



# City of Revere, MA

## City Council

### Meeting Agenda

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing [translation@revere.org](mailto:translation@revere.org).

La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico [translation@revere.org](mailto:translation@revere.org).

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**Monday, July 13, 2026**

**6:00 PM**

**City Council Chamber – 2nd Floor**

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#### **5:00PM Zoning Sub-Committee Meeting**

#### **Salute to the Flag**

#### **Roll Call of Members**

1. Approval of the minutes of the June 22, 2026 meeting of the Revere City Council.

**Attachments:** [06222026CityCouncilMeetingMinutes.pdf](#)

3. [26-126](#) Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Appreciation to John (“Jack”) Polcari in recognition of his tireless dedication, volunteer service, and commitment to the Gibson Park Community Garden.
2. [26-135](#) Motion presented by Councillor Mercurio: That the City Council award a Certificate of Commendation to Danni Hope Randall, Revere High School Class of 2026, in recognition of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete.
4. [26-127](#) Motion presented by Councillor Silvestri: That the Mayor request the Chief of Police and the Director of Parking to appear before the City Council to speak about flock systems such as how they are used, who has access to the data, and how that data is being shared.

#### **Public Comment Pursuant to Chapter 402 of the Acts of 1965**

#### **Unfinished Business**

5. [26-136](#) Motion presented by Councillors Cogliandro and Zambuto: That the City Council amend Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere.

**Attachments:** [Rule 34 Amendment RE Public Comment.pdf](#)

### **Zoning Sub-Committee Report**

6. [26-081](#) An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Relative to Outdoor Lighting.

**Attachments:** [PH. An Ordinance Relative to Outdoor Lighting Regulations.pdf](#)  
[Planning Board Recommendation for Outdoor Lighting Zoning Ordinance.pdf](#)  
[Councillor Cogliandro Proposed Amendments to Outdoor Lighting Ordinance 07132026.pdf](#)  
[Outdoor Lighting Ordinance Amendments Highlighted 07132026.pdf](#)

7. [26-110](#) Communication from the Chief of Planning relative to a proposal for a Tourism Destination Marketing District.

**Attachments:** [TourismDestinationMarketingDistrict06012026.pdf](#)

8. [26-113](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor be requested to establish a Housing Impact Monitoring Program, to be administered by the Department of Planning & Development in coordination with relevant city departments.

This program shall produce an annual public report on housing development in Revere, including:

- Total housing units permitted, under construction, and completed
- Distribution of development by neighborhood and zoning district
- Progress related to MBTA Communities Act compliance
- Housing proximity to transit corridors

The report shall also assess impacts on:

- School enrollment and capacity
- Traffic and transportation infrastructure
- Water, sewer, and public safety services
- Emergency response access

The Department shall include policy recommendations based on observed trends, including potential zoning, infrastructure, or planning adjustments.

The report shall be:

- Presented annually to the City Council
- Posted publicly on the City's website
- Included in major zoning and large development review materials, where applicable

Further, that this motion be forwarded to the Planning Board for review, and that

the Administration provide an implementation plan within 90 days.

9. [26-116](#) Motion presented by Councillor Mercurio: That the Mayor request State Representative Jeffrey Rosario Turco and State Representative Jessica Giannino to appear before the Revere City Council to present a comprehensive map and overview identifying all state agency responsibilities within the City of Revere, including but not limited to Massachusetts Department of Transportation, Department of Conservation and Recreation, and Massachusetts Bay Transportation Authority. Said presentation should clearly identify which agencies are responsible for road maintenance, winter snow plowing, sidewalk snow removal, grass and landscape maintenance, sidewalk grass strip maintenance, pothole repairs, roadway reconstruction, traffic signal maintenance, parking lot maintenance and surrounding areas around parking lots, and other seasonal maintenance responsibilities. The presentation should also include a detailed map of all applicable roads, sidewalks, parking lots and traffic signals, along with a list of agency contacts for residents and city officials.
10. [26-130](#) 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

**Attachments:** [PH.C2609.885NorthShoreRoad.pdf](#)

### **Communications**

11. [26-139](#) Communication from the Mayor relative to the proposed ordinance, An Ordinance Establishing Regulations for Naming City Property in the City of Revere.
- Attachments:** [CityPropertyNamingRegulationsOrdinance07132026.pdf](#)
12. [26-140](#) Communication from the City Auditor requesting various Fiscal Year 2026 year end free cash and retained earnings appropriations.
- Attachments:** [FY2026YearEndFreeCashTransfers&RetainedEarningsAppropriations07132026.pdf](#)
13. [26-141](#) Communication from the City Auditor requesting various transfers from the general fund and enterprise fund to close out Fiscal Year 2026.
- Attachments:** [FiscalYear2026YearEndTransferRequests07132026.pdf](#)
14. [26-142](#) Communication from the City Auditor requesting appropriations from the Community Improvement Trust Fund for landscaping at the American Legion lawn and Freeman Street Fire Station repairs.

**Attachments:** [CommunityImprovementTrustFundAppropriationRequest07132026.pdf](#)

### **Motions**

15. [26-143](#) Motion presented by Councillors Cogliandro and Mercurio: That the Mayor, City Planner, and any other appropriate department heads appear before the City Council to provide information and discuss concerns regarding construction vehicles being diverted through residential side streets. Further, that advance notice of any road closures or detours be provided to the affected Ward Councillors and residents to ensure they are informed of anticipated traffic impacts and changes to local road access.
16. [26-144](#) Motion presented by Councillors Cogliandro and Mercurio: That the Mayor, City Planner, and any other appropriate department heads appear before the City Council to provide information and discuss concerns regarding parking from McMakin Field, the impacts of the neighbors being inundated with parking from games and/or practices at this field, and any plans in place for the neighborhood to prevent any parking related issues.
17. [26-145](#) Motion presented by Councillors Argenzio and Giannino: That the Mayor, Superintendent of Public Works, and City Engineer be requested to allocate a portion of funds from next year's Chapter 90 monies to pave Washington Avenue and install new sidewalks from 134 Washington Avenue to the Chelsea line.
18. [26-146](#) Motion Presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols on Tuttle St. due to alleged suspicious activity in the area.
19. [26-147](#) Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to provide the City Council with a report detailing fireworks enforcement activities conducted between July 1, 2026 and July 8, 2026, including, but not limited to, the number of citations issued, warnings given, arrests made, and any other enforcement actions taken during that period.
20. [26-148](#) Motion presented by Councillors Silvestri and Giannino: That the Mayor direct the Veterans Service Officer to approve and install a veteran memorial pole for Sgt. Richie Serino at the corner of Malden Street and Washington Avenue.
21. [26-149](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Fire Department, Police Department, Engineering Department, and Emergency Management to report on the feasibility of expanding municipal drone operations for emergency response, shoreline monitoring, infrastructure inspections, and disaster assessment.
22. [26-150](#) Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Office of Emergency Management and the Public Health Department to develop an Extreme Heat Preparedness Plan identifying cooling centers, vulnerable

populations, communication strategies, and long-term mitigation efforts to address increasing summer temperatures.

**Adjournment**



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, June 22, 2026

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Anthony T. Zambuto presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Jim Mercurio	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

2 Approval of the Journal of the Regular Meeting of June 8, 2026

**RESULT: ACCEPTED**

- 3 26-128 Motion presented by Councillor Haas, Councillor Silvestri: That the City Council award a Certificate of Commendation to Bill Reedy in recognition of his 90th birthday.

Councillors Haas and Silvestri presented a certificate to Bill Reedy in recognition of his 90th birthday to be celebrated on June 23, 2026.

**RESULT: PLACED ON FILE**

**Public Hearings**

- 4 26-129 Hearing called as ordered on the application of 596 Raymond, LLC, 546 Fifth Ave., 6th Floor, New York, NY 10036 requesting a Chapter 148 License from the Revere City Council to enable the applicant to park 5 motor vehicles underneath the multi-unit residential structure at 13 Nahant Avenue, Revere, MA 02151.

**Proponents**

Jeanne Dillon  
Marc Carbone  
Ogden Pond Realty, LLC  
261 Madison Avenue 9th Floor  
New York, NY 10016

**Opponents**

none

**“SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE AT 13 NAHANT AVENUE FOR THE STATED PURPOSE?”**

<b>RESULT:</b>	<b>GRANTED - ROLL CALL [UNANIMOUS]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto

- 5      26-130      Hearing called as ordered on the application of 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

**Proponents**

Mehdi Kaldy, 61 Proctor Avenue, Revere, MA 02151  
Siham Fatmi, 61 Proctor Avenue, Revere, MA 02151

**Opponents**

Michael Tucker, 9 Ellerton Street, Revere, MA 02151

The applicant requested a special permit to operate a towing and roadside assistance business at 885 North Shore Road. He stated that he had spent several months cleaning up the property after issues caused by a previous tenant and intended to use the site primarily for parking tow trucks and storing vehicles. He emphasized that the operation would be small, organized, and screened from neighboring properties.

An abutting resident opposed the application, citing ongoing noise, truck activity, and quality-of-life concerns for nearby residents.

Councillors raised concerns regarding code violations, incomplete site plan review requirements, traffic safety, vehicle storage, operating hours, environmental impacts related to a nearby salt marsh, and the applicant’s current use of the property without all required approvals. Questions were also raised about parking capacity, vehicle maintenance, and additional licensing requirements.

The applicant stated that no maintenance work was currently being performed on-site, that vehicles would remain within the property, and that additional fencing would be installed if approved. The matter was ultimately referred to the Zoning Sub-Committee for further review.

**RESULT:                   REFERRED TO ZONING**

**Public Comment Pursuant to Chapter 402 of the Acts of 1965**

The following individuals addressed the City Council speaking in favor of Council Order 26-132 concerning the PILOT Agreement and Host Community Agreement with Flatiron:

- Fire Captain Kevin O'Hara, 400 Broadway, Revere, MA 02151
- Michael Morgan, 5 Agneous Avenue, Revere, MA 02151
- Bruce Singer, 14 Bellingham Avenue, Revere, MA 02151

The following individual addressed the City Council speaking in favor of Council Orders 26-136 and 26-137:

- William Johnson, RPS Teacher, 101 School Street, Revere, MA 02151

**Committee of the Whole Report**

- 6           26-108       Communication from the Mayor relative to the presentation of the Fiscal Year 2027 operating budget.

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2027 to the City Council on June 1, 2026;

and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 9th, 10th, 22nd and any other dates necessary, as advertised in the public hearing notice;

and WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2027 the sum of \$297,566,962, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2027			
Dept Code	Department		FY27 Mayor's Budget
<b>GENERAL GOVERNMENT</b>			
111	CITY COUNCIL	Payroll	409,335
		Non-Payroll	10,000
		<b>Total</b>	<b>419,335</b>
121	MAYOR	Payroll	572,098
		Non-Payroll	111,500
		<b>Total</b>	<b>683,598</b>
125	HUMAN RESOURCES	Payroll	494,882
		Non-Payroll	125,250
		<b>Total</b>	<b>620,132</b>
127	CONSTITUENT SERVICES/REVERE 311	Payroll	221,437
		Non-Payroll	97,925
		<b>Total</b>	<b>319,362</b>
135	ACCOUNTING AND AUDITING	Payroll	393,633
		Non-Payroll	117,000
		<b>Total</b>	<b>510,633</b>
137	CHIEF FINANCIAL OFFICER/BUDGETING	Payroll	268,828
		Non-Payroll	70,000
		<b>Total</b>	<b>338,828</b>
138	PURCHASING	Payroll	198,378
		Non-Payroll	241,500
		<b>Total</b>	<b>439,878</b>
140	INFORMATION TECHNOLOGY	Payroll	400,595
		Non-Payroll	1,433,566
		<b>Total</b>	<b>1,834,161</b>
141	ASSESSORS	Payroll	412,885
		Non-Payroll	97,600
		<b>Total</b>	<b>510,485</b>
145	COLLECTOR/TREASURER	Payroll	922,971
		Non-Payroll	305,000
		<b>Total</b>	<b>1,227,971</b>
151	SOLICITOR	Payroll	562,554
		Non-Payroll	385,750
		<b>Total</b>	<b>948,304</b>
161	CITY CLERK	Payroll	422,445
		Non-Payroll	50,950
		<b>Total</b>	<b>473,395</b>
162	ELECTIONS	Payroll	347,436
		Non-Payroll	199,500
		<b>Total</b>	<b>546,936</b>
165	LICENSE COMMISSION	Payroll	12,400
		Non-Payroll	3,000
		<b>Total</b>	<b>15,400</b>
171	CONSERVATION COMMISSION	Payroll	18,800
		Non-Payroll	600
		<b>Total</b>	<b>19,400</b>
176	APPEALS BOARD	Payroll	23,200
		Non-Payroll	720
		<b>Total</b>	<b>23,920</b>
182	OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT	Payroll	337,623
		Non-Payroll	203,000
		<b>Total</b>	<b>540,623</b>
184	ENGINEERING	Payroll	452,641
		Non-Payroll	109,550
		<b>Total</b>	<b>562,191</b>
<b>TOTAL: GENERAL GOVERNMENT</b>			<b>10,034,552</b>

Approving Budget for the City of Revere for Fiscal Year 2027			
Dept Code	Department		FY27 Mayor's Budget
<b>PUBLIC SAFETY</b>			
210	POLICE	Payroll	14,324,603
		Non-Payroll	1,039,500
		<b>Total</b>	<b>15,364,103</b>
220	FIRE	Payroll	15,202,264
		Non-Payroll	552,000
		<b>Total</b>	<b>15,754,264</b>
230	REGIONAL EMERGENCY COMM CENTER	Payroll	-
		Non-Payroll	1,574,982
		<b>Total</b>	<b>1,574,982</b>
241	MUNICIPAL INSPECTIONS/ISO	Payroll	372,905
		Non-Payroll	31,955
		<b>Total</b>	<b>404,860</b>
242	BUILDING COMMISSIONER	Payroll	663,197
		Non-Payroll	-
		<b>Total</b>	<b>663,197</b>
295	PARKING CONTROL	Payroll	1,320,499
		Non-Payroll	133,200
		<b>Total</b>	<b>1,453,699</b>
<b>TOTAL: PUBLIC SAFETY</b>			<b>35,215,105</b>
<b>DEPARTMENT OF PUBLIC WORKS (DPW)</b>			
420	DPW - GENERAL FUND - ADMINISTRATION AND EXPENSES	Payroll	551,879
		Non-Payroll	2,651,000
		<b>Total</b>	<b>3,202,879</b>
421	DPW - SNOW AND ICE	Payroll	100,000
		Non-Payroll	250,000
		<b>Total</b>	<b>350,000</b>
426	DPW - GENERAL FUND - OPERATIONS (AFSCME)	Payroll	1,518,879
		Non-Payroll	-
		<b>Total</b>	<b>1,518,879</b>
<b>TOTAL: PUBLIC WORKS</b>			<b>5,071,758</b>
<b>HEALTH and HUMAN SERVICES (HHS)</b>			
522	HHS - PUBLIC HEALTH	Payroll	806,734
		Non-Payroll	95,000
		<b>Total</b>	<b>901,734</b>
541	HHS - ELDER AFFAIRS	Payroll	316,436
		Non-Payroll	75,750
		<b>Total</b>	<b>392,186</b>
543	HHS - VETERANS SERVICES	Payroll	131,907
		Non-Payroll	724,750
		<b>Total</b>	<b>856,657</b>
549	HHS - COMMISSION ON DISABILITY	Payroll	13,900
		Non-Payroll	3,000
		<b>Total</b>	<b>16,900</b>
<b>TOTAL: HUMAN SERVICES</b>			<b>2,167,477</b>
<b>CULTURE AND RECREATION</b>			
601	WORKFORCE, LABOR RELATIONS & YOUTH ENGAGEMENT	Payroll	75,188
		Non-Payroll	17,000
		<b>Total</b>	<b>92,188</b>
610	LIBRARY	Payroll	708,129
		Non-Payroll	245,500
		<b>Total</b>	<b>953,629</b>
650	PARKS & RECREATION	Payroll	816,536
		Non-Payroll	276,600
		<b>Total</b>	<b>1,093,136</b>
651	HEALTH & WELLNESS CENTER	Payroll	304,047
		Non-Payroll	-
		<b>Total</b>	<b>304,047</b>
<b>TOTAL: CULTURAL AND RECREATIONAL</b>			<b>2,444,000</b>
<b>SUBTOTAL - CITY DEPARTMENT COSTS</b>			<b>54,932,892</b>

