere, MA. (PDD2 District).

Proponents

Attorney James Cipoletta

Opponents

Joseph Vito, 34 Shawmut Street

Hearing held, subject referred to the Zoning sub-committee.

C-13-09

13-101

7. Hearing called as ordered on the application of Van Wagner Communications, LLC, 800 3rd Avenue, 28th Floor, New York, NY 10022 seeking permission from the Revere City Council to modify a nonconforming use, an existing billboard, on Lot 1 at 40 Lee Burbank Highway, Revere, MA 02151

Proponents

**Mayor Daniel Rizzo
Attorney Richard Lynds**

Opponents

**Ron Champoux, Stevens Street
Bebe Wunderlich
Annette Bornstein
Sylvia Corin
Eleanor Viera
Steve Morabito**

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

C-13-10

13-102

8. Hearing called as ordered on the application of Van Wagner Communications, LLC, 800 3rd Avenue, 28th Floor, New York, NY 10022 seeking permission from the Revere City Council to modify a nonconforming use, an existing billboard, on Lots 1 and 4 at 1141 Revere Beach Pkwy., Revere, MA 02151

Proponents

**Mayor Daniel Rizzo
Attorney Richard Lynds
George Rotondo**

Opponents

Revere Beautification Committee

Hearing held, subject matter referred to the Zoning sub-committee.

The President referred back to the regular order of business

13-88

9. Hearing called, as ordered, upon the request of Robert T. Mahoney, 2 Paul Street, Revere, Massachusetts, to convey two lots of land owned by Rowe Contracting, Lots 229 Ossen Street (a paper street) containing 2,783 S.F. and Lot 232 Ossen Street (a paper street) containing 2,783 S.F. for a total of 5,566 S.F. to the City of Revere in exchange for a lot owned by the City of Revere, Lot 7 Grandview Avenue containing 5,250 S.F.

Proponents

Mr. Robert Mahoney

Opponents

None

Ordered referred to the Committee on Ways and Means.

C-13-05

13-103 10. Hearing called as ordered on the application of Louis Rubino, Trustee, Rubino Family Realty Trust c/o One Sprague St., Revere, MA 02151 seeking permission from the Revere City Council to convert an existing mixed use residential/retail nonconforming structure to a mixed residential/restaurant use to enable the appellant to operate a bistro style pizzeria with take-out at 744 Broadway, Revere, MA 02151.

Proponents

Attorney Joseph Cattoggio

Opponents

None

Hearing held, subject matter referred to the Zoning sub-committee.

C-13-06

13-104 11. Hearing called as ordered on the application of Frank Licata, 244 Vinton St., Melrose, MA 02176 seeking permission from the Revere City Council to modify and extend a nonconforming four (4) family structure on Lot A1 at 200 Ocean Ave, Revere, MA 02151.

Proponents

Attorney Lawrence Simeone
Ron Raneri, 130 Mass. Avenue, Boston, Architect

Opponents

William Dolan, 2 Sagamore Street

Hearing held, subject matter referred to the Zoning sub-committee.

C-13-07

13-105 12. Hearing called as ordered on the application of A.L. Prime Energy Consultant, Inc., 18 Lark Ave., Saugus, MA 01906 seeking permission from the Revere City Council to reconstruct and expand a non-conforming use and structure to enable the appellant to construct a 2,200 gsf retail convenience store and 10 gasoline pumps on Lot 215-4 at 655 Revere Beach Parkway, Revere, MA 02151.

Proponents

**Attorney Dan Buckley
Attorney D'Ambrosio**

Opponents

**Gerald Gargiulo, 72 Victoria St.
Karen Fields, 180 Vinal St.
Jose Ramos, 179 Vinal St.
David Hunt, 79 Victoria St.**

Hearing held, subject matter referred to the Zoning sub-committee.

C-13-08

13-106 13. Hearing called as ordered on the application of Paul Buonfiglio, 245 Revere St., Revere, MA 02151 seeking permission from the Revere City Council to convert a pre-existing nonconforming structure from four (4) residential units and one (1) commercial unit to five (5) residential units and one (1) commercial unit on Lot 7 at 245 Revere St., Revere, MA 02151.

