

**City Councillor Joseph A. DelGrosso
City Council Chamber
July 8, 2013
Special Meeting**

Special 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, Reardon, Zambuto and Novoselsky present.

Committee Reports

The Zoning Committee recommends adoption of the following:

PUD-12-01 3. Stipulation of Parties: BJ's Wholesale Club, Inc. v. City Council and Rumney Marsh View, LLC

Motion presented by the City Council: That the Revere City Council adopt the Stipulation of Parties amending the PUD-12-01.

Subject matter was adopted on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting "YES".

C-13-04 4. 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.

Motion presented by the Council: That the following condition be added: That CBW Lending, LLC shall be required to sponsor Butler Circle through the Beautification Program and the landscaping plan shall be reviewed by Councillor Novoselsky and Councillor Powers for approval.

Motion was Ordered on a voice vote.

Motion offered by Councillor Haas: That the special permit shall expire in two (2) years.

Substitute motion was offered by Councillor Novoselsky: That the special permit shall expire in three (3) years with an option for renewal.

Substitute Motion was declared Lost on a Roll Call: Councillors Correggio, Giannino, Haas, Zambuto and President Novoselsky voting "YES". Councillors Arrigo, Guinasso, Patch, Penta, Powers, and Reardon voting "NO".

Original Motion of Councillor Haas was taken up and declared Ordered on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting “YES”.

Motion presented by Councillor Haas: That upon the special permit application presented by CBW Lending, LLC for a permit for storage/parking facility at 190 VFW Parkway, the same be approved subject to the conditions set forth below:

- 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 Ordinances 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 maximum number of parking spaces shall not exceed seven hundred and fifty (750) parking spaces.**
- 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 (50) 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.**
- 5. There shall be no more than fifteen (15) trucks parked at the commercial automotive storage/parking facility at any given time.**
- 6. CBW Lending, LLC shall be required to sponsor Butler Circle through the Beautification Program and the landscaping plan shall be reviewed by Councillor Novoselsky and Councillor Powers for approval.**
- 7. This special permit shall expire in two (2) years on July 30, 2015.**

Shall relief requested be granted to the petitioner at this time?

Relief requested was granted and Special Permit was Ordered with conditions and findings on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting “YES”.

Councillor Haas moved for immediate reconsideration on the vote with the hope it would not prevail.

Reconsideration was declared Lost.

Councillor Haas referred back to the regular order of business.

At this time a written communication from Robert DeMattia was read into the record in opposition of C-13-11, C-13-12, and C-13-13.

C-13-11/13-163 5. Black Marble Motorcycles, LLC, 1760 Revere Beach Parkway, Everett, MA 02149 seeking a special permit from the Revere City Council for a commercial garage use to enable the appellant to operate a motorcycle franchise at the properties located at 649-655 Squire Road, Revere, MA and 1 Wesley Street, Revere, MA within the Industrial Park zoning district.

Proponents

**Attorney Corey Rhodes
D'Ambrosio Brown, LLP**

Opponents

Helen Covill, 616 Lynn Street, Malden, MA

Hearing held, motion presented by Councillor Penta: That relief requested be granted to the petitioner.

Motion presented by Councillor Penta: That upon the special permit application presented by Black Marble Motorcycles, Inc., for a permit for commercial garage use to enable the appellant to operate a motorcycle franchise at 649 – 655 Squire Road, Revere, the same be granted subject to the following conditions set forth below:

- 1. Improvements shall be made to the existing parking lot and entrance drive off of Wesley St. and Squire Rd. to improve circulation patterns for entering and exiting traffic. Improvements shall include a new tree lined median adjacent to the access easement off of Wesley St., which shall serve to separate traffic flow between 649-655 Squire Rd. and 1 Wesley St.**
- 2. The parking lot in front of 649-655 Squire Rd. shall be upgraded with new islands and pavement markings. All new islands shall include trees and shall have either precast concrete or granite curbing.**
- 3. All light poles within the site shall be replaced with new light poles with LED lighting.**
- 4. All drain lines within the site of 649-655 Squire Rd. and 1 Wesley St. shall be televised to ensure they are structurally sound. All necessary repairs shall be made to these drain lines, catch basin structures and manholes if determined to be inadequate by the City Engineer.**
- 5. All existing stormwater outfalls from both sites shall be inspected and cleaned and all outfall slopes shall be stabilized to prevent erosion if necessary.**

6. The existing paved swale along the easterly property line of the site shall be cleaned of all debris to allow for uninterrupted stormwater flow as originally designed.
7. A new fire hydrant shall be installed within the site as determined by the Fire Department.
8. A Chapter 148 license shall be obtained for both 649-655 Squire Rd. and 1 Wesley St.
9. The two 300 gallon fuel tanks with pumps shall be reviewed and approved by the Fire Department.
10. The two proposed dumpsters and fuel pumps shall be enclosed by screening and shall be screened along the easterly edge with the planting of 6' – 8' high evergreens.
11. The landscaping plan shall include the planting of 21 trees within the parking lot and front of the site. The landscaping plan shall be approved by the Site Plan Review Committee.
12. A new 20 ft. wide concrete plaza/walkway shall be installed along the front of the building and shall include a handicap access ramp.
13. The area around the existing sanitary sewer pump station located within the parking lot shall be landscaped in accordance with a landscape plan to be approved by the Site Plan Review Committee.