Approving Budget for the City of Revere for Fiscal Year 2027		
Dept Code	Department	FY27 Mayor's Budget
<b>DEBT SERVICE</b>		
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL	5,704,543
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST	3,770,942
017109-591210	SHORT TERM DEBT INTEREST	3,125,000
	<b>TOTAL: DEBT SERVICE</b>	<b>12,600,485</b>
<b>BENEFITS, PENSION, &amp; UNCLASSIFIED FIXED COSTS</b>		
019001-511900	EMPLOYEE BENEFITS	30,972,957
019001-512100	FICA - MEDICARE	2,069,116
019407-570900	PROPERTY AND CASUALTY INSURANCE	1,713,625
019111-511800	CONTRIBUTORY PENSION	18,421,745
	<b>TOTAL: BENEFITS, PENSION &amp; UNCLASSIFIED FIXED COSTS</b>	<b>53,177,443</b>
<b>SUBTOTAL - FIXED COSTS &amp; CITY DEPARTMENT COSTS</b>		<b>65,777,928</b>
<b>EDUCATION</b>		
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19	132,944,577
322	NORTHEAST REGIONAL VOCATIONAL	4,950,616
<b>SUBTOTAL - SCHOOL DEPARTMENT</b>		<b>137,895,193</b>
<b>SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND</b>		<b>258,606,013</b>
<b>WATER/SEWER ENTERPRISE</b>		
604301	SALARIES	1,851,366
604302	EXPENSES -	1,363,252
604309	EXPENSES - Debt Principal	7,248,018
604309	EXPENSES - Debt Interest	2,919,557
604309	EXPENSES - SRF Admin Fees	152,010
604302-521300	MWRA ASSESSMENT - Water	7,261,260
604302-521200	MWRA ASSESSMENT - Sewer	13,416,080
<b>SUBTOTAL: WATER/SEWER ENTERPRISE</b>		<b>34,211,543</b>
<b>SOLID WASTE ENTERPRISE</b>		
424	SALARY	292,431
424	EXPENSES	4,456,976
<b>SUBTOTAL: SOLID WASTE ENTERPRISE</b>		<b>4,749,407</b>
<b>TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS</b>		<b>297,566,963</b>
<p><i>Furthermore, the following projected needs are costs to the City, but, according to the Massachusetts General Laws as promulgated by the Massachusetts Department of Revenue, are not to be included in the appropriation order:</i></p>		
<b>OTHER AMOUNTS TO BE RAISED</b>		
	CHERRY SHEET ASSESSMENT	22,342,904
	CHERRY SHEET OFFSET	162,804
	OVERLAY	1,565,373
	SNOW AND ICE DEFICIT	1,022,900
<b>SUBTOTAL: OTHER AMOUNTS TO BE RAISED</b>		<b>25,093,981</b>
<b>GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES</b>		<b>322,660,944</b>

**RESULT:** ORDERED - ROLL CALL [UNANIMOUS]  
**AYES:** Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto

**Communications**

- 7      26-131      Communication from the Chief of Planning & Community Development requesting a public hearing on zoning amendments to the Revere Revised Ordinances relative to body art and food trucks.

The proposed zoning ordinance was referred to a public hearing on July 27, 2026.

<b>RESULT:</b>	<b>ORDERED TO PUBLIC HEARING - CC</b>
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- 8      26-132      Communication from the Chief of Planning & Community Development requesting approval of a host community agreement and PILOT agreement with Flatiron for relative to the operation of a proposed battery energy storage facility at 0 Muzzey Street.

The City Council considered a proposed Host Community Agreement (HCA) and Payment in Lieu of Taxes (PILOT) Agreement with Revolution Storage, LLC/Flatiron Energy for a proposed battery energy storage facility at 0 Muzzey Street. The Mayor explained that the agreements are intended to secure financial and public safety benefits for the City before the project enters the formal permitting process and before potential state regulatory changes reduce the City's negotiating leverage. The agreements would provide an estimated \$43 million in benefits over 20 years, including approximately \$1.6 million annually in PILOT payments and more than \$600,000 annually in host community payments, primarily benefiting the Fire Department, school stabilization efforts, and energy efficiency programs.

Councilor Kelley raised several concerns and recommendations, including ensuring the full \$600,000 Fire Department payment is preserved, adding inflation adjustments to annual training funds, guaranteeing company-funded decommissioning of the facility, conducting plume dispersion studies, providing assistance for seniors' utility costs, allocating funds for the Senior Center, and creating mitigation funds for nearby Ward 6 residents. She also requested that Flatiron provide a public presentation before the agreements were approved.

The Mayor responded that the Fire Department funding language would be revised, decommissioning costs would be fully borne by the company through a dedicated financial assurance mechanism, and plume studies would be addressed during permitting. He emphasized that Revere negotiated one of the strongest financial agreements in the state on a per-megawatt basis and noted that additional community grant programs would be available to support local organizations and residents.

Several Councilors did not have enough information when they first became of the proposed facility, but were supportive after reviewing technical information and hearing from Fire Department officials regarding safety measures. Councilors emphasized that the vote concerned financial agreements only and not approval of the facility itself, which remains subject to extensive state and local permitting processes. Additional discussion focused on public education, community outreach, environmental safeguards, decommissioning requirements, and long-term financial protections for the City.

**“SHALL THE CITY COUNCIL APPROVE THE HOST COMMUNITY AGREEMENT BETWEEN THE CITY OF REVERE AND REVOLUTION STORAGE, LLC?”**

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended. On reconsideration, all opposed. Reconsideration fails. Council President Zambuto referred back to the regular order of business.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [10 TO 0]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
<b>ABSTAIN:</b>	Kelley

26-132 Communication from the Chief of Planning & Community Development requesting approval of a host community agreement and PILOT agreement with Flatiron for relative to the operation of a proposed battery energy storage facility at 0 Muzzey Street.

**“SHALL THE CITY COUNCIL APPROVE AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES BETWEEN THE CITY OF REVERE AND REVOLUTION STORAGE, LLC?”**

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended. On reconsideration, all opposed. Reconsideration fails. Council President Zambuto referred back to the regular order of business.

<b>RESULT:</b>	<b>ORDERED - ROLL CALL [10 TO 0]</b>
<b>AYES:</b>	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
<b>ABSTAIN:</b>	Kelley

**Motions**

9      26-133      Motion presented by Councillor McKenna: That the Mayor request Constituent Services to issue a reverse 911 call in multiple languages to all residents reminding them that fireworks are illegal, are a fire hazard due to the close proximity of homes in the City, and negatively impact individuals with certain medical conditions and pets.

Councillor Novoselsky requested an amendment to the motion to issue the call in multiple languages.

<b>RESULT:</b>	<b>ORDERED AS AMENDED VOICE VOTE</b>
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10      26-134      Motion presented by Councillor McKenna, Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, Councillor Zambuto: That the Mayor request the MWRA to appear before the City Council to discuss the 4% increase in its assessment to the City of Revere.

**RESULT: ORDERED AS AMENDED VOICE VOTE**

- 11      26-135      Motion presented by Councillor Mercurio: That the City Council award a Certificate of Commendation to Danni Hope Randall, Revere High School Class of 2026, in recognition of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete.

Presentation will be held on July 13, 2026.

**RESULT: ORDERED - VOICE VOTE**

- 12      26-136      Motion presented by Councillor Cogliandro, Councillor Zambuto: That the City Council amend Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere. (see attached)

Proposed amendments to the rules of order are automatically laid on the table until the next meeting.

**RESULT: TABLED - NO ROLL CALL**

- 13      26-137      Motion presented by Councillor Cogliandro: That the Mayor request the City Solicitor to provide a legal opinion regarding the interaction between Section 2.03.050(E) of the Revere Revised Ordinances and Chapter 402 of the Acts of 1965. Facts: Section 2.03.050(E) of the Revere Revised Ordinances provides an exception to the City's open meeting requirements for sub-committees of the School Committee that meet before 5:00 p.m. Chapter 402 of the Acts of 1965 provides that employees of the City of Revere shall be afforded a reasonable opportunity to be heard at any meeting of a public body concerning a matter being considered by the public body in which they have an interest. Question: If a sub-committee of the School Committee convenes pursuant to the exception set forth in Section 2.03.050(E) at a time when interested City employees are unable to attend due to their work schedules, would such a meeting violate Chapter 402 of the Acts of 1965 on the grounds that the affected employees were not afforded a reasonable opportunity to be heard?

**RESULT: REFERRED TO LEGISLATIVE AFFAIRS**

- 14      26-138      Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols over night in the area of Graves Road and Pitcairn Street. The area is experiencing theft on their properties.

**RESULT:            ORDERED - VOICE VOTE**

**Adjournment**

The City Council now stands adjourned to meet on July 13, 2026.

Ordered adjourned at 7:38 PM.

Attest:

City Clerk

Motion presented by Councillors Cogliandro and Zambuto: That the City Council amend Rule 34 of the City Council Rules of Order - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere as follows:

1. Second paragraph of Rule 34 is hereby amended by deleting it in its entirety and inserting in place thereof, "Public Comment does not apply to public hearings (see Rule 24) nor when the Mayor, General Court, department heads, or other officials are requested to appear before the Council (see Rule 41)."
2. Third paragraph of Rule is hereby amended by deleting, "Revere residents or Revere business-owners" and inserting in place thereof, "Revere residents, Revere business-owners, and employees of the City of Revere"
3. Section 1 of Rule 34 is hereby amended by deleting, "Revere residents or Revere business-owners" and inserting in place thereof, "Revere residents, Revere business-owners, and employees of the City of Revere".
4. Section 2 of Rule 34 is hereby amended by inserting the following sentence after the third sentence: "Employees of the City of Revere shall provide their full name, department in which they are employed, and their complete residential address."

**City of Revere, MA  
Public Hearing Notice**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, May 18, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, May 19, 2026 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting**

*Be it ordained by the City of Revere, MA as follows:*

**Section 1.** Title 17 of the Revere Revised Ordinances is hereby amended by inserting the following new Chapter:

**Chapter 17.33 Outdoor Lighting**

- Section 17.33.010 Intent and Purpose
- Section 17.33.020 Definitions
- Section 17.33.030 Applicability
- Section 17.33.040 Requirements
- Section 17.33.050 Prohibitions
- Section 17.33.060 Enforcement

**Section 17.33.010 Intent and Purpose**

- a. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
- b. To conserve energy and reduce the consumption of electricity for lighting purposes.
- c. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
  - a. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
  - b. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
  - c. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

## Section 17.33.020 Definitions

**BUG rating system:** A simple lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and the DarkSky International to describe the light pollution contributions from outdoor Luminaires, including for street and parking lot lighting. Each letter is attached to a number ranging from 0 (ideal) to 5 (unacceptable). **B** describes backlight that often contributes to Light trespass. **U** describes uplight, which contributes to skyglow, which limits a person's ability to see the stars. **G** describes glare, which makes it difficult for people to see and thus makes roadways more dangerous and security lighting less effective.

**Correlated Color Temperature (CCT):** A specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). CCT values are typically provided in lighting manufacturer data sheets. For example, high pressure sodium streetlights are approximately 2000 K and warm-white lamps are 2700 K.

**Environmentally Sensitive Area:** Sensitive uses include: all residential uses, any land subject to a conservation restriction, agricultural land or any land that contains threatened or endangered species habitats.

**Foot-candle:** A measurement of light intensity. One (1) foot-candle (fc) is defined as enough light to uniformly illuminate one square foot (1 ft<sup>2</sup>) with one (1) lumen. Lux (lx) is the SI unit of illuminance; 1 foot-candle corresponds to 10.764 lx.

**Fully shielded:** An outdoor luminaire constructed so that, in its installed position, all of the light emitted by the luminaire is projected below the horizontal plane that passes through the lowest light emitting part of the luminaire.

**Glare:** Intense and blinding light emitted by a luminaire that reduces visibility and creates visual discomfort and/or momentary visual impairment.

**Illuminance:** Density of luminous flux (the rate of transfer of energy) incident on a surface, often measured on horizontal or vertical surfaces in foot-candles (fc or Lumens/ft<sup>2</sup>). Example, the full Moon casts 0.01 fc.

**IES:** Illuminating Engineering Society is a recognized authoritative body on the science and application of lighting that publishes and promotes recommended practices for a variety of specific lighting applications.

**Lamp:** The bulb or other light-emitting portion of a luminaire, not inclusive of any reflective or refractive optics used to direct light.

**Light Pollution:** an adverse and/or obtrusive effect of the use of outdoor light at night,

**Light trespass:** Any light emitted by a luminaire that shines beyond the property on which the luminaire is installed and increases the Illuminance as measured at the lot line in foot-candles.

**Lumen:** A unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela (the SI unit of luminous intensity).

**Luminaire:** A complete lighting assembly, consisting of a lamp/bulb, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

**Luminance:** The amount of light that passes through, is emitted, or reflected, from a particular area, and falls within a given solid angle. The SI (International System of Units) unit of luminance is candela per square meter (cd/m<sup>2</sup>), also known as a nit.

**Nuisance:** The unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience, disruption of enjoyment, or damage to others, either to individuals and/or to the general public.