Proponents

Paul Buonfiglio

Opponents

None

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

CZ-13-01

13-107 14. Hearing called as ordered on the application of Black Marble Motorcycles, LLC, 1760 Revere Beach Parkway, Everett, MA 02149;

Squire, LLC, 84 Clifton St., Belmont, MA 02478; and Wesley, LLC, 84 Clifton St., Belmont, MA 02478 seeking to amend the zoning ordinances of the City of Revere as follows:

“Section 1. Title 17, Chapter 17.16, Section 17.16.040 Generally – Table of Uses of the Revised Ordinances of the City of Revere, Sub-Section D – Business Uses and Consumer Services is hereby amended by adding Class I and Class II motor vehicle sale use as available uses by special permit in the Industrial Park (IP) zoning district.”

Proponents

Attorney Corey Rhodes
D’Ambrosio Law Firm

Opponents

None

Hearing held, subject matter referred to the Zoning sub-committee.

Committee Reports

15. The Appointment sub-committee recommends confirmation of the following appointees.

13-077 Re-Appointment of Caruso Corporation as a Licensed Drainlayer for the City of Revere.

13-079 Appointment of Procopio Enterprises, Inc., as a Licensed Drainlayer for the City of Revere.

13-081 Re-Appointment of Meninno Construction Company as a Licensed Drainlayer for the City of Revere.

13-059 Re-Appointment to Parks and Recreation Commission, terms concurrent with Mayor Paul Argenzio,

13-059 Reappointment to the Revere Cultural Council, for new three year terms, expiring on March 1, 2016, Ms. Bebe Wunderlich.

13-99 Appointment of John V. Cammarata, to fill unexpired term of Mr. James Dixon.

Appointees were confirmed on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Zambuto and President Novoselsky voting “YES”. Councillor Reardon was absent.

Communications

13-108 15. Comm. from the Mayor:

Re: **National Missing Children’s Day Proclamation**

I would like to present the attached Proclamation to be presented at the City Council Meeting on Monday May 13, 2013, at 60 P.M. Members of the Revere Police Department, as well as myself, will be present to speak on behalf of National Missing Children's Day.

Revere – May 25th National Missing Children's Day

Whereas, an estimated 800,000 children are reported missing to law enforcement every year; and

Whereas, that yearly figure amounts to more than 2,000 reported missing children per day and;

Whereas, while many of these children are quickly recovered, there are many who never return home; and

Whereas, in order to ensure that these missing children remain in the hearts and minds of the public, former President Ronald Reagan in 1983 declared May 25th as National Missing Children's Day; and

Whereas, May 25th serves as a time to renew efforts to reunite missing children with their families, remember those who are still missing, and make a child safety a national priority; and

Whereas; to commemorate this day, the National Center for Missing and Exploited Children (NCMEC) launched Take 25 a national grassroots campaign encouraging parents, guardians, communities, and others to take twenty five (25) minutes to talk to children about safety, with a focus on prevention; and

Whereas, the City of Revere, in conjunction with the Revere Police Department, support NCMEC's take 25 campaign and join the communities who will be participating.

Now Therefore, I Mayor Daniel Rizzo, do hereby proclaim May 25, 2013 as National Missing Children's Day in Revere Massachusetts and urge all our citizens to take part in Take 25 Events to prevent a child from going missing and to remember those who have gone missing.

Ordered referred to the Meeting of May 13, 2013.

16. Comm. from Site Plan Review Committee relative to special permit request for #200 Ocean Avenue,

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan for the modification and expansion of a nonconforming four family structure at 200 Ocean Ave. The following findings and conditions have been made with respect to this site plan:

- 1. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities, construction of concrete sidewalks and granite curbing, construction of driveways,**

construction of retaining walls (if applicable), and landscaping with respect to the modification and expansion of a nonconforming four family structure at 200 Ocean Ave.

2. The final building plans must be reviewed and approved by the Fire Dept.
3. The structure shall have occupancy for no more than (four) 1 bedroom units.
4. The existing landscaping strip along the frontage of the property shall be restored and a landscaped buffer shall be maintained in the rear adjacent to the railroad right-of-way.
5. Four on-site parking spaces shall be provided.
6. A sewer connection and water connection permit must be obtained from the DPW for all new services to the building.
7. A final as-built plan and landscaping plan must be filed with the Building Inspector and City Engineer prior to the issuance of an occupancy permit.