Motion to grant was declared Ordered on a Roll Call:

Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting “YES”.

C-13-12/13-164 6. Black Marble Motorcycles, LLC, 1760 Revere Beach Parkway, Everett, MA 02149 seeking a special permit from the Revere City Council for a Class I vehicle sales use and warehouse use to enable the appellant to operate a motorcycle franchise at the properties located at 649-655 Squire Road, Revere, MA and 1 Wesley Street, Revere, MA within the Industrial Park zoning district.

Proponents

**Attorney Corey Rhodes
D'Ambrosio Brown, LLP**

Opponents

Helen Covill, 616 Lynn Street, Malden, MA

Hearing held,

Shall relief requested be granted to the petitioner?

Motion presented by Councillor Penta: That upon the special permit application of Black Marble Motorcycles, LLC for a special permit for a Class 1 Vehicle Sales 1 vehicle sales use and warehouse use to enable the appellant to operate a motorcycle franchise at the properties located at 649-655 Squire Road, Revere, Ma., within the Industrial Park Zoning District, the same be granted subject to the conditions set forth below:

- 1. Improvements shall be made to the existing parking lot and entrance drive off of Wesley St. and Squire Rd. to improve circulation patterns for entering and exiting traffic. Improvements shall include a new tree lined median adjacent to the access easement off of Wesley St., which shall serve to separate traffic flow between 649-655 Squire Rd. and 1 Wesley St.**
- 2. The parking lot in front of 649-655 Squire Rd. shall be upgraded with new islands and pavement markings. All new islands shall include trees and shall have either precast concrete or granite curbing.**
- 3. All light poles within the site shall be replaced with new light poles with LED lighting.**
- 4. All drain lines within the site of 649-655 Squire Rd. and 1 Wesley St. shall be televised to ensure they are structurally sound. All necessary repairs shall be made to these drain lines, catch basin structures and manholes if determined to be inadequate by the City Engineer.**
- 5. All existing stormwater outfalls from both sites shall be inspected and cleaned and all outfall slopes shall be stabilized to prevent erosion if necessary.**
- 6. The existing paved swale along the easterly property line of the site shall be cleaned of all debris to allow for uninterrupted stormwater flow as originally designed.**
- 7. A new fire hydrant shall be installed within the site as determined by the Fire Department.**
- 8. A Chapter 148 license shall be obtained for both 649-655 Squire Rd. and 1 Wesley St.**
- 9. The two 300 gallon fuel tanks with pumps shall be reviewed and approved by the Fire Department.**
- 10. The two proposed dumpsters and fuel pumps shall be enclosed by screening and shall be screened along the easterly edge with the planting of 6' – 8' high evergreens.**
- 11. The landscaping plan shall include the planting of 21 trees within the parking lot and front of the site. The landscaping plan shall be approved by the Site Plan Review Committee.**
- 12. A new 20 ft. wide concrete plaza/walkway shall be installed along the front of the building and shall include a handicap access ramp.**

13. The area around the existing sanitary sewer pump station located within the parking lot shall be landscaped in accordance with a landscape plan to be approved by the Site Plan Review Committee.

Motion to grant was declared Ordered on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Penta, Powers, Reardon, Zambuto and President Novoselsky voting “YES”.

C-13-13/13-165 7. Black Marble Motorcycles, LLC, 1760 Revere Beach Parkway, Everett, MA 02149 seeking a special permit from the Revere City Council to enable the appellant to modify a non-conforming sign at the property located at 649-655 Squire Road, Revere, MA.

Proponents

**Attorney Corey Rhodes
D’Ambrosio Brown, LLP**

Opponents

Helen Covill, 616 Lynn Street, Malden, MA

Hearing held.

The President moved – that relief requested be granted to the petitioner.

Motion presented by Councillor Penta: That upon the special permit application of Black Marble Motorcycles, LLC, for permission to modify a non-conforming sign at property located at 649-655 Squire Road, Revere, MA, the same be granted.

Motion to grant was declared Ordered on a Roll Call: Councillors Arrigo, Correggio, Giannino, Guinasso, Haas, Patch, Pentad, Powers, Reardon, Zambuto and President Novoselsky voting “YES”.

Councillor Penta requests suspension of rules for the purpose of filing reconsideration on C-13-11, C-13-12, and C-13-13.

Rules are under suspension.

Councillor Penta moved for immediate reconsideration on special permit C-13-11 with the hope it would not prevail.

Reconsideration was declared Lost.

Councillor Penta moved for immediate reconsideration on special permit C-13-12 with the hope it would not prevail.

Reconsideration was declared Lost.

Councillor Penta moved for immediate reconsideration on special permit C-13-13 with the hope it would not prevail.

Reconsideration was declared Lost.

Council President Novoselsky has reverted back to the regular order of business.

CZ-13-03 8. Ordinance regulating Medical Marijuana and Substance Abuse Treatment Centers.

Subject matter shall remain in Committee, so ordered.

9. Councillor Haas will report on the findings of the Economic Development sub-committee:

13-156 10. Re: Motion of Councillor Correggio relative to Covington Development Corporation.

Ordered taken from Committee and placed on file.

Ordered on a Motion of Councillor Zambuto: That the City Council now stand adjourned to meet on Monday evening, July 22, 2013, at 6:00 P.M.

Ordered adjourned at 6:50 P.M.

Attest:

City Clerk