**Skyglow:** A measurable glow in the night sky deriving from an artificial source.

### **Section 17.33.030      Applicability**

- a. **New Lighting.** All exterior lighting installed after the effective date of this ordinance shall be in conformance with the requirements established by this ordinance and any other applicable ordinances.
- b. **Existing Lighting.** All outdoor *luminaires* that were lawfully installed prior to the effective date of this ordinance, but that do not comply with the requirements of this ordinance, are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance, but shall be brought into compliance with the requirements of the ordinance upon any modification of the subject property requiring a permit from the City of Revere.
- c. This Chapter is applicable to all outdoor lighting fixtures, except for the following:
  - i. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, civic spaces, athletic fields, or any lighting owned or operated by the City of Revere;
  - ii. Sign lighting (Refer to Sections 17.08.745, 17.36.030, and 17.36.035 relative to digital and illuminated signage).
  - iii. Lighting for public monuments and statuary;
  - iv. Holiday lighting;
  - v. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
  - vi. Underwater lighting;
  - vii. Temporary lighting for theatrical, television, performance areas and construction sites; and
  - viii. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

### **Section 17.33.040      Requirements**

- a. Shielding. Unless exempted elsewhere in this Ordinance, all exterior *luminaires* with initial *lumens* exceeding 600 *lumens* shall be *fully shielded*.
- b. Light Output.
- i. The output of any luminaire installed on a residential property shall not exceed fifteen hundred (1,500) *lumens*. The output of any *luminaire* on a nonresidential property shall not exceed five thousand (5,000) *lumens*, except as otherwise permitted by this Ordinance.
  - ii. *Illuminance* on nonresidential properties shall not exceed the values recommended by the Illuminating Engineering Society (IES) for the specific application by more than 50% unless in the judgment of the Building Commissioner there are extenuating circumstances related to safety and security that justify an exception.
- c. Nuisance. No exterior *luminaire* shall create a lighting *nuisance* in the form of *light trespass* or *glare*, regardless of when it was installed.
- i. Light trespass. The maximum vertical *illuminance* at a property line that is adjacent to a residential property or to an *environmentally sensitive area* shall not exceed 0.05 *foot-candle*. For all other adjoining property, outdoor lighting must be designed or installed so that the *illuminance* at the property boundary line does not exceed 0.1 *foot-candle*. The measurement for compliance may be made by the Building Commissioner and vertical *illuminance* shall be measured at the property line measured five (5) feet above grade with the meter aimed toward the subject property and perpendicular to the property line.
  - ii. Glare. *Glare* is declared to be a lighting *nuisance* when it constitutes a hazard to public safety along a public way or causes intense discomfort to occupants of adjacent properties. This determination will be made by the Building Commissioner through a site visit and a visual inspection.
- d. Correlated color temperature. The *correlated color temperature (CCT)*, of the light emitted by the luminaires shall not exceed 2700 K unless introduced as part of a façade or landscape lighting scheme used exclusively for the decorative illumination through color of certain building façade, landscape features or holiday lighting. If a *luminaire* with a CCT of 2700 K or lower is unavailable, then a *luminaire* with a CCT of 3000 K may be used.
- e. Outdoor accent lighting. Lighting of landscaping, monuments, plaques, flagpoles and similar installations are exempted from the shielding requirements in Section 17.33.040(a), but shall be focused directly at the target so that the *luminaire* does not create a *nuisance*. Such lighting shall be designed and installed so that the *luminaire* points downward toward the target where possible, emits no more light than is necessary for the task, and is turned off or dimmed after astrological twilight or within one (1) hour of the business or building's closing time, whichever occurs first, unless a safety or security need is demonstrated to the Building Commissioner.
- i. String lights. Also referred to as festoon lighting. Unless fully shielded, string lights shall have an output not exceeding fifty (50) lumens per linear foot. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.

- ii. Landscape lighting. Illumination of landscape features and building façades shall be limited to luminaires with output not exceeding two hundred and fifty (250) lumens and shall be installed and oriented so that their light output points directly toward the feature(s) to be illuminated. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
  - iii. Holiday lighting. Decorative lighting used to celebrate holidays shall not be installed more than six (6) weeks prior to the holiday and shall be removed within two (2) weeks following it.
  - iv. Flags. Any pole-mounted flag illuminated at night shall utilize no more than three (3) spotlight luminaires per flagpole. Each of these luminaires shall be installed and oriented so that their light points directly toward the flag(s), incorporate optics to create the narrowest possible beam, and not exceed six (600) lumens in output.
- f. Lighting Plans. All applications for a building permit for construction that includes exterior lighting shall include lighting plans showing the location, mounting height, *correlated color temperature (CCT)*, *lumen* output, *BUG* rating (if applicable), shielding description, and the quantity of all proposed *luminaires*. For non-residential property, said lighting plan must also include the proposed schedule of use, including use of timers, dimmers and/or motion-sensors. The applicant shall provide sufficient information to verify that lighting conforms to the provisions of this Ordinance. The Building Commissioner shall have the authority to request additional information in order to confirm compliance with the provisions of this ordinance.

#### **Section 17.33.040 Prohibitions**

The use of the following types of outdoor lighting is prohibited, except as specifically exempted in this ordinance:

- a. Searchlights, sky beams, and similar lighting, except as required by public-safety personnel during emergency conditions.
- b. Any *luminaire* that intermittently fades, flashes, blinks, or rotates. This includes strobe lighting.

#### **Section 17.33.050 Enforcement**

- a. Administrative guidance. The Building Commissioner is authorized to promulgate one or more interpretive documents to aid in the administration and enforcement of this ordinance. The owner of any lot or property on which a luminaire or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the existing or proposed luminaire or sign complies with the standards established by this Ordinance. The manufacturer's specification sheet may be used to establish the *lumen* level of a *luminaire*, *CCT* and, if required, to verify the use of *fully shielded* fixture design. Illumination levels may be verified through the use of manufacturer's photometric data sheet(s) and/or photometric site drawing or through on-site calibrated light meter light level readings. The owner of any lot or property on which a *luminaire* or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that

the proposed *luminaire* or sign complies with the standards established by this ordinance. A site visit at night by the Building Commissioner for purposes of a visual observation and/or photograph may be required to determine compliance.

- b. Violations. It shall be unlawful to install or operate any outdoor lighting *Luminaire* in violation of any provision of this ordinance. This ordinance may be enforced by the Building Commissioner. If the offending luminaire is powered off or rendered inactive within 24 hours, it is no longer considered a violation.
- c. Relief and Penalties. The Building Commissioner is authorized and empowered to institute and maintain, in the name of the City of Revere, any and all enforcement proceedings seeking injunctive relief and any other appropriate remedy, including fines and penalties. Violation of this ordinance shall be subject to a penalty of \$300 if violation has not been corrected within 14 days. Each day that a violation exists shall be deemed a separate offense. This ordinance may be enforced through the non-criminal disposition method as provided in M.G.L. c. 40D, § 21D and/or an order to cease and desist until the violation is remedied.

A copy of the aforementioned zoning ordinance (**CZ-26-02**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before May 13, 2026.

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
04/22/2026  
04/29/2026

Notices mailed 04/15/2026


# City of Revere

## Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*  
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



**Patrick M. Keefe Jr.**  
Mayor

TO: Honorable City Council   
FROM: Meg Simmons-Herling, Chair Revere Planning Board  
RE: Proposed Zoning Ordinance Amendments for Outdoor Lighting  
DATE: May 20, 2026

Please be advised that following a public hearing held on May 19, 2026, the Planning Board voted unanimously to unfavorably recommend the adoption of a proposed zoning ordinance amendment establishing regulations for outdoor lighting as written. The Planning Board recommends further review to ensure the ordinance as written is more specific to residential lighting compatibility with appropriate brightness of lumens.



**Anthony Saverio Cogliandro**  
Ward Three Councillor

Office of the City Council

To: The Honorable Members of the Zoning Sub-Committee  
From: Councillor Cogliandro  
Re: Proposed Amendments to Outdoor Lighting Ordinance  
Date: June 24, 2026

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Following discussion by the City Council and Zoning Sub-Committee, I am proposing the following amendments for, **An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting.** For reference, please find attached a highlighted version illustrating the amendments below.

**#1 All existing non-conforming lights need *not* to be brought into compliance when any permit is pulled.**

Section 17.33.030(B) Applicability, Existing Lighting is hereby amended by deleting the sentence, “All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance, but shall be brought into compliance with the requirements of the ordinance upon any modification of the subject property requiring a permit from the City of Revere.” and inserting in place thereof “All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance.”

**#2 Removal of any instance regulating holiday lighting as the intention is to have holiday lights be exempt from this Chapter.**

- Section 17.33.040(d) Requirements is hereby amended by deleting, “landscape features or holiday lighting” and inserting in place thereof, “or landscape features.”
- Section 17.33.040(e)(iii) Requirements is hereby amended by deleting this subsection in its entirety.

**#3 Lower the penalty fee and include warning notice.**

Section 17.33.050(c) Enforcement is hereby amended by deleting, “Violation of this ordinance shall be subject to a penalty of \$300 if violation has not been corrected within 14 days. Each day that a violation exists shall be deemed a separate offense.” and inserting in place thereof, “If it is determined that a violation has occurred, the Building Commissioner shall issue a warning notice to the property owner for the initial violation. If the violation has not been corrected within 21 days of receipt of the warning notice, the Building Commissioner may issue a penalty of up to \$50.00.”

**#4 Renumber and format all section numbers to be consistent with existing zoning ordinances. (§, A, 1., a)**

attachment

**An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting**

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- Section 17.33.050 Prohibitions
- Section 17.33.060 Enforcement

**Section 17.33.010 Intent and Purpose**

- A. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
- B. To conserve energy and reduce the consumption of electricity for lighting purposes.
- C. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
- D. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
- E. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
- F. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

**Section 17.33.020 Definitions**

**BUG rating system:** A simple lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and the DarkSky International to describe the light pollution contributions from outdoor Luminaires, including for street and parking lot lighting. Each letter is attached to a number ranging from 0 (ideal) to 5 (unacceptable). **B** describes backlight that often contributes to Light trespass. **U** describes uplight, which contributes to skyglow, which limits a person’s ability to see the stars. **G** describes glare, which makes it difficult for people to see and thus makes roadways more dangerous and security lighting less effective.

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**Light trespass:** Any light emitted by a luminaire that shines beyond the property on which the luminaire is installed and increases the Illuminance as measured at the lot line in foot-candles.

**Lumen:** A unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela (the SI unit of luminous intensity).

**Luminaire:** A complete lighting assembly, consisting of a lamp/bulb, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

**Luminance:** The amount of light that passes through, is emitted, or reflected, from a particular area, and falls within a given solid angle. The SI (International System of Units) unit of luminance is candela per square meter (cd/m<sup>2</sup>), also known as a nit.

**Nuisance:** The unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience, disruption of enjoyment, or damage to others, either to individuals and/or to the general public.

**Skyglow:** A measurable glow in the night sky deriving from an artificial source.

### **Section 17.33.030      Applicability**

- A. **New Lighting.** All exterior lighting installed after the effective date of this ordinance shall be in conformance with the requirements established by this ordinance and any other applicable ordinances.
- B. **Existing Lighting.** All outdoor *luminaires* that were lawfully installed prior to the effective date of this ordinance, but that do not comply with the requirements of this ordinance, are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance, ~~but shall be brought into compliance with the requirements of the ordinance upon any modification of the subject property requiring a permit from the City of Revere.~~
- C. This Chapter is applicable to all outdoor lighting fixtures, except for the following:

1. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, civic spaces, athletic fields, or any lighting owned or operated by the City of Revere;
2. Sign lighting (Refer to Sections 17.08.745, 17.36.030, and 17.36.035 relative to digital and illuminated signage).
3. Lighting for public monuments and statuary;
4. Holiday lighting;
5. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
6. Underwater lighting;
7. Temporary lighting for theatrical, television, performance areas and construction sites; and
8. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

### Section 17.33.040 Requirements

- A. Shielding. Unless exempted elsewhere in this Ordinance, all exterior *luminaires* with initial *lumens* exceeding 600 *lumens* shall be *fully shielded*.
- B. Light Output.
  1. The output of any luminaire installed on a residential property shall not exceed fifteen hundred (1,500) *lumens*. The output of any *luminaire* on a nonresidential property shall not exceed five thousand (5,000) *lumens*, except as otherwise permitted by this Ordinance.
  2. *Illuminance* on nonresidential properties shall not exceed the values recommended by the Illuminating Engineering Society (IES) for the specific application by more than 50% unless in the judgment of the Building Commissioner there are extenuating circumstances related to safety and security that justify an exception.
- C. Nuisance. No exterior *luminaire* shall create a lighting *nuisance* in the form of *light trespass* or *glare*, regardless of when it was installed.
  1. Light trespass. The maximum vertical *illuminance* at a property line that is adjacent to a residential property or to an *environmentally sensitive area* shall not exceed 0.05 *foot-candle*. For all other adjoining property, outdoor lighting must be designed or installed so that the *illuminance* at the property boundary line does not exceed 0.1 *foot-candle*. The measurement for compliance may be made by the Building Commissioner and vertical *illuminance* shall be measured at the property line measured five (5) feet above grade with the meter aimed toward the subject property and perpendicular to the property line.
  2. Glare. *Glare* is declared to be a lighting *nuisance* when it constitutes a hazard to public safety along a public way or causes intense discomfort to occupants of adjacent properties. This determination will be made by the Building Commissioner through a site visit and a visual inspection.
- D. Correlated color temperature. The *correlated color temperature (CCT)*, of the light emitted by the luminaires shall not exceed 2700 K unless introduced as part of a façade or landscape lighting scheme used exclusively for the decorative illumination through color of certain building façade, or landscape features, or holiday lighting. If a *luminaire* with a CCT of 2700 K or lower is unavailable, then a *luminaire* with a CCT of 3000 K may be used.
- E. Outdoor accent lighting. Lighting of landscaping, monuments, plaques, flagpoles and similar installations are exempted from the shielding requirements in Section 17.33.040(a), but shall be focused directly at the target so that the *luminaire* does not create a *nuisance*. Such lighting shall

be designed and installed so that the *luminaire* points downward toward the target where possible, emits no more light than is necessary for the task, and is turned off or dimmed after astrological twilight or within one (1) hour of the business or building's closing time, whichever occurs first, unless a safety or security need is demonstrated to the Building Commissioner.

1. String lights. Also referred to as festoon lighting. Unless fully shielded, string lights shall have an output not exceeding fifty (50) lumens per linear foot. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
  2. Landscape lighting. Illumination of landscape features and building façades shall be limited to luminaires with output not exceeding two hundred and fifty (250) lumens and shall be installed and oriented so that their light output points directly toward the feature(s) to be illuminated. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
  - ~~3. Holiday lighting. Decorative lighting used to celebrate holidays shall not be installed more than six (6) weeks prior to the holiday and shall be removed within two (2) weeks following it.~~
  3. Flags. Any pole-mounted flag illuminated at night shall utilize no more than three (3) spotlight luminaires per flagpole. Each of these luminaires shall be installed and oriented so that their light points directly toward the flag(s), incorporate optics to create the narrowest possible beam, and not exceed six (600) lumens in output.
- F. Lighting Plans. All applications for a building permit for construction that includes exterior lighting shall include lighting plans showing the location, mounting height, *correlated color temperature (CCT)*, *lumen* output, *BUG* rating (if applicable), shielding description, and the quantity of all proposed *luminaires*. For non-residential property, said lighting plan must also include the proposed schedule of use, including use of timers, dimmers and/or motion-sensors. The applicant shall provide sufficient information to verify that lighting conforms to the provisions of this Ordinance. The Building Commissioner shall have the authority to request additional information in order to confirm compliance with the provisions of this ordinance.

#### **Section 17.33.040 Prohibitions**

The use of the following types of outdoor lighting is prohibited, except as specifically exempted in this ordinance:

- A. Searchlights, sky beams, and similar lighting, except as required by public-safety personnel during emergency conditions.
- B. Any *luminaire* that intermittently fades, flashes, blinks, or rotates. This includes strobe lighting.

