



## CITY COUNCIL

### Regular Meeting

In accordance with Governor Baker's March 12, 2020 Executive Order, please be advised that this meeting of the Revere City Council will be held by remote participation only.

Join Zoom Meeting Using Link:

<https://us02web.zoom.us/j/84235626402>

Meeting ID: 842 3562 6402

Or Telephone: +1 312-626-6799

Calendar

Monday, October 5, 2020, 6:00 PM

#### **4:00PM Public Works Sub-Committee Meeting**

#### **4:30PM Appointments Sub-Committee Meeting**

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

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

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of September 28, 2020
3. **20-307** Motion presented by Councillor Visconti, Councillor McKenna, Councillor Zambuto, City Councillor Guinasso, Vice-President Novoselsky, Councillor Giannino, Councillor Powers, President Keefe, Councillor Serino, Councillor Morabito: That the City Council award a Certificate of Commendation to Pastor Nick Granitsas of the First Congregational Church on the occasion of his retirement after 46 years of service to the City of Revere.
4. **20-310** Motion presented by Councillor Rotondo, President Keefe: That a Certificate of Commendation be awarded to Officer Raul Goncalves for his actions in preventing a potential tragedy in June when he saved the life of a toddler who ran into Park Avenue.

#### **Public Works Sub-Committee Report**

5. **20-274** National Grid to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public ways on Railroad Street, Winthrop Avenue, Washburn Avenue, Endicott Avenue, Revere, MA 02151.

#### **Appointments Sub-Committee Report**

6. **20-324** Comm. from the Mayor relative to the appointment of Janine Grillo Marra to Human Rights Commission.

7. **20-325** Comm. from the Mayor relative to the appointment of Jalon Fowler to Human Rights Commission.
8. **20-326** Comm. from the Mayor relative to the appointment of Kathi Reinstein to HRC
9. **20-327** Comm. from the Mayor relative to the appointment of Chaimaa Mansour Hossaini to the Human Rights Commission

**Zoning Sub-Committee Report**

10. **20-244** Gunnar Holdings, LLC, 30 Railroad St., Revere, MA 02151 seeking permission from the Revere City Council to operate a commercial parking lot (220 parking spaces) on Lot A at 44 Railroad Street.
11. **20-322** SchiavuzzoALM Realty LLC, 18 Cabral Dr., Middleton, MA 01949 seeking permission from the Revere City Council to demolish a pre-existing non-confirming 5-unit structure and construct a new 4-unit condominium structure on Lots 28, 29, 30 and part lot 31 at 79-81 Temple Street, Revere, MA 02151.
12. **20-323** Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA 02151 seeking permission from the Revere City Council to operate a kennel at 100 VFW Parkway, Revere, MA 02151.
13. **20-334** Communication from John V. Festa, 385 Broadway, Revere, MA requesting that the Revere City Council accept a donation of certain parcels of land for conservation purposes on Naples Road and Naples Road Passage Way.

**Communications**

14. **20-335** Communication from the City Auditor relative to the Transportation Network Infrastructure Fund appropriation.
15. **20-336** Communication from Rafael Feliciano requesting information with regards to job preference for Revere residents at new commercial developments.

**Motions**

16. **20-337** Motion presented by City Councillor Guinasso: That the Mayor request National Grid to complete the work on Revere Street across from the Paul Revere School. National Grid has completed the work and now the asphalt should be replaced with concrete as required by the City of Revere. In addition, that the same be requested for Bossom Street.
17. **20-338** Motion presented by Councillor Zambuto: That the City Clerk be directed to place on the agenda for the next regular meeting on October 26, 2020, the communication dated September 29, 2020, written in the form of a memo, from the Mayor relative to the Fiscal Year 2021 budget concerning the restoration of certain salaries that were reduced during the City Council budget process. Further, that the Mayor be directed to justify the authority to make appropriations without approval of the City Council in accordance with the provisions of Massachusetts General Laws Chapter 44, Sections 32 and 33B. The City Council is the appropriating authority, not the Mayor.

