

**City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
December 9, 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, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky present. Councillor Haas was absent.**

**Approval of the Journals of the meetings of November 18, and November 25, 2013.**

**The Journals were declared approved as presented.**

**Councillor Guinasso moved – suspension of rules for the purpose of taking up committee reports.**

**Committee Reports**

**3. Report of the Zoning Sub-Committee**

**CZ-13-05**

**13-253 William Settipane requesting amendments to the Zoning Map of the City of Revere as follows:**

**Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning of the following Parcel ID numbers along Green Street, Pratt Street, Revere Beach Parkway and Pratt Court from General Residence (RB) to Technology Enterprise District (TED):**

**7-114-118-1, 7-114-118-2, 7-114-118-7, 7-114-118-8, 7-114-118-9, 7-114-118-10, 7-114-118-11, 7-114-118-12, 7-114-118-13, 7-114-118-14, 7-114-118-15, 7-114-118-16, 7-114-118-17, 7-114-118-18, 7-114-118-19, 7-114-118-20, 7-114-118-21, 7-114-118-22, 7-114-118-23, 7-114-118-24, 7-114-118-25, 7-114-118-26, 7-114-118-27, 7-114-118-28, 7-114-118-29, 7-114-118-30.**

**Subject matter was Ordered to a second reading, without objection.**

**Subject matter was Ordered to a third and final reading.**

**Subject matter was Engrossed and Ordained on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Patch, Penta, Powers, Reardon, Zambuto and Novoselsky voting “YES”. Councillor Haas was absent.**

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

Reconsideration was declared Lost.

CZ-13-06  
13-279

4. Sterling Suffolk Racecourse, LLC requesting amendments of the zoning ordinances of the City of Revere relative to the PDD1 district and the definition of gaming facility.

Communication to the Council from the Chairman of the Revere Planning Board, Mr. McKenna:

Pursuant to Section 17.56.050 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on December 3, 2013, subsequent to a public hearing held on December 3, 2013, unanimously voted for favorably recommend to the City Council the adoption of a proposed zoning ordinance amendment to allow a gaming facility with associated dimensional and parking requirements as of right within the PDD1 District.

Ordered received and made part of CZ-13-06 and 13-279.

Subject matter is now before the council on a second reading.

Amendment offered at this time by Councillor Reardon:

That Section 8, Footnote U, be amended at the end thereof. “Where a lot within the PDD1 district abuts another lot, within the PDD1 District there shall be no setback required along such lot line to either lot.”

Amendment was Ordered on a roll call: Councillors Arrigo, Correggio, Giannino, Guinasso, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting “YES”. Councillor Haas absent.

Proposed Ordinance as amended is now before the Council on a second reading.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REVERE AS FOLLOWS:**

**AN ORDINANCE FURTHER AMENDING THE ZONING ORDINANCES OF THE CITY OF REVERE**

**Section 1. Title 17, Chapter 17.08, Sections 17.08.156 (Class I gaming), 17.08.157 (Class II gaming) and 17.08.158 (Class III gaming) are hereby deleted in their entirety.**

**Section 2. Title 17, Chapter 17.08, Section 17.08.315 is hereby amended by replacing the definition of "gaming facility" with the following:**

**“gaming facility” means an establishment for the conduct of legalized gambling or gaming, including without limitation all gambling authorized pursuant to Mass. Gen. L. ch. 128A, Mass. Gen. L. ch. 128C, Mass. Gen. L. ch. 23K and 205 CMR 12.00 et seq. Hotels, restaurants, nightclubs, bars, fitness**

centers, spas, central utility plants, photovoltaic systems, greenhouses, bus or railroad stations or connections thereto, surface and structured parking, cultural uses and entertainment, including live entertainment, when associated with legalized gambling shall be considered uses accessory and ancillary to legalized gambling at a gaming facility along with all other accessory and ancillary uses. Each seat at a slot machine or table game within a gaming facility shall be referred to herein as a “gaming position.”

**Section 3. Title 17, Chapter 17.16, Section 17.16.040 Generally Table of Uses of the Revised Revere Zoning Ordinance is hereby amended by (i) replacing “sp” with “yes” for gaming facility within the PDD1 District, (ii) deleting the reference to "Gaming entertainment complex" from the table, (iii) replacing "sp" with "yes" for hotels in the PDD1 District, and (iv) replacing “no” with “yes” for standing accessory multi-use signs within the PDD1 District.**

**Section 4. Title 17, Chapter 17.24, Section 17.24.010 Generally Table of Dimensional Controls of the Revised Revere Zoning Ordinance is hereby amended by replacing the maximum height of “140u” with “180u” and the maximum stories of “14” with “18” within the PDD1 District.**

**Section 5. Title 17, Chapter 17.24, Section 17.24.010 Generally Table of Dimensional Controls of the Revised Revere Zoning Ordinance is hereby amended by replacing the Floor Area Ratio (FAR) of “1.0” with “2.0” within the PDD1 District.**

**Section 6. Title 17, Chapter 17.24, Section 17.24.010 Generally Table of Dimensional Controls of the Revised Revere Zoning Ordinance is hereby amended by replacing the Maximum Principal Building Coverage (percent) of “45%” with “50%” within the PDD1 District.**

**Section 7. Title 17, Chapter 17.24, Section 17.24.010 Generally Table of Dimensional Controls of the Revised Revere Zoning Ordinance is hereby amended by replacing the Usable Open Space (% of total area) of “20%” with “15%u” within the PDD1 District.**