#### **Section 17.33.050 Enforcement**

- A. Administrative guidance. The Building Commissioner is authorized to promulgate one or more interpretive documents to aid in the administration and enforcement of this ordinance. The owner of any lot or property on which a luminaire or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the existing or proposed luminaire or sign complies with the standards established by this Ordinance. The manufacturer's specification sheet may be used to establish the *lumen* level of a *luminaire*, *CCT* and, if required, to verify the use of *fully shielded* fixture design. Illumination levels may be verified through the use of manufacturer's photometric data sheet(s) and/or photometric site drawing or through on-site calibrated light meter light level readings. The owner of any lot or property on which a *luminaire* or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the

proposed *luminaire* or sign complies with the standards established by this ordinance. A site visit at night by the Building Commissioner for purposes of a visual observation and/or photograph may be required to determine compliance.

- B. Violations. It shall be unlawful to install or operate any outdoor lighting *Luminaire* in violation of any provision of this ordinance. This ordinance may be enforced by the Building Commissioner. If the offending luminaire is powered off or rendered inactive within 24 hours, it is no longer considered a violation.
- C. Relief and Penalties. The Building Commissioner is authorized and empowered to institute and maintain, in the name of the City of Revere, any and all enforcement proceedings seeking injunctive relief and any other appropriate remedy, including fines and penalties. If it is determined that a violation has occurred, the Building Commissioner shall issue a warning notice to the property owner for the initial violation. If the violation has not been corrected within 21 days of receipt of the warning notice, the Building Commissioner may issue a penalty of up to \$50.00. ~~Violation of this ordinance shall be subject to a penalty of \$300 if violation has not been corrected within 14 days.~~ Each day that a violation exists shall be deemed a separate offense. This ordinance may be enforced through the non-criminal disposition method as provided in M.G.L. c. 40D, § 21D and/or an order to cease and desist until the violation is remedied.

**An Ordinance Further Amending Title 17 of the Revere Revised Ordinances Establishing Regulations for Outdoor Lighting**

*Be it ordained by the City of Revere, MA as follows:*

**Section 1.** Title 17 of the Revere Revised Ordinances is hereby amended by inserting the following new Chapter:

**Chapter 17.33 Outdoor Lighting**

- Section 17.33.010 Intent and Purpose
- Section 17.33.020 Definitions
- Section 17.33.030 Applicability
- Section 17.33.040 Requirements
- Section 17.33.050 Prohibitions
- Section 17.33.060 Enforcement

**Section 17.33.010 Intent and Purpose**

- A. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
- B. To conserve energy and reduce the consumption of electricity for lighting purposes.
- C. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
- D. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
- E. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
- F. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

**Section 17.33.020 Definitions**

**BUG rating system:** A simple lighting classification system (IES TM-15-20 standard or its successor) by the Illuminating Engineering Society (IES) and the DarkSky International to describe the light pollution contributions from outdoor Luminaires, including for street and parking lot lighting. Each letter is attached to a number ranging from 0 (ideal) to 5 (unacceptable). **B** describes backlight that often contributes to Light trespass. **U** describes uplight, which contributes to skyglow, which limits a person’s ability to see the stars. **G** describes glare, which makes it difficult for people to see and thus makes roadways more dangerous and security lighting less effective.

**Correlated Color Temperature (CCT):** A specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). CCT values are typically provided in lighting manufacturer data sheets. For example, high pressure sodium streetlights are approximately 2000 K and warm-white lamps are 2700 K.

**Environmentally Sensitive Area:** Sensitive uses include: all residential uses, any land subject to a conservation restriction, agricultural land or any land that contains threatened or endangered species habitats.

**Foot-candle:** A measurement of light intensity. One (1) foot-candle (fc) is defined as enough light to uniformly illuminate one square foot (1 ft<sup>2</sup>) with one (1) lumen. Lux (lx) is the SI unit of illuminance; 1 foot-candle corresponds to 10.764 lx.

**Fully shielded:** An outdoor luminaire constructed so that, in its installed position, all of the light emitted by the luminaire is projected below the horizontal plane that passes through the lowest light emitting part of the luminaire.

**Glare:** Intense and blinding light emitted by a luminaire that reduces visibility and creates visual discomfort and/or momentary visual impairment.

**Illuminance:** Density of luminous flux (the rate of transfer of energy) incident on a surface, often measured on horizontal or vertical surfaces in foot-candles (fc or Lumens/ft<sup>2</sup>). Example, the full Moon casts 0.01 fc.

**IES:** Illuminating Engineering Society is a recognized authoritative body on the science and application of lighting that publishes and promotes recommended practices for a variety of specific lighting applications.

**Lamp:** The bulb or other light-emitting portion of a luminaire, not inclusive of any reflective or refractive optics used to direct light.

**Light Pollution:** an adverse and/or obtrusive effect of the use of outdoor light at night,

**Light trespass:** Any light emitted by a luminaire that shines beyond the property on which the luminaire is installed and increases the Illuminance as measured at the lot line in foot-candles.

**Lumen:** A unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela (the SI unit of luminous intensity).

**Luminaire:** A complete lighting assembly, consisting of a lamp/bulb, housing, optic(s), and other structural elements, but not including any mounting pole or surface.

**Luminance:** The amount of light that passes through, is emitted, or reflected, from a particular area, and falls within a given solid angle. The SI (International System of Units) unit of luminance is candela per square meter (cd/m<sup>2</sup>), also known as a nit.

**Nuisance:** The unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience, disruption of enjoyment, or damage to others, either to individuals and/or to the general public.

**Skyglow:** A measurable glow in the night sky deriving from an artificial source.

### **Section 17.33.030      Applicability**

- A. **New Lighting.** All exterior lighting installed after the effective date of this ordinance shall be in conformance with the requirements established by this ordinance and any other applicable ordinances.
- B. **Existing Lighting.** All outdoor *luminaires* that were lawfully installed prior to the effective date of this ordinance, but that do not comply with the requirements of this ordinance, are declared to be non-conforming. All non-conforming *luminaires* may continue to be used and maintained after the adoption of this ordinance, ~~but shall be brought into compliance with the requirements of the ordinance upon any modification of the subject property requiring a permit from the City of Revere.~~
- C. This Chapter is applicable to all outdoor lighting fixtures, except for the following:

1. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, civic spaces, athletic fields, or any lighting owned or operated by the City of Revere;
2. Sign lighting (Refer to Sections 17.08.745, 17.36.030, and 17.36.035 relative to digital and illuminated signage).
3. Lighting for public monuments and statuary;
4. Holiday lighting;
5. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
6. Underwater lighting;
7. Temporary lighting for theatrical, television, performance areas and construction sites; and
8. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

### Section 17.33.040 Requirements

- A. Shielding. Unless exempted elsewhere in this Ordinance, all exterior *luminaires* with initial *lumens* exceeding 600 *lumens* shall be *fully shielded*.
- B. Light Output.
  1. The output of any luminaire installed on a residential property shall not exceed fifteen hundred (1,500) *lumens*. The output of any *luminaire* on a nonresidential property shall not exceed five thousand (5,000) *lumens*, except as otherwise permitted by this Ordinance.
  2. *Illuminance* on nonresidential properties shall not exceed the values recommended by the Illuminating Engineering Society (IES) for the specific application by more than 50% unless in the judgment of the Building Commissioner there are extenuating circumstances related to safety and security that justify an exception.
- C. Nuisance. No exterior *luminaire* shall create a lighting *nuisance* in the form of *light trespass* or *glare*, regardless of when it was installed.
  1. Light trespass. The maximum vertical *illuminance* at a property line that is adjacent to a residential property or to an *environmentally sensitive area* shall not exceed 0.05 *foot-candle*. For all other adjoining property, outdoor lighting must be designed or installed so that the illuminance at the property boundary line does not exceed 0.1 *foot-candle*. The measurement for compliance may be made by the Building Commissioner and vertical *illuminance* shall be measured at the property line measured five (5) feet above grade with the meter aimed toward the subject property and perpendicular to the property line.
  2. Glare. *Glare* is declared to be a lighting *nuisance* when it constitutes a hazard to public safety along a public way or causes intense discomfort to occupants of adjacent properties. This determination will be made by the Building Commissioner through a site visit and a visual inspection.
- D. Correlated color temperature. The *correlated color temperature (CCT)*, of the light emitted by the luminaires shall not exceed 2700 K unless introduced as part of a façade or landscape lighting scheme used exclusively for the decorative illumination through color of certain building façade, or landscape features, or holiday lighting. If a *luminaire* with a CCT of 2700 K or lower is unavailable, then a *luminaire* with a CCT of 3000 K may be used.
- E. Outdoor accent lighting. Lighting of landscaping, monuments, plaques, flagpoles and similar installations are exempted from the shielding requirements in Section 17.33.040(a), but shall be focused directly at the target so that the *luminaire* does not create a *nuisance*. Such lighting shall

be designed and installed so that the *luminaire* points downward toward the target where possible, emits no more light than is necessary for the task, and is turned off or dimmed after astrological twilight or within one (1) hour of the business or building's closing time, whichever occurs first, unless a safety or security need is demonstrated to the Building Commissioner.

1. String lights. Also referred to as festoon lighting. Unless fully shielded, string lights shall have an output not exceeding fifty (50) lumens per linear foot. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
  2. Landscape lighting. Illumination of landscape features and building façades shall be limited to luminaires with output not exceeding two hundred and fifty (250) lumens and shall be installed and oriented so that their light output points directly toward the feature(s) to be illuminated. Such lighting shall not exceed, in total, two thousand (2,000) lumens for residential properties and four thousand (4,000) lumens for nonresidential properties.
  - ~~3. Holiday lighting. Decorative lighting used to celebrate holidays shall not be installed more than six (6) weeks prior to the holiday and shall be removed within two (2) weeks following it.~~
  3. Flags. Any pole-mounted flag illuminated at night shall utilize no more than three (3) spotlight luminaires per flagpole. Each of these luminaires shall be installed and oriented so that their light points directly toward the flag(s), incorporate optics to create the narrowest possible beam, and not exceed six (600) lumens in output.
- F. Lighting Plans. All applications for a building permit for construction that includes exterior lighting shall include lighting plans showing the location, mounting height, *correlated color temperature (CCT)*, *lumen* output, *BUG* rating (if applicable), shielding description, and the quantity of all proposed *luminaires*. For non-residential property, said lighting plan must also include the proposed schedule of use, including use of timers, dimmers and/or motion-sensors. The applicant shall provide sufficient information to verify that lighting conforms to the provisions of this Ordinance. The Building Commissioner shall have the authority to request additional information in order to confirm compliance with the provisions of this ordinance.

#### **Section 17.33.040 Prohibitions**

The use of the following types of outdoor lighting is prohibited, except as specifically exempted in this ordinance:

- A. Searchlights, sky beams, and similar lighting, except as required by public-safety personnel during emergency conditions.
- B. Any *luminaire* that intermittently fades, flashes, blinks, or rotates. This includes strobe lighting.

#### **Section 17.33.050 Enforcement**

- A. Administrative guidance. The Building Commissioner is authorized to promulgate one or more interpretive documents to aid in the administration and enforcement of this ordinance. The owner of any lot or property on which a luminaire or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the existing or proposed luminaire or sign complies with the standards established by this Ordinance. The manufacturer's specification sheet may be used to establish the *lumen* level of a *luminaire*, *CCT* and, if required, to verify the use of *fully shielded* fixture design. Illumination levels may be verified through the use of manufacturer's photometric data sheet(s) and/or photometric site drawing or through on-site calibrated light meter light level readings. The owner of any lot or property on which a *luminaire* or sign subject to this Ordinance is located or proposed to be located shall have the burden of demonstrating that the

proposed *luminaire* or sign complies with the standards established by this ordinance. A site visit at night by the Building Commissioner for purposes of a visual observation and/or photograph may be required to determine compliance.

- B. Violations. It shall be unlawful to install or operate any outdoor lighting *Luminaire* in violation of any provision of this ordinance. This ordinance may be enforced by the Building Commissioner. If the offending luminaire is powered off or rendered inactive within 24 hours, it is no longer considered a violation.
- C. Relief and Penalties. The Building Commissioner is authorized and empowered to institute and maintain, in the name of the City of Revere, any and all enforcement proceedings seeking injunctive relief and any other appropriate remedy, including fines and penalties. If it is determined that a violation has occurred, the Building Commissioner shall issue a warning notice to the property owner for the initial violation. If the violation has not been corrected within 21 days of receipt of the warning notice, the Building Commissioner may issue a penalty of up to \$50.00. ~~Violation of this ordinance shall be subject to a penalty of \$300 if violation has not been corrected within 14 days.~~ Each day that a violation exists shall be deemed a separate offense. This ordinance may be enforced through the non-criminal disposition method as provided in M.G.L. c. 40D, § 21D and/or an order to cease and desist until the violation is remedied.

# City of Revere, Massachusetts

**Tom Skwierawski**

*Chief of Planning and Community Development*

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



**Patrick M. Keefe Jr.**

*Mayor*

May 27<sup>th</sup>, 2026

The Honorable Revere City Council

Revere City Hall

281 Broadway

Revere, MA 02151

Re: City of Revere Tourism Destination Marketing District Proposal

Dear Members of the Revere City Council,

I am writing to respectfully request an opportunity to appear before the City Council's Economic Development & Planning Committee to present on the concept and potential benefits of establishing a Tourism Destination Marketing District in Revere. Given Revere's unique assets—including Revere Beach, growing hospitality and restaurant activity, major redevelopment projects like Suffolk Downs, and regional transit access—I believe the time is right to consider a more coordinated strategy for strengthening the city's visitor economy.

The last time I presented to the subcommittee, we discussed the possibility of applying for a "TDI" District along Revere Beach. While the grant was not awarded to Revere, we have continued to explore funding opportunities to keep the work going. One of the opportunities would be through the creation of a Tourism Destination Marketing District, a special assessment district enabled through Massachusetts General Law Chapter 40X.

A Tourism Destination Marketing District could serve as a framework for advancing economic development goals by supporting local businesses, improving visitor experiences, encouraging strategic marketing and branding, and identifying opportunities for public-private collaboration. This concept is outlined further in the attached memo. A presentation to the committee would provide an opportunity to discuss the potential structure, policy considerations, implementation steps, and the ways such an initiative could complement the city's broader planning and economic development priorities.

I would be grateful for the opportunity to be placed on a forthcoming committee agenda at your convenience.

Thank you for your consideration. I appreciate your time and would welcome the opportunity to contribute to this discussion.

Sincerely,

Tom Skwierawski

Chief of Planning and Community Development

City of Revere



## Revere Tourism Destination Marketing District

### The Need:

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Revere is at an inflection point. Suffolk Downs, the Shirley Avenue corridor, new hotels, and a booming beachfront are generating momentum most cities would envy.

The City, DCR, MBTA, the Chamber, nonprofits, developers, and local businesses are all doing important work to drive Revere forward. But they're doing it in silos, without a shared workplan, a coordinating entity, or dedicated funding.

Because of this gap, Revere events don't always connect to local businesses. Visitor traffic on the Beach doesn't necessarily translate into economic activity for local businesses. Investment happens without a shared vision for what it should add up to, and how it benefits residents.

### What the District Would Do:

---

The District, which would establish a **Lead Organizer**: a dedicated, full-time role with a clear mandate and the relationships needed to get things done across sectors. This is not a new bureaucracy. It is one person whose job is coordination.