18. **20-339** Motion presented by Councillor McKenna: That the Mayor request the DPW to repair to the best of their ability the public stairs at Winthrop Avenue and Bradstreet Avenue before the winter months. The top portions of the stairs are missing making it dangerous for pedestrians using them.
19. **20-340** Motion presented by Councillor Morabito, Councillor Serino: That the City Council award a Certificate of Appreciation to the Biasella Family. The Biasella Family participates in park builds, city cleanups, but more importantly, organize their own family clean ups throughout North Revere. Their actions of going the extra mile for the community is not overlooked by this honorable body, therefore warrants this certificate of acknowledgement and appreciation for your contribution to help enhance our community aesthetics.
20. **20-341** Motion presented by Councillor Giannino: That the following special legislation be forwarded to the State Delegation for approval: An Act Establishing Residency Requirements for the Offices of Mayor, City Council, and School Committee in the City of Revere Section 1. No person shall be eligible for election to the office of Mayor, Councillor-at-Large, or School Committee unless at the time of such election he or she has been a resident of the City for at least one year preceding. Section 2. No person shall be eligible for election to the office of Ward Councillor unless at the time of such election he or she has been a resident of the Ward being sought for election for at least one year preceding. Section 3. This Act shall take effect upon its passage.



CITY COUNCIL  
Regular Meeting

City Councillor  
Joseph A. DelGrosso  
City Council Chamber  
Journal  
Monday, September 28, 2020

Regular Meeting of the City Council was called to order at 6:00 PM. President Patrick M. Keefe presiding.

**Salute to the Flag**

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Present	
Arthur F. Guinasso	City Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Vice-President	Absent	
John F. Powers	Councillor	Present	
George J. Rotondo	Councillor	Absent	
Richard J. Serino	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Patrick M. Keefe	President	Present	

In accordance with Governor Baker's March 12, 2020 Executive Order, this meeting was conducted using remote participation for the public. Councillors Giannino and Serino participated remotely.

2 Approval of the Journal of the Regular Meeting of September 14, 2020

**RESULT: ACCEPTED**

**Public Hearings**

- 3 20-322 Hearing called as ordered on the application of SchiavuzzoALM Realty LLC, 18 Cabral Dr., Middleton, MA 01949 seeking permission from the Revere City Council to demolish a pre-existing non-confirming 5-unit structure and construct a new 4-unit condominium structure on Lots 28, 29, 30 and part lot 31 at 79-81 Temple Street, Revere, MA 02151.

**Proponents**

Attorney Kari-Anne Green, 14 Proctor Ave. Revere, MA  
For the applicant

**Opponents**

none

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 10/5/2020 6:00 PM</b>
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- 4      20-323      Hearing called as ordered on the application of Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA 02151 seeking permission from the Revere City Council to operate a kennel at 100 VFW Parkway, Revere, MA 02151.

**Proponents**

Sandra Tapia, 57 Chamberlain Ave., Revere, MA

**Opponents**

none

Wayne Rose, 19 Thorndike St., Revere, MA asked the applicant about parking for the proposed use.

<b>RESULT:</b>	<b>REFERRED TO ZONING</b>	<b>Next: 10/5/2020 6:00 PM</b>
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**Communications**

- 5      20-324      Comm. from the Mayor relative to the appointment of Janine Marra to Human Rights Commission.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 10/5/2020 6:00 PM</b>
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- 6      20-325      Comm. from the Mayor relative to the appointment of Jalon Fowler to Human Rights Commission.

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 10/5/2020 6:00 PM</b>
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- 7      20-326      Comm. from the Mayor relative to the appointment of Kathi Reinstein to HRC

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 10/5/2020 6:00 PM</b>
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- 8      20-327      Comm. from the Mayor relative to the appointment of Chaimaa Mansour Hossaini to the Human Rights Commission

<b>RESULT:</b>	<b>REFERRED TO APPOINTMENTS</b>	<b>Next: 10/5/2020 6:00 PM</b>
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- 9      20-333      Communication from Rafael Feliciano relative to job preferences for Revere residents.