Ordered received and made part of.

17. Comm. from the Site Plan Review Committee relative to #744 Broadway, Revere.

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit request for the conversion of an existing mixed use residential/retail nonconforming structure to a mixed use residential/restaurant use at 744 Broadway. The following findings and conditions have been made with respect to this site plan:

1. The Fire Department shall review the plans for compliance with fire safety and suppression codes.
2. The building shall be brought into compliance for handicapped accessibility.
3. The building shall be limited to one exterior sign to be illuminated from the top by gooseneck lighting overhanging the sign and the sign material shall be comprised of High Density Urethan (HDU) or similar composite that provides a wood appearance.

Ordered received and made part of.

18. Comm. from the Site Plan Review Committee relative to the Former Wonderland Greyhound Park – Special Permit.

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit request for the operation of a commercial auto storage/parking facility at the former Wonderland Greyhound Park on VFW Parkway. The following findings and conditions have been made with respect to this special permit request.

- 1. The use in question is for a commercial automotive storage/parking facility and shall not include a commercial parking lot which by definition within the Revere Revised Zoning Ordinance means a lot or structure for the purpose of storing or parking automobiles, buses, or trucks which is available to the public generally on a daily basis for a fee and which is not incident to or related to a principal use on the same lot or adjoining lot or lots and includes public commuter parking and public remote parking facilities.**
- 2. The commercial automotive storage/parking facility shall not occupy more than six (6) acres and the special permit shall specify the maximum number of parking spaces that shall be dedicated for this use.**
- 3. The commercial automotive storage/parking facility shall be principally accessed by Route 1A (VFW Parkway) only and shall not be accessed by any local roadway maintained by the City of Revere.**
- 4. A fifty-foot buffer strip must be provided between the commercial automotive storage/parking facility and all abutting residential uses and along all property lines where such property lines front on a public way.**

Ordered received and made part of.

19. Comm. from Site Plan Review Committee relative to 655 Revere Beach Parkway, special permit.

Please be advised that the Site Plan Review Committee has reviewed the above referenced site plan with respect to the special permit application for the construction of a 2,200 gsf retail convenience store and 10 gasoline pumps at 655 Revere Beach Parkway. The following findings and conditions have been made with respect to this special permit request.

- 1. The frontage of the property along Revere Beach Parkway shall be landscaped in accordance with a landscaping plan to be approved by the Site Plan Review Committee. The landscaping plan shall include a landscaped buffer strip along the rear of the property between the abutting residential properties as well as the construction of a 6-ft. high PVC fence. The plan shall also include the planting of eight (8) shade trees (minimum caliper of 2 ½") along the frontage of Revere Beach Parkway and two (2) Chanticleer Pear trees along Vinal St. along the side of the proposed building within the sidewalk area, and a raised landscaping bed on the corner of Vinal St. and Revere Beach Parkway.**
- 2. New granite curbing and wooden guard rail shall be installed along the frontage of the property along back of sidewalk.**

3. The final plans shall be reviewed and approved by the Fire Department for fire suppression system requirements.
4. New granite curbing and sidewalk shall be installed along the frontage of the property along Vinal St.
5. The dumpster shall be screened from public view on all sides and be setback at least 10-ft. from the property line.
6. There shall be a minimum of 10 parking spaces provided on site including 1 HP space.
7. All curbing within the site shall be granite or precast concrete and all ramps and sidewalks within the site shall be concrete.
8. All site lighting shall be equipped with deflectors as not to provide glare onto abutting residential properties and be set in a manner that provides lighting towards the ground.
9. All roof top mechanical systems shall include noise baffles and be positioned as far away as possible from abutting residential properties.

Ordered received and made part of.

Motions

13-089 20. Ordered on a Motion presented by Councillor Powers: That the Mayor request the MBTA to relocate bus stop at 79 Beach Street to 119 Beach Street.