- Convene the City, DCR, MBTA, developers, nonprofits, and local businesses around a shared beachfront agenda
- Coordinate signature events like the Sand Sculpting Festival and expanded fall and winter activations, while connecting visitor activity to Revere-based vendors and businesses
- Advocate for local small businesses as ground-floor retail takes shape at Suffolk Downs and along the corridor, ensuring future business growth reflects our community character and local businesses, not just national chains
- Cultivate the hotel partnerships needed to establish a Chapter 40X Tourism District, creating a self-sustaining funding stream in Year 2
- Pursue complementary grants and philanthropic co-investment to expand programming and support existing local organizations

*Existing groups like the Revere Beach Partnership and Shirley Avenue Neighborhood Association would be direct beneficiaries through contracts and structured partnerships.*

### The 40X Funding Path:

---

Chapter 40X, enacted in 2021, allows cities to place a small assessment on hotel stays of up to 2% to fund tourism marketing, events, and district coordination. The assessment is paid by hotels, not

residents. It creates a dedicated, annually recurring revenue stream with no impact on the general tax base.

Revere has eight hotels with 50 or more rooms generating an estimated \$55–70 million in annual room revenue. Projected 40X yields:

Rate	Estimated Annual Revenue
1%	\$550,000 – \$700,000
1.5%	\$825,000 – \$1,050,000
2%	\$1,100,000 – \$1,400,000

40X funds can be used for events, marketing, partnership coordination, and contracts with local organizations. Boston and Cambridge jointly generate \$30–35 million annually through Meet Boston. Revere would establish its own independent district, with an option to explore Boston co-marketing partnerships.

### Year 1: What We'd Need

---

Year 1 is designed as a lean startup phase. The core investment is the Lead Organizer role (salary + fringe: **\$110,000–\$140,000**). With program and demonstration funds added, total Year 1 budget is approximately **\$175,000–\$250,000**.

#### Potential funding sources:

- City of Revere general budget/CDBG
- Ward-level Community Investment Trust (CIT) funds — Wards 1, 2, and 5 are a natural fit given direct geographic alignment with the beachfront
- MassDevelopment and other state support (50k committed)
- Philanthropic co-investment

By end of Year 1, the goal is to have the 40X district organized and positioned for City Council approval, transitioning the District to a fully self-sustaining model.

A modest Year 1 investment unlocks a self-sustaining model that puts Revere in control of its own beachfront story and generates lasting returns for residents and business owners.

*Revere has seen the impact of organized collaboration between nonprofits, different levels of government, and the private sector through the impact of the MassDevelopment Transformative Development Initiative (TDI) in the Shirley Ave Neighborhood. This program would allow the City to apply these principles of collaboration and neighborhood-driven investment through the entire beachfront and the City as a whole.*

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.040 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, June 22, 2026 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

A copy of the aforementioned application (C-26-09) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) on or before June 17, 2026.

Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Bill applicant directly  
5/20/26  
5/27/26

FORM B

APPLICATION NO. C-26-09

DATE: 5/3/26

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

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

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

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

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

1. Applicant submitting this application is:

Name: 128 Towing & Recovery LLC

Address: 885 N Shore Rd. Revere, MA 02151

Tel. #: 6176422737

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

FILED  
2026 MAY 13 AM 9:55  
OFFICE CITY CLERK  
REVERE, MASS

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

Name: Mehdi Kaldy

Title: Co-Owner

Address: 61 Proctor Ave, Revere MA 02151

Tel. #: 6176422737

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

Name: Michael Rich

Address: 111 Cottage Park Rd, Winthrop MA 02152

Tel. #: 617-901-3832

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:

Stamped architectural site plan and parking plan for 885 North Shore Road, Revere MA.

Lot # \_\_\_\_\_ Sq. Ft. \_\_\_\_\_

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

A site plan and photographs of surrounding properties showing adjacent commercial and industrial uses are included with this application.

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.

A locus map identifying the site location at 885 North Shore Road, Revere MA is included with this application.

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

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; X no.

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

Mehdi Kaldy  
Signature of Applicant

3/13/26  
Date

[Signature]  
Signature of Owner

5/13/26  
Date

\_\_\_\_\_  
Signature of Designated Representative

\_\_\_\_\_  
Date

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

\_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of each party and landowner:

*Mehdi Kaldy*  
\_\_\_\_\_  
*Siham Fatmij*  
\_\_\_\_\_  
*Mohannes Eljefm*  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Finding of Fact Form

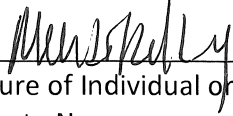
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using 885 N Shore Rd. Revere, MA 02151 for the following reasons:  
(streets)
- (a) Tow trucks will enter and exit the property using existing access points.
  - (b) The limited number of vehicles on site will minimize traffic impacts. The operation involves a limited number of company vehicles (approximately four).
  - (c) The property's location along a major roadway is appropriate for service vehicle operations.
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
- (a) The property provides sufficient parking space for approximately four tow trucks.
  - (b) Existing building facilities will support administrative and operational needs.
  - (c) The site will be maintained in an orderly and safe condition.

Date: 3/13/26

Respectfully submitted by: Mehdi Kaldy

Certification

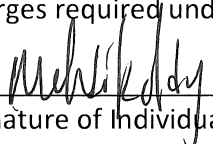
Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

  
\_\_\_\_\_  
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.

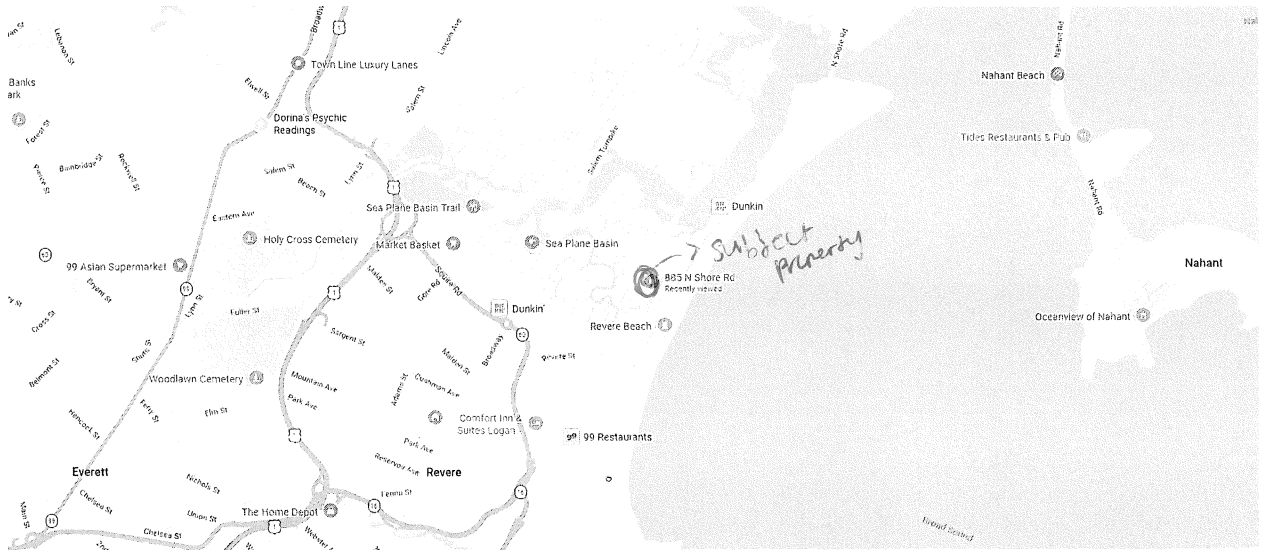
  
\_\_\_\_\_  
Signature of Individual or  
Corporate Name

by: \_\_\_\_\_  
Corporate Officer (if applicable)

## LOCUS MAP

**885 North Shore Road**

Revere, Massachusetts



Subject Property: 885 North Shore Road, Revere, MA 02151

Applicant: 128 Towing & Recovery LLC

Prepared for: City of Revere – Special Permit Application

Date: March 2026

**Business Use Description & Operations Summary**  
**128 Towing & Recovery**  
**885 North Shore Road, Revere, MA 02151**

128 Towing & Recovery proposes to operate a towing and roadside assistance service at 885 North Shore Road in Revere, Massachusetts. The property will primarily function as an operational base and dispatch location for the company's towing and roadside assistance activities within the surrounding service area. The attached stamped site plan reflects the current layout of the property and no structural changes are proposed. The applicant is leasing the space and requesting a special permit for this.

The site will be used for the parking and dispatching of company tow trucks, administrative coordination of towing services, and operational support related to roadside assistance and vehicle transport. The location will serve as a staging area for tow trucks responding to service calls throughout the region.

Operational activities at the property may include minor mechanical work directly related to towing and roadside assistance services. Such work may include battery replacements, tire changes, jump-starts, and other light servicing necessary to support towing operations. No major automotive repair, vehicle dismantling, body work, painting, or salvage activities will take place at the property.

Vehicles brought to the site will be held only on a temporary basis as part of normal towing operations. These vehicles will generally remain on-site for a short period before being transported to repair facilities, dealerships, insurance facilities, or returned to their owners. The property will not function as a long-term vehicle storage facility.

The site will accommodate approximately **four (4) tow trucks** operated by the company. A limited number of vehicles may temporarily be present on-site awaiting transport as part of normal towing operations.

Regular on-site business hours will be **8:00 AM to 6:00 PM**. Towing services may operate outside of these hours; however, on-site mechanical work and routine operational activity will generally occur during the stated business hours.

The proposed use is consistent with commercial and transportation-related activity and is intended to operate in a manner that minimizes impacts to surrounding properties. All operations will remain consistent with the use of the property as a towing and roadside assistance dispatch and operations location.



128Towing <128towing@gmail.com>

## Application Review Comments

fstringi@revere.org <fstringi@revere.org>  
Reply-To: fstringi@revere.org  
To: 128towing@gmail.com, amelnik@revere.org, lcavagnaro@revere.org

Tue, Feb 3, 2026 at 1:06 PM

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

From: Frank Stringi  
Date: February 03, 2026  
Application #: SPR26-000016  
Address: 885 NORTH SHORE RD  
Description: Towing/Repair shop  
Review Status: Denied

Thank you for your recent permit application for Towing/Repair shop. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

**Reviewer:** Frank Stringi, Community Development, Denied

1. This plan has been denied for the following reasons: In accordance with Section 17.16.040 a towing operations and storage business may only be allowed within the TED District by special permit of the City Council.

*NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.*

**Please do not reply to this automated email.** All resubmittals should be done using our online portal at [www.citizenserve.com/revere](http://www.citizenserve.com/revere) re-review. Furnishing the above requested information will help expedite the approval of your application.



# City of Revere

2-6-20  
paid  
CASH  
80

Patrick M. Keefe, Jr.  
Mayor

**BOARD OF ASSESSORS**  
Dana E. Brangiforte  
John J. Verrengia  
Mathew M. McGrath

## Request for Abutters List

Date: 2/6/20

Property Location: 885 N. Shore RD Revere MA 02151

Map: 10 Block: 188-A3 Parcel: 4 Unit:     

Property Owner: Michael

Is request for special permit or variance? YES:  NO:

If yes, then 300 Ft is required distance. If no, please indicate requested distance below

Requested Distance: 300 FT

Fee: \$ 80.00

Please make check payable to **City of Revere**

### Requester Information:

Name: Mehedi Kaldy

Address: 61 Proctor ave Revere

Telephone: 617 642 2737

RECEIVED  
REVERE ASSESSOR'S OFFICE  
2020 FEB -6 AM 10:58



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1: GB  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:

ASR Map: 10  
 Fact Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bid Reason:  
 Civi District:  
 Ratio:

139251  
 04/18/24  
 Insp Date  
 GIS Ref  
 User Acct  
 10/188A3/4/

Parcel ID 10-188A3-4

Entered Lot Size  
 Total Land: 11250  
 Land Unit Type: SF

Legal Description  
 THRU TO INTERVALE STREET SOLD  
 W/PC 001

Parcel ID 10-188A3-4

Parcel: 367.22

Total Value per SQ unit/ Card: 367.22

Total Value Building Value  
 221,900  
 221,900

Yard Items  
 200  
 200

Land Value  
 712,100  
 712,100

Total Value  
 934,200  
 934,200

Asses'd Value  
 934,200  
 934,200

Year End Roll  
 1/6/2026  
 10/30/2025

Notes  
 12/18/2024  
 11/11/2024  
 12/28/2023  
 11/20/2023  
 1/6/2023  
 06/20/24  
 11/11/23  
 04/18/24

Yard Items  
 258  
 258  
 258  
 258  
 258  
 258

Land Size  
 712,100  
 712,100  
 691,100  
 691,100  
 628,300  
 628,300  
 544,500  
 544,500

Total Value  
 934,200  
 934,200  
 889,700  
 889,700  
 761,800  
 761,800  
 669,000  
 669,000

Asses'd Value  
 934,200  
 934,200  
 889,700  
 889,700  
 761,800  
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 669,000  
 669,000

Year End Roll  
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 10/30/2025  
 12/18/2024  
 11/11/2024  
 12/28/2023  
 11/20/2023  
 1/6/2023  
 06/20/24  
 11/11/23

Notes  
 12/18/2024  
 11/11/2024  
 12/28/2023  
 11/20/2023  
 1/6/2023  
 06/20/24  
 11/11/23

Yard Items  
 258  
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Land Size  
 712,100  
 712,100  
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 628,300  
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Asses'd Value  
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Year End Roll  
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Notes  
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Yard Items  
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Land Size  
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Total Value  
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Asses'd Value  
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Year End Roll  
 1/6/2026  
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 12/18/2024  
 11/11/2024  
 12/28/2023  
 11/20/2023  
 1/6/2023  
 06/20/24  
 11/11/23

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	0.258	221,900	200	712,100	934,200
<b>Total Parcel</b>	<b>0.258</b>	<b>221,900</b>	<b>200</b>	<b>712,100</b>	<b>934,200</b>

Source: Market Adj Cost

Total Value per SQ unit/ Card: 367.22

Parcel: 367.22

Parcel ID 10-188A3-4

Entered Lot Size

Total Land: 11250

Land Unit Type: SF

Legal Description

THRU TO INTERVALE STREET SOLD

W/PC 001

Parcel ID 10-188A3-4

Parcel: 367.22

Total Value per SQ unit/ Card: 367.22

Total Value Building Value

221,900

Yard Items

200

Land Value

712,100

Total Value

934,200

Asses'd Value

934,200

Year End Roll

1/6/2026

Notes

12/18/2024

11/11/2024

12/28/2023

11/20/2023

1/6/2023

06/20/24

11/11/23

Yard Items

258

Land Size

712,100

Total Value

934,200

Asses'd Value

934,200

Year End Roll

1/6/2026

Notes

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
885		NORTH SHORE RD, REVERE

**OWNERSHIP**

Owner 1: 5R REALTY LLC

Owner 2:

Owner 3:

Street 1: 111 COTTAGE PARK RD

Street 2:

Town/City: WINTHROP

St/Prov: MA

Postal: 02152

**PREVIOUS OWNER**

Owner 1: H & H REALTY TRUST -

Owner 2: JOSEPH HOFFMAN TRUSTEE -

Street 1: 885 NORTH SHORE RD

Town/City: REVERE

St/Prov: MA

Postal: 02151

**NARRATIVE DESCRIPTION**

This parcel contains .258 Acres of land mainly classified as AUTOREP with a REPAIR GAR Building built about 1984, having primarily CORREG STL Exterior and 2544 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Description	Amount	Com. Int.