Mr. Feliciano did not attend the meeting so his communication was placed on file.

**RESULT: PLACED ON FILE**

**Motions**

- 10      20-328      Motion presented by Councillor McKenna, Councillor Giannino, Councillor Serino: That the Mayor instruct the Traffic Commission, in consultation with the Parking Clerk, to amend the regulations governing the new City-Wide Overnight Parking Program to allow all residents whose vehicles are registered in the City of Revere and who pay motor vehicle excise taxes to the City of Revere be eligible to receive an overnight or permanent parking sticker provided the resident does not live in a residential building in which parking variances have been previously granted by the City.

**RESULT: ORDERED - VOICE VOTE**

- 11      20-329      Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to provide for overnight resident parking stickers for residents whose residential addresses are listed as Revere Beach Parkway. These residents are paying excise tax to the City and should be able to park on adjacent streets.

**RESULT: ORDERED - VOICE VOTE**

- 12      20-330      Motion presented by Vice-President Novoselsky: That the Mayor request the appropriate City department to provide new lighting on the pedestrian overpass behind the Garfield School. The old lights and wiring are all rotted. This request is made in the interest of public safety.

**RESULT: ORDERED - VOICE VOTE**

- 13      20-331      Motion presented by President Keefe: That the Mayor request the Traffic Commission to review the "No Parking" regulation in front of the McKinley School. Removal of this regulation would provide for additional on street parking

**RESULT: ORDERED - VOICE VOTE**

- 14      20-332      Motion presented by Councillor McKenna: That the Mayor request the Traffic Commission to allow the residents of 77 Bennington Street to be eligible to participate in the resident parking program. Historically, this development was eligible for resident parking stickers and is located approximately 600 yards from the Beachmont T Station.

**RESULT: ORDERED - VOICE VOTE**

**Late Communications**

15      20-334      Communication from John V. Festa, 385 Broadway, Revere, MA requesting that the Revere City Council accept a donation of certain parcels of land for conservation purposes on Naples Road and Naples Road Passage Way.

**RESULT: REFERRED TO ZONING**

**Next: 10/5/2020 6:00 PM**

Ordered adjourned at 6:38 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Sep 28, 2020 6:00 PM (Salute to the Flag)

**PUBLIC HEARING**

Notice is hereby given, that the Revere City Council will conduct a public hearing via remote participation on Monday evening, August 24, 2020 at 6:00 PM on a petition submitted by National Grid to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public ways on Railroad Street, Winthrop Avenue, Washburn Avenue, Endicott Avenue, Revere, MA 02151.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely:

Please use the link below to join the public hearing:

<https://us02web.zoom.us/j/86806730094>

Or iPhone one-tap :

US: +13017158592,,86806730094# or +13126266799,,86806730094#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799  
or +1 669 900 6833