13-090 21. Motion presented by Councillor Zambuto and Patch: In recognition of the late Adele J. Toro's unique contribution to the City of Revere by her untiring efforts to secure the conservation and designation of Rumney Marsh as an Area of Critical Concern, thereby preserving for all times over 2,800 acres of marshlands which the U.S. Fish and Wildlife Service has characterized as, "one of the most biologically significant estuaries in Massachusetts", that the Mayor, working in conjunction with Roseland Properties, place a memorial sign honoring Adele J. Toro, on land owned by Roseland Properties, near one of the benches, on the westerly edge of the Rumney Marsh, adjacent to the easterly side of Salem Street and that an appropriate dedication ceremony be arranged during the month of June 2013.

Ordered referred to the Public Works Department.

13-091 22. Ordered on a Motion presented by Councillor Patch: That the Mayor request Mass Highway to clean the areas on Asti and Lucia Avenues abutting Route 1 and also to Copeland Circle.

13-092 23. Ordered on a Motion presented by Councillor Arrigo: That Mayor request the management team of the Hill School project, in conjunction with the School Department, to appear before the City Council on a monthly basis to give the City Council an update on the construction and cost of the Hill School and other related projects.

13-093 24. Ordered on a Motion presented by Councillors Giannino and Powers: That the Mayor request Inspectional Services to require the owner of 585 North Shore Road to address the tractor trailer tipped on its side as a matter of public safety.

13-094 25. Ordered on a Motion presented by Councillor Powers: That the Mayor request Inspectional Services to make a determination as to the ownership of the former St. Theresa's Church on Revere Street. Further, that the owners be notified to clean the area around the building from cardboard and other debris.

13-095 26. Ordered on a Motion presented by Councillor Guinasso: That the Mayor request the DPW to repair the potholes at base of the driveways of 29 and 23 Dawes Street. Plowing over the winter has caused severe damage at these locations. Several requests have been made for these repairs but the work has not been completed.

13-096 27. Ordered on a Motion presented by Councillor Haas: That the Mayor request the appropriate department to remove all sneakers from telephone pole wires throughout the City.

13-097 28. Ordered on a Motion presented by Councillor Powers: That the Mayor request MassHighway to clean the sidewalk area on Route 1A from John Avenue up to Mahoney Circle aka Bell Circle. Further, that the areas under the guardrails that abut the marsh area also be cleaned.

13-098 29. Ordered on a Motion presented by Councillors Correggio and Haas: That the Mayor and Elder Affairs Director, for Fiscal Year 2014, budget for a new senior transportation van. The van currently in use constantly breaks down and is in dire need of repair.

Ordered that several lates be admitted for consideration.

13-109 30. Ordered on a Motion presented by Councillor Zambuto: In order that the City is insured that the School Department shall continue its commitment to pay the annual serialized debt service for the \$2.5 million bond for renovations to the old McKinley School, an agreement shall be crafted and signed and voted by the School Committee, the Superintendent of Schools and the Mayor that states the above commitment and further states, so that there shall not be an increased burden on the taxpayers of this City, the monies that will be used to fund these serialized debt payments shall be made from the School Department Budget in such a fashion that shall never increase and effect the City's contribution to the "Net School Spending."

13-110 31. Ordered on a Motion presented by Councillor Haas: That the City Council present a Certificate of Commendation to Rita Singer at the next regular meeting of May 13th. This certificate is in recognition of her 80th birthday and her commendable public service to the City of Revere during her eighteen year tenure as a City Councillor from 1976 through 1993. Furthermore, Rita was one of the first female City Councillors as well as the longest serving female City Councillor in the history of Revere.

13-101 32. Ordered on a Motion presented by the Revere City Councillor: That the City Council issue Certificates of Merit to the SWAT Team involved with the arrest and capture of suspect #2 in the Boston marathon bombing, further that Officers Hittinger and Mason also be included.

Addressing the Council was George Rotondo, 45 Hauman Street, Revere, Ma.

Ordered on a Motion of Councillor Correggio: That the City Council now stands adjourned to meet on Monday, May 13, 2013, at 6:00 P.M.

ORDERED ADJOURNED at 8:55 P.M.

Attest:

**Ashley E. Melnik
City Clerk**