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z				Water		
o				Sewer		
n				Electr		
Census:						
Exempt						
Food Haz:						
D				Topo		
s				Street		
1				Gas		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUG	No of Units	Price/Units	Unit Type	Land Type	Factor	LT	Base Value	Unit Price	Adj	Neigh Inlu	Neigh Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	All Class	%	Spec Land Code	Fact Use Value	Notes
332	AUTOREP		11250		SITE		1.0	1.0	0	34.	1.86	CG								712,062				712,100	

Total A/G/H/A: 0.25826

Total SF/SqM: 11250

Parcel LUG: 332

AUTOREP

Prime NB Desc

COMM GOOD

Total: 712,062

Spl Credit

Total: 712,100

aprv

2027

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - REVERE

Database: AssessPro - REVERE

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Database: AssessPro - REVERE

**BUILDING PERMITS**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/1999	5612					C		COMM 4X10' FLAT F
3/13/1997	4290					C		COMM 40 SQ FT SIGN

**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	1st	Year
H & H REALTY TR	53495-114		8/20/2014	MULTIPLE PAR	232,000	No	No	
UNKNOWN	558/1		9/19/1997	PORTIONASSE	125,000	No	No	

**PAT ACCT.**

Date	Result	By	Name
4/18/2024	MEAS & INSP	336	MATT MCGRATH
11/30/2015	MEASURED	427	DEREK
5/9/2006	MEAS & INSP	335	JOMATHAN D

**ACTIVITY INFORMATION**

Sign: VERIFICATION OF VISIT REC'D DATA

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Sign: VERIFICATION OF VISIT REC'D DATA





**Patriot**  
 Properties Inc.

USER DEFINED  
 Prior Id # 1: GB  
 Prior Id # 2:  
 Prior Id # 3:  
 PRINT  
 Date Time  
 02/09/26 11:43:04  
 LAST REV  
 Date Time  
 06/18/24 15:20:42  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map: 10  
 Fed Dist:  
 Reval Dist:  
 Year:  
 Land Reason:  
 Bldg Reason:  
 CMI District:  
 Ratio:

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		ARGYLE ST, REVERE

**OWNERSHIP**

Owner 1:	5R REALTY LLC	Unit #:
Owner 2:		
Owner 3:		
Street 1:	1111 COTTAGE PARK RD	
Street 2:		
Town/City:	WINTHROP	
St/Prov:	MA	County
Postal:	02152	Own Occ:
		Type:

**PREVIOUS OWNER**

Owner 1:	H & H REALTY TRUST -
Owner 2:	JOSEPH HOFFMAN TRUSTEE -
Street 1:	885 NORTH SHORE RD
Town/City:	REVERE
St/Prov:	MA
Postal:	02151

**NARRATIVE DESCRIPTION**

This Parcel contains .293 Acres of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Description	Amount	Com. Int.

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
392	0.293			112,200	112,200
Total Card: 0.293					
Total Parcel: 0.293					
Source: Market Adj Cost Total Value per SQ unit/Card: N/A /Parcel: N/A					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2026	392	FV	112,200	0	0.293	112,200	112,200	112,200
2025	392	FV	108,900	0	0.293	108,900	108,900	108,900
2024	392	FV	99,000	0	0.293	99,000	99,000	99,000
2023	392	FV	85,800	0	0.293	85,800	85,800	85,800
2022	392	NC	0	0	0.293	85,800	85,800	85,800

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
H & H REALTY TR	53495-114		8/20/2014	MULTIPLE PAR	232,000	No	No	SHERIFF'S SALE
UNKNOWN	21752311		9/19/1997	PORTION/ASSE	125,000	Yes	No	

**TAX DISTRICT**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F Descr	Comment

**BUILDING PERMITS**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F Descr	Comment

**PAT ACCT.**

Date	Result	By	Name
3/26/2024	VACANT	336	MATT MCGRATH
11/10/2015	VACANT	372	Patrick W
4/26/2007	VACANT	336	MATT MCGRATH

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/26/2024	VACANT	336	MATT MCGRATH
11/10/2015	VACANT	372	Patrick W
4/26/2007	VACANT	336	MATT MCGRATH

Total A/G/H/A	0.29270	Total SF/S/M	12750	Parcel LUC	392	UNDEV	Prime NB Desc	COMM AVG	Total	112,164	Spl Credit	Total	112,200
---------------	---------	--------------	-------	------------	-----	-------	---------------	----------	-------	---------	------------	-------	---------

**EXTERIOR INFORMATION**

Type:	
Sly Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

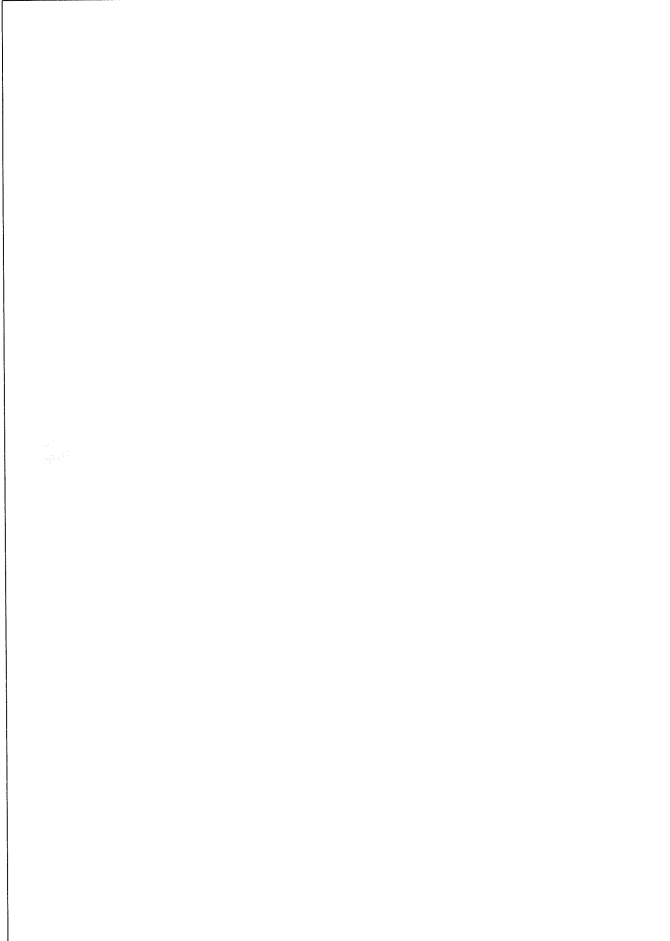
**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other Fix:	Rating:

**COMMENTS**

<b>RESIDENTIAL GRID</b>	
1st Res Grid Desc:	# Units
Level FY LR DR D K FR RR BR FB HB L	0

**SKETCH**



**GENERAL INFORMATION**

Grade:	
Year Bilt:	Eff Yr Bilt:
All LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**INTERIOR INFORMATION**

Avg Ht/Fl:	
Prim Int Wal:	
Sec Int Wal:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Con Wal:	

**DEPRECIATION**

Phys Cond:	0.0%
Functional:	
Economic:	
Special:	
Override:	
Total:	0%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 16.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WAAs/SQ:		AVRate:	Ind Val	
Juris. Factor:		Before Depr:	0.00	
Special Features: 10		Val/Su Net:		
Final Total: 10		Val/Su Szad		

**MOBILE HOME**

Make:	
Model:	
Year:	
Color:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	VIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris Value

PARCEL ID 10-188A3-1

**IMAGE**

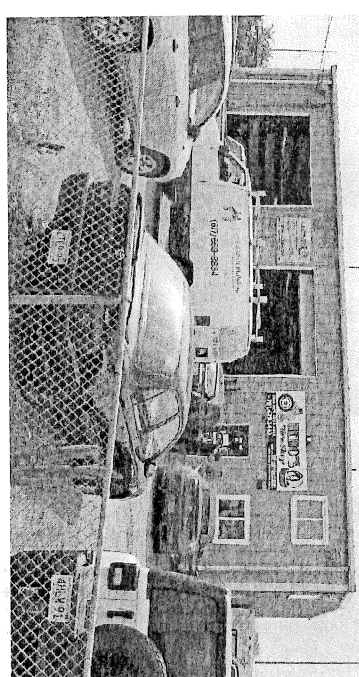
AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value

**SUB AREA DETAIL**

Sub Area	% Ushl	Descrip	% Type	Qu # Ten

Net Sketched Area:	Gross Area	Total

NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-187E-10 LUC: 930	922 NORTH SHORE RD FAN ZHIYUAN 922 NORTH SHORE RD REVERE, MA 02151	10-188F-13A LUC: 104	888 NORTH SHORE RD LINEHAN LOIS A 888 NORTH SHORE RD REVERE, MA 02151	10-188F-25 LUC: 101
NORTH SHORE RD CITY OF REVERE 281 BROADWAY REVERE, MA	10-187E-10A LUC: 931	NORTH SHORE RD BONA WILLIAM J 916 NORTH SHORE RD REVERE, MA 02151	10-188F-15 LUC: 132	NORTH SHORE RD LINEHAN LOIS A 888 NORTH SHORE RD REVERE, MA 02151	10-188F-26 LUC: 132
907 NORTH SHORE RD TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-187E-11 LUC: 392	916 NORTH SHORE RD BONA WILLIAM J 916 NORTH SHORE RD REVERE, MA 02151	10-188F-16 LUC: 101	NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-27 LUC: 930
NORTH SHORE RD CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	10-187E-9 LUC: 930	NORTH SHORE RD CITY OF REVERE C/O MAYORS OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-17 LUC: 930	11 ELLERTON ST CHEA SOEUN LEY SREYLEAK 11 ELLERTON ST REVERE, MA 02151	10-188F-4A LUC: 101
GLENDALE ST METROPOLITAN DISTRICT COMMISIO OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	10-188A1-28A LUC: 920	NORTH SHORE RD CITY OF REVERE C/O MAYORS OFFICE 281 BROADWAY REVERE, MA 02151	10-188F-18 LUC: 930	15 ELLERTON ST MENDES LEOMAR 15 ELLERTON ST REVERE, MA 02151	10-188F-5 LUC: 104
MARSH JUNCTION METROPOLITAN DISTRICT COMMISSI OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	10-188A2-1 LUC: 920	906 NORTH SHORE RD 906 NORTSHORE ROAD REALTY TRU RINCON OLGA TRUSTEE 906 NORTH SHORE RD REVERE, MA 02151	10-188F-19 LUC: 104	17 ELLERTON ST SWAN JOSEPH G MATRANGA KIMBERLY A 17 ELLERTON ST REVERE, MA 02151	10-188F-6 LUC: 101
ARGYLE ST 5R REALTY LLC 111 COTTAGE PARK RD WINTHROP, MA 02152	10-188A3-1 LUC: 392	3 ELLERTON ST MAUREEN E FIORE REALTY TRUST FIORE MAUREEN E TRUSTEE 3 ELLERTON ST REVERE, MA 02151	10-188F-1A LUC: 104	24 ELLERTON ST MULCAHY MARY 24 ELLERTON ST REVERE, MA 02151	10-188G-20A LUC: 104
INTERVALE ST TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-188A3-2 LUC: 392	9 ELLERTON ST TUCKER MICHAEL 9 ELLERTON ST REVERE, MA 02151	10-188F-1B LUC: 101	12 ELLERTON ST PINEDA MARIO PINEDA ROSIN 12 ELLERTON ST Revere, MA 02151	10-188G-23 LUC: 101
891 NORTH SHORE RD TASSILI SOCIETY CORPORATION C/O ABDE BENZELLAT 8 GRAND VIEW PL LYNN, MA 01902	10-188A3-3 LUC: 330	NORTH SHORE RD POSTOLACHE IONEL 890 NORTH SHORE RD REVERE, MA 02151	10-188F-20A LUC: 130	16 ARGYLE ST TEJADA YAHAHIRA 16 ARGYLE ST REVERE, MA 02151	10-188G-24 LUC: 101
885 NORTH SHORE RD 5R REALTY LLC 111 COTTAGE PARK RD WINTHROP, MA 02152	10-188A3-4 LUC: 332	890 NORTH SHORE RD POSTOLACHE IONEL 890 NORTH SHORE RD REVERE, MA 02151	10-188F-22A LUC: 104	GLENDALE ST METROPOLITAN DISTRICT COMMISSI OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	11-188A1-9A LUC: 920

GLADYS ST CITY OF REVERE C/O MAYOR'S OFFICE 281 BROADWAY REVERE, MA 02151	11-188C-1 LUC: 930	5 INTERVALE ST DIMARZIO ZOE A 5 INTERVALE ST REVERE, MA 02151	11-188D-2 LUC: 101	BEVERLY ST WASHINGTON DEIRDRE R 854 NORTH SHORE RD REVERE, MA 02151	11-188I-10 LUC: 132
INTERVALE ST VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-10 LUC: 132	INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-3 LUC: 106	856 NORTH SHORE RD SANCHEZ GLADYS CASTANO 856 NORTH SHORE RD REVERE, MA 02151	11-188I-12 LUC: 101
INTERVALE ST CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	11-188C-11A LUC: 930	11 INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-4 LUC: 101		
857 NORTH SHORE RD VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-2 LUC: 101	INTERVALE ST DASHWOOD REALTY TRUST NUGENT JR JOSEPH TRUSTEE 11 INTERVALE ST REVERE, MA 02151	11-188D-5 LUC: 132		
861 NORTH SHORE RD WIN WIN PROPERTIES LLC 165 HANCOCK ST BRAintree, MA 02184	11-188C-3 LUC: 101	INTERVALE ST METROPOLITAN DISTRICT COMMISS OFFICE OF THE GENERAL COUNSEL 20 SOMERSET ST BOSTON, MA 02108	11-188D-6A LUC: 920		
865 NORTH SHORE RD HOLLOWACHUK JUSTIN 154 TRENTON ST EAST BOSTON, MA 02128	11-188C-4 LUC: 104	23 ARGYLE ST ALCANTARA JULIO ALARCON MARIA 23 ARGYLE ST REVERE, MA 02151	11-188H-14A LUC: 101		
867 NORTH SHORE RD TAVERAS MELVIN VARGAS FRANCESCA 867 NORTH SHORE RD Revere, MA 02151	11-188C-5A LUC: 104	27 ARGYLE ST LOPEZ BERNARDO 27 ARGYLE ST REVERE, MA 02151	11-188H-17 LUC: 104		
28 INTERVALE ST RECUPERO RAY P O BOX 78 REVERE, MA 02151	11-188C-7 LUC: 104	ARGYLE ST LOPES BERNARDO 27 ARGYLE ST REVERE, MA 02151	11-188H-18 LUC: 132		
18 INTERVALE ST ASHRAF FARIHA OCHOA AND LUCILA 18 INTERVALE ST REVERE, MA 02151	11-188C-8 LUC: 105	30 BEVERLY ST RUIZ JUNIOR M 30 BEVERLY ST Revere, MA 02151	11-188H-19A LUC: 104		
INTERVALE ST VERCELLIN MEAGHAN L 857 NORTH SHORE RD REVERE, MA 02151	11-188C-9 LUC: 106	26 BEVERLY ST MEJIA CLAUDIA 26 BEVERLY ST Revere, MA 02151	11-188H-22 LUC: 101		

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS OF THE  
ASSESSOR'S OFFICE OF THE  
CITY OF REVERE

*Susan Shaffer*

DATE: 2-9-26







## CITY OF REVERE

Patrick M. Keefe Jr.