Webinar ID: 868 0673 0094

Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik  
City Clerk

Notice mailed 08/05/2020 ✓  
*AM*

StreetName	LocCity	Owner1	Owner2	BillingAddress	City	State	Zip
LEE BURBANK REAR HWY	REVERE	BURBANK PROPERTIES LLC		146 RAILROAD AVE	REVERE	MA	2151
LEE BURBANK HWY	REVERE	GAIL REAL ESTATE TRUST	DANILCHUK ERIC R TRUSTEE	81 ADDISON ST	EAST BOSTON	MA	2128
RAILROAD ST	REVERE	BRENNAN JAMES M		7 WILLSIDE WAY	WILMINGTON	MA	1887
RAILROAD ST	REVERE	ATLANTIC REALTY TRUST	CASH COLIN TRUSTEE	146 RAILROAD ST	REVERE	MA	2151
RAILROAD ST	REVERE	MASS BAY TRANS AUTHORITY		10 PARK PL	BOSTON	MA	2116
RAILROAD ST	REVERE	BOSTON GAS COMPANY	C/O KEYSpan ENERGY DELIVERY	40 SYLVAN RD	WALTHAM	MA	2451
RAILROAD ST	REVERE	MASSACHUSETTS ELECTRIC COMPANY	C/O PROPERTIES DEPT	40 SYLVAN RD	WALTHAM	MA	2451
RAILROAD ST	REVERE	413-419 BREMEN STREET, LLC		222 EVERETT ST	EAST BOSTON	MA	2128
RAILROAD ST	REVERE	NIAC REALTY TRUST	CAIN JOHN	134 RAILROAD ST	REVERE	MA	2151
RAILROAD ST	REVERE	RICMER PROPERTIES INC		1222 BENNINGTON ST	EAST BOSTON	MA	2128
RAILROAD LOCATIO	REVERE	MASS BAY TRANS AUTHORITY		10 PARK PL	BOSTON	MA	2116
RAILROAD ST	REVERE	BURBANK REALTY LLC		112 RAILROAD ST	REVERE	MA	2151
RAILROAD ST	REVERE	BOSTON GAS COMPANY	C/O KEYSpan ENERGY DELIVERY	40 SYLVAN RD	WALTHAM	MA	2451
RAILROAD ST	REVERE	MHF LOGAN V LLC		300 CENTERVILLE RD	WARWICK	RI	2886
LEE BURBANK HWY	REVERE	GUINNAR HOLDINGS LLC		30 RAILROAD AVE	REVERE	MA	2151

Questions contact – Dan Combes 508-935-1667

Petition of the Massachusetts Electric Company d/b/a National Grid  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric conduit Location:

To City Council of Revere, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Revere - Massachusetts.

The following are the streets and highways referred to:

Plan # 26074955 Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Install ~700' of new duct bank from existing manholes (28,29, & 120) leading to MA Route 1A, and install (1) new manhole & (1) new heavy duty handhole on Railroad St. Install ~50' of new duct bank from proposed MH 127 on Revere Beach Parkway to P2220 having been relocated ~20' on Alberts Ave. Install ~3800' of new duct bank from intersection with Revere Beach Parkway & Winthrop Ave, down Winthrop Ave heading east, with a taps to riser poles on Washburn Ave and Endicott Ave. Install (7) new manholes & (2) new heavy duty handholes. Install (2) new vent stacks off of (2) manholes along Winthrop Ave.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid  
BY Robert Coulter  
Engineering Department

Dated: July 24, 2020

NGRID

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 24th day of July, 2020.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked - Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Revere - Massachusetts.. Plan # 26074955.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Install ~700' of new duct bank from existing manholes (28,29, &120) leading to MA Route 1A, and install (1) new manhole & (1) new heavy duty handhole on Railroad St. Install ~50' of new duct bank from proposed MH 127 on Revere Beach Parkway to P2220 having been relocated ~20' on Alberts Ave. Install ~3800' of new duct bank from intersection with Revere Beach Parkway & Winthrop Ave, down Winthrop Ave heading east, with a taps to riser poles on Washburn Ave and Endicott Ave. Install (7) new manholes & (2) new heavy duty handholes. Install (2) new vent stacks off of (2) manholes along Winthrop Ave.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....

Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)

Revere

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 24th day of July, 2020.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Revere - Massachusetts.. Plan # 26074955.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Railroad St, Winthrop Ave, Washburn Ave, Endicott Ave - Install ~700' of new duct bank from existing manholes (28,29, &120) leading to MA Route 1A, and install (1) new manhole & (1) new heavy duty handhole on Railroad St. Install ~50' of new duct bank from proposed MH 127 on Revere Beach Parkway to P2220 having been relocated ~20' on Alberts Ave. Install ~3800' of new duct bank from intersection with Revere Beach Parkway & Winthrop Ave, down Winthrop Ave heading east, with a taps to riser poles on Washburn Ave and Endicott Ave. Install (7) new manholes & (2) new heavy duty handholes. Install (2) new vent stacks off of (2) manholes along Winthrop Ave.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
....., held on the ..... day of ....., 20 .....  
....., ....., 20 .....