**Section 8. Title 17, Chapter 17.24, Section 17.24.010 Generally Table of Dimensional Controls of the Revised Revere Zoning Ordinance is hereby amended by replacing footnote “u” with the following new footnote:**

**Footnote u**

**u. Where the PDD1 district abuts Winthrop Avenue and Revere Beach Parkway, there shall be provided a 50 feet wide landscaped buffer zone and minimum setback for all buildings. Where the PDD1 district abuts Washburn Avenue, there shall be provided a 50 feet wide landscaped buffer zone and a minimum setback of 100 feet for all buildings (buffer zone included). The maximum height of all buildings shall not exceed 70 feet or 7 stories within 150 feet of Washburn Avenue, and the maximum height for all buildings not attached to a stadium or arena shall not exceed 100 feet or 10 stories within 200 feet of Washburn Avenue. A maximum height allowance for a combination hotel, resort, gaming facility shall not exceed 180 feet or 18 stories within 250 feet (minimum setback) of Washburn Avenue. A maximum height allowance of 250 feet with a minimum setback of 500 feet from Washburn Avenue, Winthrop Avenue and Revere Beach Parkway may be allowed for a stadium or arena with a height allowance of 180 feet or 18**

stories for structures which are attached to a stadium or arena. Where a multi-use development facility such as a hotel, resort, gaming facility, convention center, arena, stadium or any combination thereof, is attached, there shall be an exemption from the side and rear yard requirements along the line of attachment for those uses noted above. For the purposes of the PDD1 district, floor area ratio (FAR) for stadiums or arenas shall be computed as the total square footage of the footprint of such structures. Where the PDD1 district abuts the oil farms, there shall be provided a minimum setback of 100 feet. Within the PDD1 district, Usable Open Space may include all pedestrian walkways and bicycle paths associated with a development. Where a lot within the PDD1 district abuts another lot within the PDD1 district, there shall be no setback required along such lot line for either lot.

**Section 9. Title 17, Chapter 17.28, Section 17.28.020 Table of Parking and Loading Requirements of the Revised Revere Zoning Ordinance is hereby amended by adding the following row to such table in the appropriate alphabetical location under “Business uses and consumer services”:**

Use	Minimum Parking Spaces	Minimum Loading Bay	Minimum Loading Space
Gaming facility	0.75/gaming position	2	N/A

**Section 10. Title 17, Chapter 17.16, Section 17.16.251 of the Revised Revere Zoning Ordinance is hereby amended by adding the following sentence at the end of such Section: “Notwithstanding anything to the contrary contained herein, for a development within the PDD1 district, standing accessory signs and standing accessory multi-use signs at each vehicular entrance to such development shall be permitted as of right, provided that no sign shall be larger than 500 square feet in area and provided further that all such signs shall be subject to approval of the Site Plan Review Committee.”**

Proposed Ordinance as amended was declared Ordered on a second reading, Councillors Arrigo, Correggio, Giannino, Guinasso, Patch, Penta, Powers, Reardon, Zambuto and Council President Novoselsky voting “YES”. Councillor Haas was absent.

Proposed Ordinance as amended was Ordered to a third and final reading.

Ordered ENGROSSED and ORDAINED as amended on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Patch, Penta, Powers, Reardon, Zambuto and Council President Novoselsky voting “YES”. Councillor Haas was absent.

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

Reconsideration was declared Lost.

Councillor Penta referred back to the regular order of business.

**12-022 5. Joint meeting of Verizon, Comcast, and National Grid to discuss ongoing utility work.**

**Public Hearings**

**13-280 6. Hearing called, as ordered, on the petition of Verizon for two (2) new pole locations on Rice Avenue as described in the petitioner's plan.**

**Proponents**

**Everett Bryan, Verizon**

**Opponents**

**None**

**Motion to approve was declared Ordered on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting "yes." Councillor Haas absent.**

**Ordered on a Motion of Councillor Guinasso: That the rules be suspended for the purpose of taking up a Motion at this time.**

**13-281 7. Ordered on a Motion of Councillor Guinasso: That the Mayor request Nationalgrid to install a streetlight on Pole #1938 at the end of Stanton Avenue at the corner of American Legion Highway as a matter of public safety.**

**The President referred back to the regular order of business at this time.**

**Communications**

**13-282**

**8. Comm. from the Mayor:**

**I am writing to request that the City Council consider the following reappointment.**

- 1. Henry Tufo for reappointment to the Planning Board for a three year term expiring January 2016.**

**Ordered referred to the Appointment sub-committee.**

**13-283**

**9. Comm. from the Mayor:**

**I am hereby requesting the City Council's confirmation of Lisa Pressman, 30 Red Rock Street, Lynn, MA as a Constable for the City of Revere.**

**In accordance with the provisions of Chapter 41, Section 91, of Massachusetts General Laws, this appointment is granted for a period of three years, unless sooner revoked by the Mayor, Chief of Police or the Honorable City Council.**

**Mr. DeLeo has been advised that the Appointment sub-committee will be contacting him shortly with a date and time to appear before them concerning this appointment.**

**Ordered referred to the appointment sub-committee.**

**Ordered on a Motion of Councillor Guinasso:**

**That the City Council now stands adjourned to meet on Monday December 16, 2013, at 6:00 P.M., in the City Council Chamber of Revere City hall.**

**Attest:**

**Ashley E. Melnik  
City Clerk**