Mayor

July 8, 2026

The Honorable City Council  
Revere City hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable Revere City Council,

I write in support of the attached Title 1 addition: section 1.10.030, AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE CITY OF REVERE.

This section will further maintain consistency, historical accuracy, and meaningfulness in the process of naming and renaming city property. If you have any questions, please reach out to my office. Thank you for your consideration.

Regards,

Patrick M. Keefe Jr.

**AN ORDINANCE ESTABLISHING REGULATIONS FOR NAMING CITY PROPERTY IN THE  
CITY OF REVERE:**

**WHEREAS,** it is the goal of the City to reserve naming or renaming public property for circumstances that will best serve the interests of the City and to ensure a worthy and enduring legacy for the City's public property.

**WHEREAS,** the naming of public property is a matter of significant public interest that deserves careful consideration.

**WHEREAS,** this ordinance is meant to establish a systematic, consistent, and transparent approach to naming the City's public property.

*Be it ordained as follows:*

**SECTION 1.** Title 1 of the Revised Ordinances of the City of Revere is hereby amended by inserting new section 1.10.030:

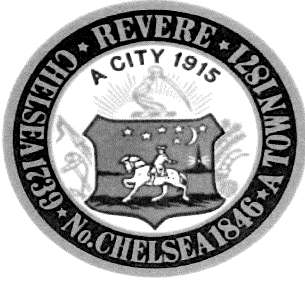
**§ 1.10.030 Naming public property.**

- A. City-owned property may only be named or renamed via a motion introduced by the City Council or a communication from the Mayor. All names require approval from the City Council and Mayor.
- B. For purposes of this section, property shall mean any building, structure, open space, square, or park that is owned, leased, or operated by the City of Revere. Per Massachusetts General Law c. 43, § 33, this section shall not apply to public school buildings, parts of public school buildings, or areas located on public school grounds.
- C. When City-owned property is newly acquired, renovated, or constructed, the following guidelines shall be followed for the purpose of dedicating a name to the property:
  1. If property is proposed to be named after an individual person: the person must have made a significant, positive contribution to the City of Revere; and, the person for whom property may be named shall have been deceased for at least ten (10) years so that their contribution to the City will have stood the test of time.
  2. If property is not proposed to be named for an individual person, it shall be named based on the property's relationship to any of the following: the neighborhood or geographic location of the property; the property's purpose; a natural or geological feature relevant to the property; or, a historical event or structure relevant to the property's location.

- D. Portions of property, such as an interior room, entryway, or hall within a structure, may be named for an individual, alive or deceased, who has made a significant positive contribution to the City of Revere.
- E. See § 12.04.020 of the Revere Revised Ordinances for the naming of public ways, and Chapter 12.22 of the Revere Revised Ordinances for the dedication of memorial poles.

**SECTION 2.** This ordinance shall take effect upon its passage.

DRAFT



**City of Revere**  
**CFO/City Auditor/Budget Director**  
281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor/Budget Director**

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July 8, 2026

Anthony Zambuto, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: FY2026 Year End Free Cash and Retained Earnings Appropriations

Dear Council President Zambuto,

Please find attached a copy of a verification of available funds for the following requests for Free Cash appropriations. A summary of the reasoning for the requests is listed below.

- Fire Overtime: \$435,000
  - a. This appropriation is to fund the overtime account that was overspent to open to recently constructed Point of Pines Fire Station. We expect this figure to be substantially lower in FY2027 due to the hiring of personnel over the past several months.
- Revere Partnership: \$140,000
  - a. This appropriation is for an annual contribution to the Partnership to help with the Revere Beach International Sand Sculpting Festival.
- Workers' Compensation Trust: \$539,998
  - a. This appropriation will cover the deficit incurred for workers compensation cases for FY2026.
- Water Meter Replacement – Citywide: \$70,000
  - a. This appropriation is to replace any faulty water meters as needed to ensure accurate water billing citywide.
- DPW Overtime:\$62,604
  - a. This appropriation is needed to fund the overtime account for DPW for FY2026 operations.

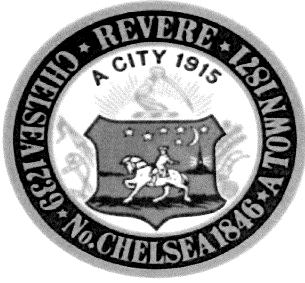
I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Assunta Newton, Assistant Budget Director

Attachment



**City of Revere**  
**Chief Financial Officer/City Auditor**  
 281 Broadway  
 Revere, MA 02151  
 Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor**

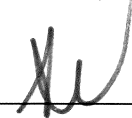
MEMORANDUM

To: Mayor Patrick M. Keefe, Jr.  
 From: Richard Viscay  
 Cc: Assunta Newton, Assistant Budget Director  
 Date: July 8, 2026  
 RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Free Cash (01001-596000)	\$1,114,998
	<i>Available Balance:</i>	<i>\$1,114,998</i>
TO:	Sand Sculpting Festival (18261-570010)	\$140,000
TO:	Fire Overtime (012201-510900)	\$435,000
TO:	Workers' Compensation Trust (84041-497000)	\$539,998

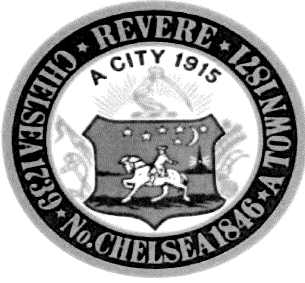
Based on the amount available as of July 8, 2026, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_



# City of Revere Chief Financial Officer/City Auditor

281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

Richard Viscay  
CFO/City Auditor

---

MEMORANDUM

To: Mayor Patrick M. Keefe, Jr.  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: July 8, 2026  
RE: Verification of Available Funds for Authorization and Transfer

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The attached request asks that funds be transferred as follows:

FROM:	Water Sewer Enterprise Retained Earnings (60001-596000)	\$132,604
	<i>Available Balance:</i>	<i>\$132,604</i>
TO:	WSD Overtime (604301-510900)	\$62,604
TO:	Water Meters (604304-544502)	\$70,000

Based on the amount available as of July 8, 2026, there are sufficient funds to support such a transfer.

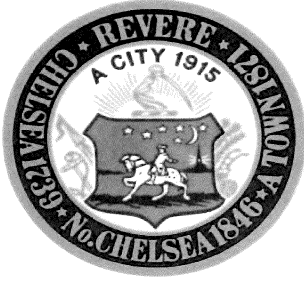
Account verified by \_\_\_\_\_

Reviewed by \_\_\_\_\_

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For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_



**City of Revere**  
**CFO/City Auditor/Budget Director**  
281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor/Budget Director**

---

July 8, 2026

Anthony Zambuto, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: FY2026 Year End Transfers

Dear Council President Zambuto,

Please find attached a copy of General Fund and Enterprise Fund transfers necessary to ensure that the City closes fiscal year 2026 with no appropriation deficits.

I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Assunta Newton, Assistant Budget Director

Attachment

**CITY OF REVERE  
FISCAL YEAR END TRANSFERS  
6/30/2026**

**GENERAL FUND**

*ACCOUNT FROM:*

HUMAN RESOURCES	CONT SRVS	011252	525000	29,000
INFORMATION TECH	CONT SRVS	011402	525000	40,000
ASSESSORS	REVAL.	011412	521700	36,000
ELECTION	OTHER SAL	011621	510101	21,000
COMMUNITY DEVELOPME	CONT SRVS	011822	525000	36,000
POLICE	COMPT. SRV	012102	522400	53,000
RECC	CONT SRVS	012302	525000	496,326
PARKING	CROSS GDS	012951	517100	48,000
DEPT OF PUBLIC WORKS	ST LIGHTS	014202	520400	90,000
PUBLIC HEALTH DEPT	PERM SAL	015221	510100	64,000
VETERANS	VETS BENEF	015437	571500	387,000
WELLNESS CENTER	OTHER SAL	016511	510101	26,000
UNCLASSIFIED	INSURANCE	019407	570900	21,000

1,347,326

*ACCOUNT TO:*

MAYORS OFFICE	SICK LEAVE	011211	516600	6,900
CONSTITUENT SERVICES	SICK LEAVE	011271	516600	2,000
AUDITING	PERM SAL	011351	510100	52,000
PURCHASING	SICK LEAVE	011381	516600	3,625
INFORMATION TECH	SICK LEAVE	011401	516600	8,800
ASSESSORS	SICK LEAVE	011411	516600	11,000
TREASURER/COLLECTOR	SICK LEAVE	011451	516600	15,500
TREASURER/COLLECTOR	NOTES BOND	011459	591200	40,000
SOLICITOR	SICK LEAVE	011511	516600	5,900
CITY CLERK	SICK LEAVE	011611	516600	8,000
LICENSE COMMISSION	PERM SAL	011651	510100	1
COMMUNITY DEVELOPME	PERM SAL	011821	510100	35,000
ENGINEERING	SICK LEAVE	011841	516600	5,000
ENGINEERING	CONT SRVS	011842	525000	16,000
POLICE	OTHER SAL	012101	510101	179,000
POLICE	SICK LEAVE	012101	516600	63,500
FIRE	OVERTIME	012201	510900	560,000
FIRE	SICK LEAVE	012201	516600	180,200
FIRE	AUTO MAINT	012202	524200	16,000
MUNICIPAL INSPECTIONS	OVERTIME	012411	510900	10,500
DEPT OF PUBLIC WORKS	PERM SAL	014261	510100	41,000
LIBRARY	PERM SAL	016101	510100	6,600
PARKS AND RECREATION	CUST	016501	510103	23,750
PARKS AND RECREATION	SICK LEAVE	016501	516600	3,050
UNCLASSIFIED	CONTRIB	019111	511800	54,000

1,347,326

**CITY OF REVERE  
FISCAL YEAR END TRANSFERS  
6/30/2026**

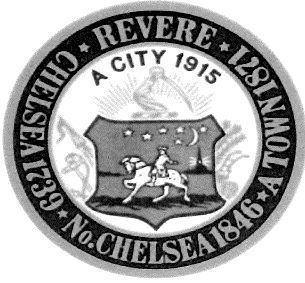
WATER/SEWER ENTERPRISE FUND

*ACCOUNT FROM:*

WATER SEWER ENTERPR OVERTIME	604301	510900	400	
WATER SEWER ENTERPR MWRA-SEWER	604302	521200	59,000	
				59,400

*ACCOUNT TO:*

WATER SEWER ENTERPR COMP SVCS	604302	522400	20,000	
WATER SEWER ENTERPR NOTES BOND	604309	591200	39,400	
				59,400



**City of Revere**  
**CFO/City Auditor/Budget Director**  
281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

**Richard Viscay**  
**CFO/City Auditor/Budget Director**

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July 8, 2026

Anthony Zambuto, City Council President  
Revere City Hall  
281 Broadway  
Revere, MA 02151

RE: Community Improvement Trust appropriations

Dear Council President Zambuto,

Please find attached a copy of a verification of available funds for the following requests from the City's Community Improvement Trust Fund for the following projects.

Legion Landscaping- 25,000

- Request for Cit funding to provide instant gratification and a better product of the newly installed Legion landscape feature. Funds will be used to install a new irrigation system, trees, sod, and a drainage leaching basin for the legion roof leaders.

Freeman St Fire Station Repairs- 570,000

- Freeman St. Fire Station apparatus floor slab requires a full depth slab replacement as outlined in the structural evaluation. The current condition of this frequently used facility creates safety concern. The current imposed load from the 43,000 lb. fire engine may currently exceed the reduced capacity of the deteriorated slab and should be addressed as soon as possible.

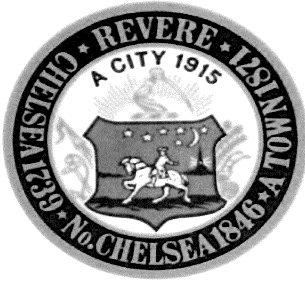
I will be attending Monday's meeting to answer any questions that may arise, however, in the meantime, please do not hesitate to contact me in advance if you have any questions.

Best regards,

Richard Viscay  
Chief Financial Officer/City Auditor/Budget Director

Cc: Patrick M. Keefe, Jr., Mayor  
Assunta Newton, Assistant Budget Director  
Chris Ciaramella, Superintendent of DPW

Attachment



# City of Revere CFO/City Auditor

281 Broadway  
Revere, MA 02151  
Tel: (781) 286-8131

Richard Viscay  
CFO/City Auditor

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## MEMORANDUM

To: Mayor Patrick M. Keefe, Jr  
From: Richard Viscay  
Cc: Assunta Newton, Assistant Budget Director  
Date: July 8, 2026  
RE: Verification of Available Funds for Authorization and Transfer

---

The attached request asks that funds be transferred as follows:

FROM:	Community Improvement Trust (84051-596000)	\$ 595,000
	<i>Available Balance:</i>	\$ 2,142,808
TO:	Legion Landscaping (40421-497000)	25,000
	<i>Original Certification:</i>	\$ 0.00
TO:	Freeman St Fire Station Repairs (40511-497000)	570,000
	<i>Original Certification:</i>	\$ 0.00

Based on the amount available as of July 8, 2026, there are sufficient funds to support such a transfer.

Account verified by \_\_\_\_\_

Reviewed by \_\_\_\_\_

---

For Audit Use Only:

CO# \_\_\_\_\_ DATE \_\_\_\_\_ ENTRIES MADE BY \_\_\_\_\_

# MEMORANDUM

**TO:** Christopher Ciaramella  
Department of Public Works, City of Revere, MA

**FROM:** Qiang Shen, PE; Marselo Marulanda  
Weston & Sampson

**DATE:** May 20, 2026

**SUBJECT:** Freeman Street Fire Station – Revere, MA  
Structural Evaluation of Existing Apparatus Floor Slab

---

Dear Mr. Ciaramella,

We are writing to provide a detailed assessment and our professional recommendation regarding the structural integrity of the apparatus floor structures at the above-mentioned city fire station in Revere, MA, based on our site visit conducted on January 14, 2026.