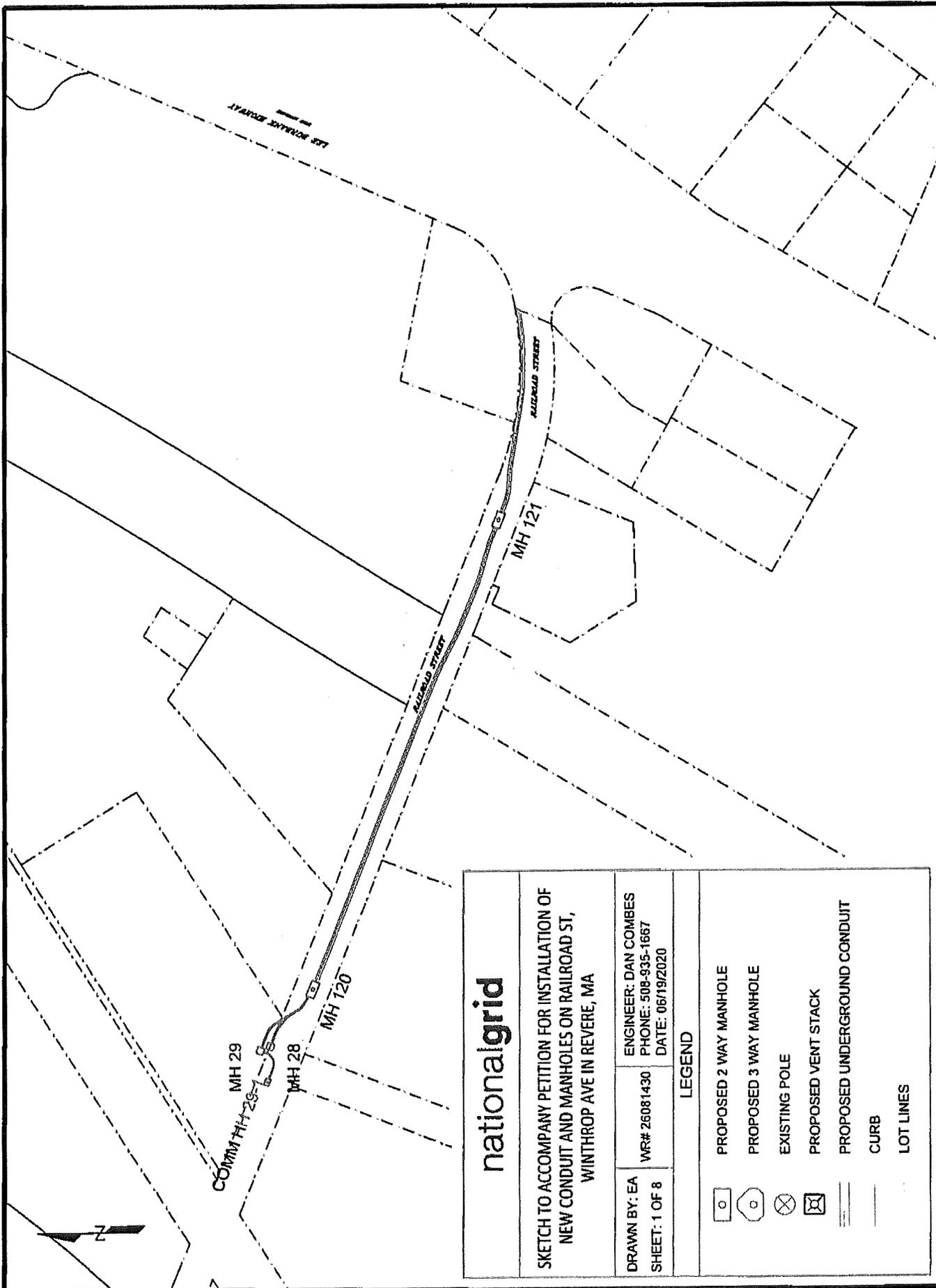
Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:

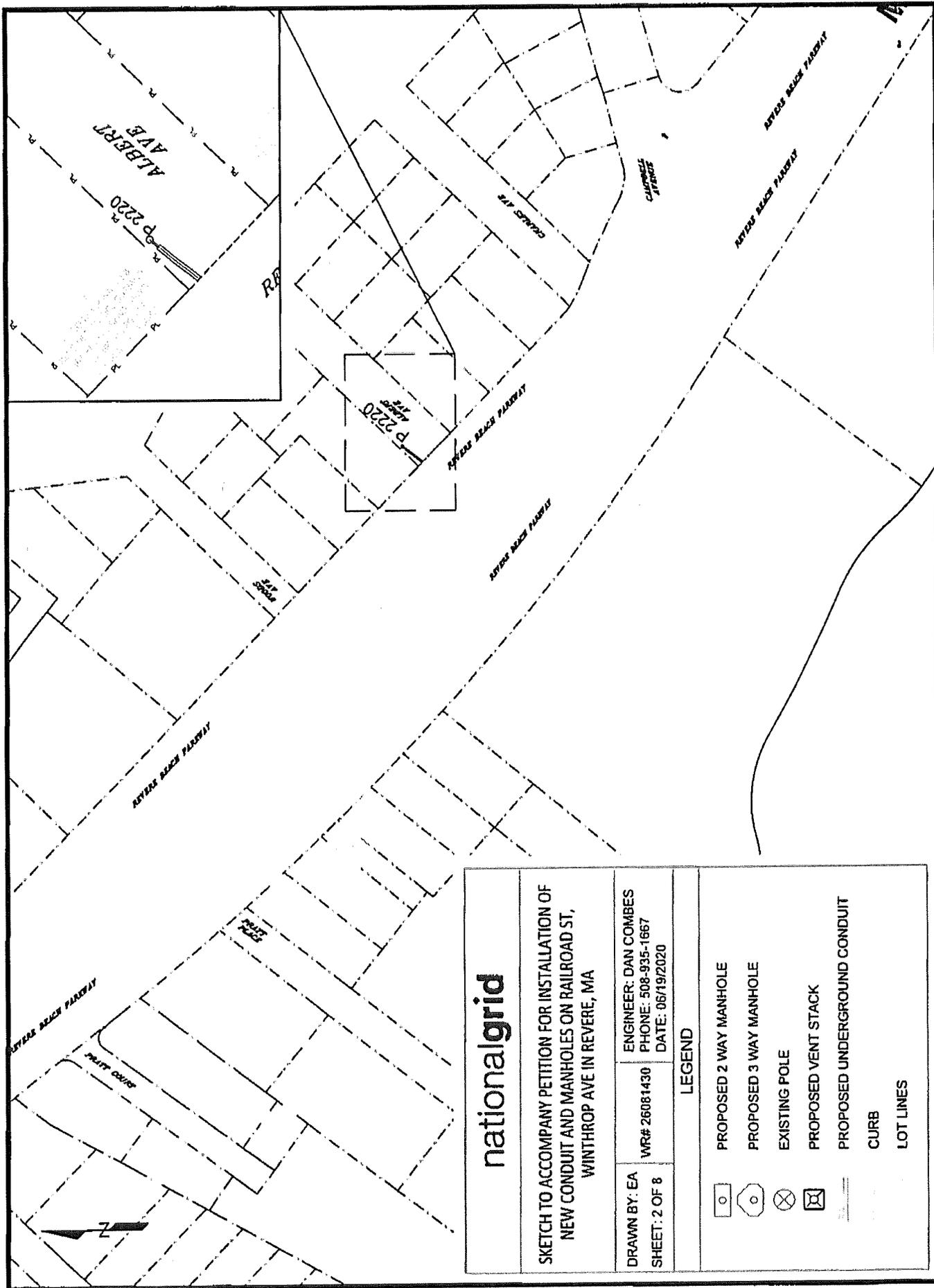
..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....