## **Existing Fire Station Building**

The fire station is a two-story structure with a basement. The building construction consists of:

- Exterior walls: Brick masonry
- Floor framing: Concrete floor beams supporting concrete slab floors
- Basement: Utilized as a utility and storage space
- Lower floor: Contains two apparatus bays, accommodating fire trucks and equipment
- Upper floor: Serves as sleeping quarters and support space for fire personnel



*Building Front View (East side)*



*Building Side View (North side)*



*Building Rear View (West side)*

## Observations and Findings

The findings below are based on visual observation during the site visit. Further investigation or tests may be needed to determine the integrity and safety of the floor slab. The following key findings were made:

### Left Bay

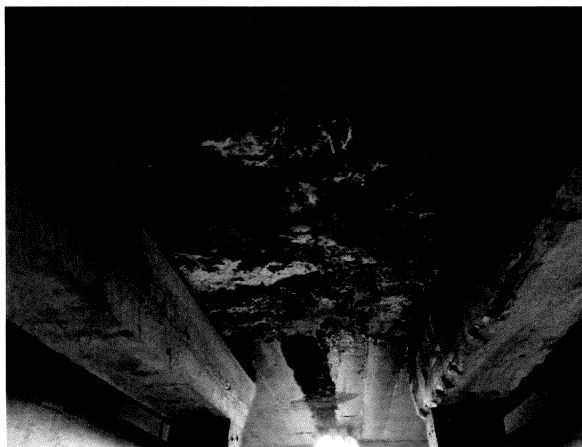
- The concrete floor slab exhibits visible cracking throughout, with noticeable sagging/deflection in multiple areas.
- Surface deterioration is present on the top side of the slab, including scaling and erosion. The deterioration appears consistent with long-term exposure to de-icing salts.
- The underside of the slab shows areas of concrete spalling. In some locations, reinforcing steel may be exposed or at risk of exposure.
- The slab is currently shored with temporary wood columns and beams.
- The bay is used to store a fire engine with an approximate weight of 43,000 lbs.

### Right Bay

- The concrete slab in the right bay appears to be in comparatively better condition.
- Minor surface wear is present but no significant sagging or widespread spalling was observed.
- This bay is used for light vehicles only.

### Structural Concerns

- The combination of cracking, sagging, surface erosion, and underside spalling in the left bay indicates potential reduced structural capacity.
- Deterioration consistent with chloride-induced reinforcement corrosion is suspected.
- The presence of temporary wood shoring suggests that previous structural concerns have been identified.
- The current imposed load from the 43,000 lb fire engine may exceed the reduced capacity of the deteriorated slab.



*Concrete Spalling and Shoring (Left Bay)*



Floor Corrosion and Cracking (Left Bay)



Floor Shoring (Left Bay)



Fire Engine Vehicle Specified Weight and Wheel Loads (Left Bay)



Floor Condition (Right Bay)

## Structural Analysis

Due to the lack of existing construction drawings and specifications, the following analysis assumptions were made for analysis purposes:

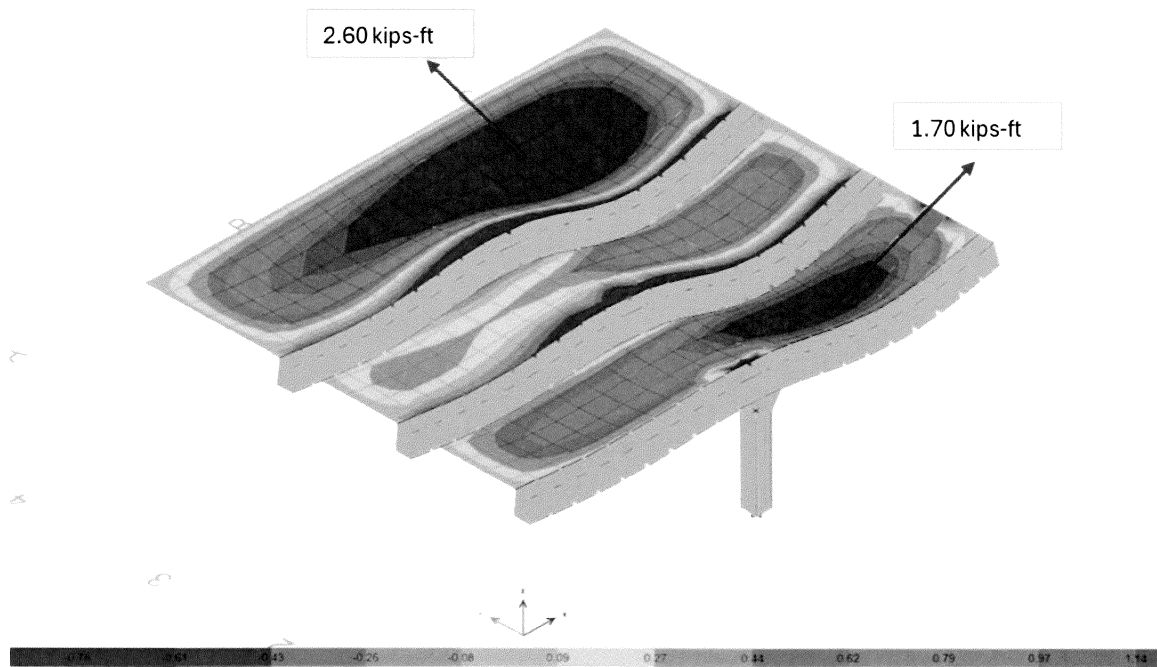
- Typical concrete compressive strength (early 1900s)  $\sim 1,500\text{--}2,500$  psi was common. Some poorer mixes or early mass concrete could be as low as  $800\text{--}1,200$  psi.
  - In the analysis, concrete compressive strength,  $f'_c = 1,500$  psi is assumed.
- Typical rebar (reinforcing steel) strength in the 1900s (from late 1800s to 1910):
  - Material: mild steel or wrought iron
  - Yield strength:  $F_y = 30,000$  psi
  - Ultimate strength:  $F_u = 48,000\text{--}55,000$  psi
  - When assessing historic structures, engineers often assume 30 ksi yield unless testing proves otherwise.
  - In the analysis, reinforcement yield strength,  $F_y = 30$  ksi is assumed.
- The floor slab was measured as 6" in thickness. Due to the poor condition and section loss of the rebars by corrosion, the floor slab reinforcing is assumed to #3 bars at 12" on the center spacing at each direction in this analysis.

ETABS Concrete Structure analysis software was used in this analysis. The following charts show the results of the analysis which indicate severe overstress in the slab.

Slab Flexure Capacity:

FLEXURE CAPACITY		
<b>b (in)</b>	12	
<b>h (in)</b>	6	
<b>d (in)</b>	4.5	
<b>f'c (psi)</b>	1500	
<b>fy (psi)</b>	33000	
<b>As (in<sup>2</sup>)</b>	0.11	#3 @ 12"
<b>a (in)</b>	0.24	
<b>c (in)</b>	0.28	
$\epsilon_s$	0.045	
$\phi$	0.90	
<b><math>\phi</math>Mn (kips-ft)</b>	1.19	
<b>Mu (kips-ft)</b>	2.60	
<b>d/c</b>	2.18	

Stress ratio: 218% overstressed.

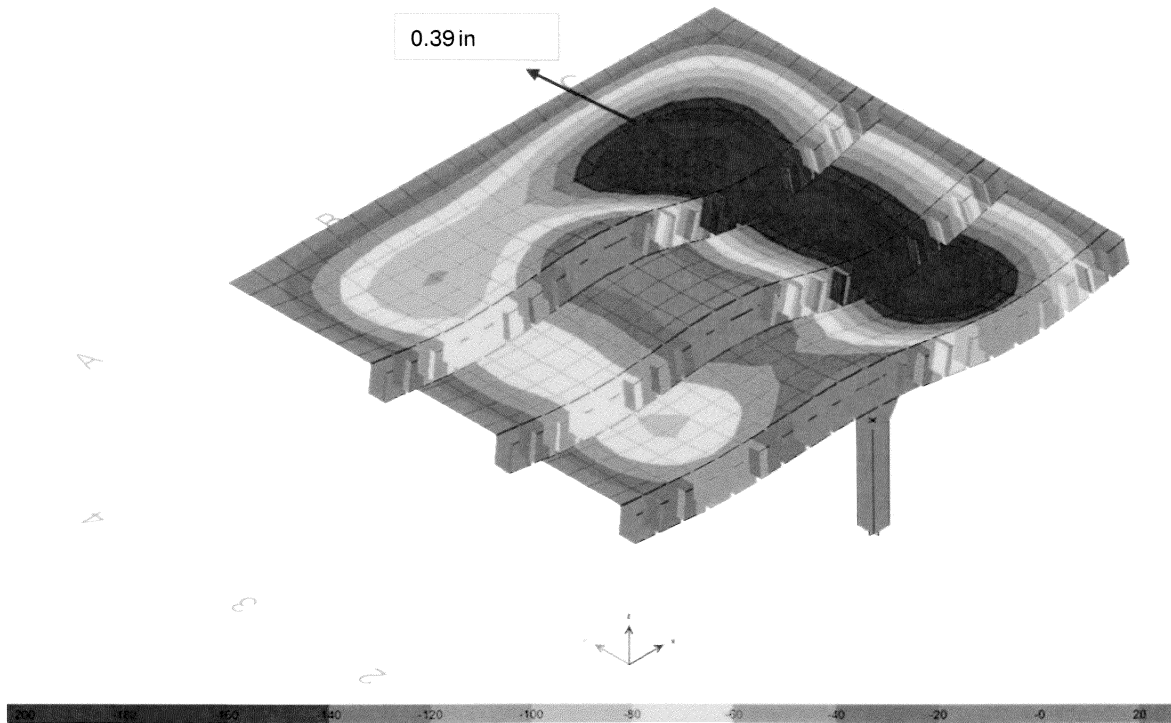


Slab Flexural Results

Slab Deflection Limit:

DEFLECTION LONG TERM	
$\Delta D$ (in)	0.082
$\Delta L$ (in)	0.144
$\Delta D + L$ (in)	0.22
$\lambda$	2
$\Delta D_{LT}$ (in)	0.246
$\Delta L_{LT}$ (in)	0.144
$\Delta_{LT, Total}$ (in)	0.39
L (ft)	9.2
L/240	0.46
L/360	0.31

Live load deflection ratio: 47%



Slab Deflection Results

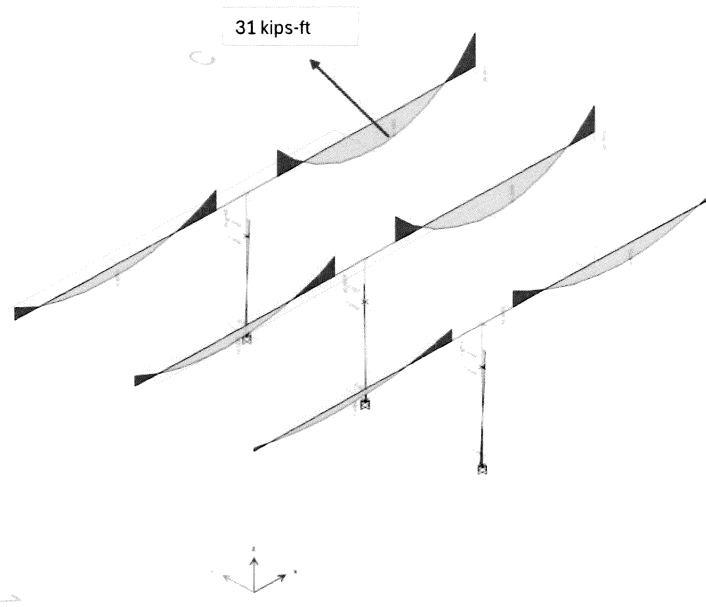
Concrete Floor Beam Flexure Capacity:

FLEXURE CAPACITY	
<b>b (in)</b>	12
<b>h (in)</b>	18
<b>d (in)</b>	16.5
<b>f'c (psi)</b>	1500
<b>fy (psi)</b>	33000
<b>As (in<sup>2</sup>)</b>	0.88
<b>a (in)</b>	1.90
<b>c (in)</b>	2.23
<b>ε<sub>s</sub></b>	0.019
<b>φ</b>	0.90
<b>φMn (kips-ft)</b>	33.87
<b>Mu (kips-ft)</b>	31.00
<b>d/c</b>	0.92

2#6

SHEAR CAPACITY	
<b>φVn (kips)</b>	11.50
<b>Vu (kips)</b>	13.42
<b>d/c</b>	1.17

Flexural stress ratio: 92%.  
 Shear stress ratio: 117%, overstressed.



*Floor Beam Flexural Results*

## Results and Recommendations

Based on the observed structural deficiencies and analysis, the following result is concluded:

- The left bay slab is severely damaged and overloaded. The concrete beams and columns are in a fair condition.

The following measures are recommended to ensure the stability of overall structure:

### Material Testing

- Perform in-place concrete compressive strength testing (cores or equivalent).
- Conduct chloride ion content testing at varying depths within the slab.
- Evaluate reinforcing steel condition where spalling has occurred.

### Load Restrictions

- Consider restricting heavy vehicle parking in the left bay until structural adequacy is confirmed.
- Evaluate the safety and adequacy of the existing temporary shoring.

### Repair or Replacement

- Based on testing and analysis results, develop a repair strategy which may include:
  - Partial-depth or full-depth slab repair
  - Reinforcement replacement
  - Cathodic protection or corrosion mitigation measures
  - Full slab replacement if required

## Repair Options

### Option 1 - Full depth slab replacement:

- Remove full depth of left bay slab and replace it with a new concrete slab. Add new steel beams and columns between the existing concrete beams to shorten the new concrete slab spans.

### Option 2 - Partial slab replacement and a new slab underneath:

- Add a new supporting steel framing and slab under existing floor slab. Remove and resurface the top of existing slab.

### Option 3 - Backfill the basement:

- Reroute and relocate the existing utility in the basement and backfill the existing basement with light-weight flowable concrete fill.

A detailed structural analysis should be conducted using the results of floor slab and supporting member material testing prior to the development of repair plans or specifications for the options noted above.

### Estimated Repair Options Construction Cost

Slab Repair and Service Opinion of Probable Cost Estimate			
		Left Apparatus Bay	Both Apparatus Bays
Option 1 - Full depth slab replacement	400 sf for left bay and 800 sf for total area. including demo and new steel support	\$200,000	\$400,000
Option 2 - Partial slab replacement and a new slab underneath	Repair existing concrete slab including new steel support and new slab	\$250,000	\$450,000
Option 3 - Backfill the basement	Reroute and relocate existing utilities.  The flowable fill placement cost is around \$350 cu yd. Total volume is 150 cu yd. Concrete foundation and CMU retaining wall 25 ft for \$200 per sq ft. Repair existing slab.	\$260,000	\$520,000
Construction Administration (10%)	Permitting, Site Observations, Inspections	\$26,000	\$52,000
GC Cost (10%)	Insurance and misc	\$26,000	\$52,000
Safety measure	Temp. shoring and site cleaning and mitigation	\$30,000	\$40,000
Contingencies (25%)	Including contingency for unexpected field condition	\$65,000	\$130,000
<b><u>Grand Total</u></b>		<b><u>\$347,000 to \$407,000</u></b>	<b><u>\$674,000 to \$794,000</u></b>

The contingency allowances are expected to decrease as the final design is completed. This cost estimate is based solely on the information currently available to Weston & Sampson. A more accurate construction cost estimate will be developed once the engineering design work is finalized.

The estimated engineering design fee is \$70,000 to \$90,000 which is not included in the construction cost.

**Conclusion**

The left bay concrete slab shows significant signs of structural distress and deterioration that may compromise its load-carrying capacity, particularly under heavy apparatus loading. Immediate evaluation through testing and engineering analysis is recommended to determine appropriate corrective action.

The right bay slab is currently in serviceable condition but should be periodically monitored for future deterioration.

The Weston & Sampson team is prepared to provide further technical assistance and support throughout the process to ensure the highest level of efficiency and safety.

Should you require any additional information or clarification regarding our assessment, please do not hesitate to contact us.

Sincerely,

Qiang Shen, PE  
Structural Engineer

Marselo Marulanda  
Structural Engineer