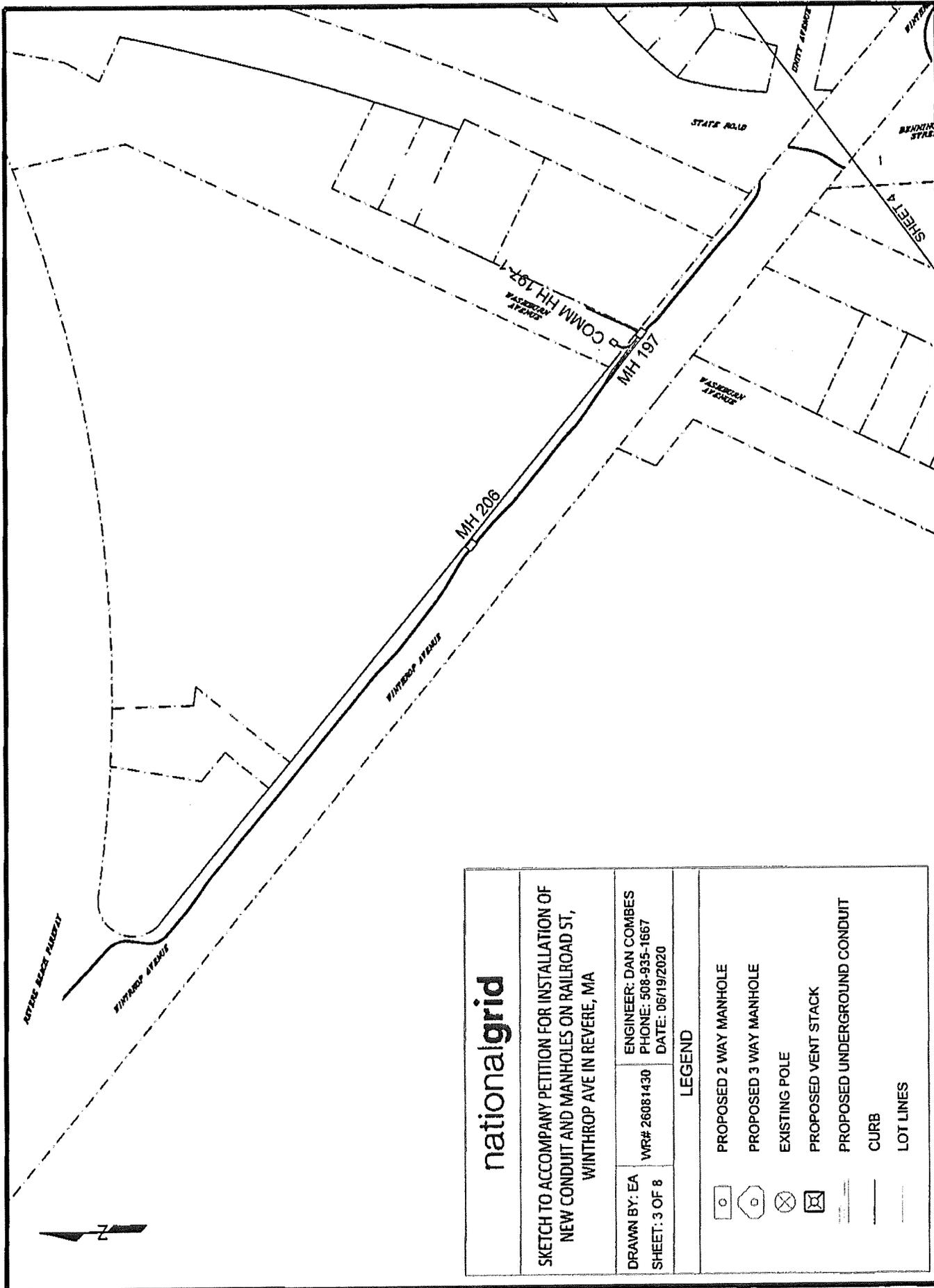
Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)



<b>nationalgrid</b>	
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA	
DRAWN BY: EA SHEET: 1 OF 8	WR# 26081430 ENGINEER: DAN COMBES PHONE: 508-935-1667 DATE: 06/19/2020
LEGEND	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES

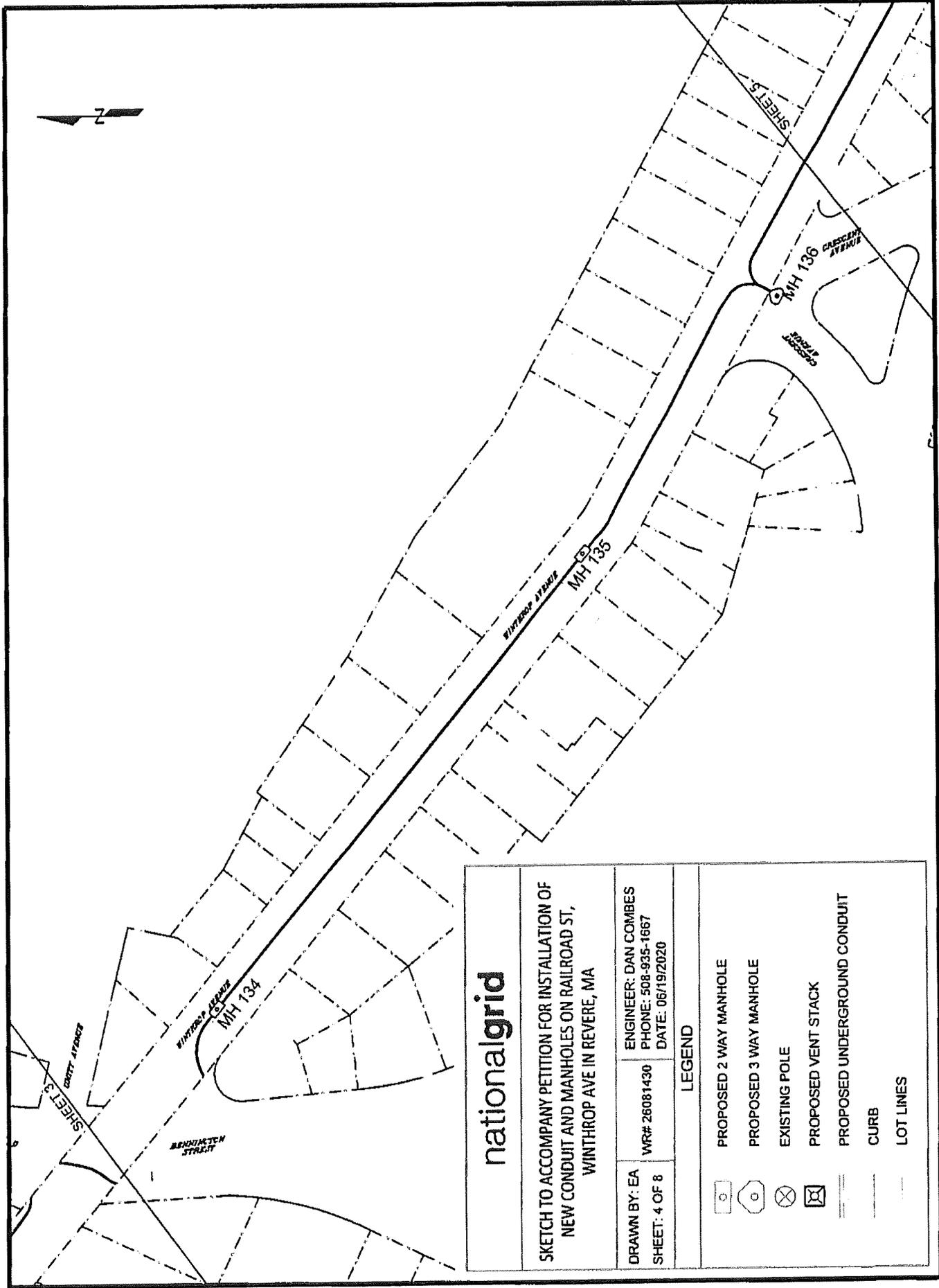


<b>nationalgrid</b>	
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA	
DRAWN BY: EA SHEET: 2 OF 8	WR# 26081430 ENGINEER: DAN COMBES PHONE: 508-935-1667 DATE: 06/19/2020
<b>LEGEND</b>	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES



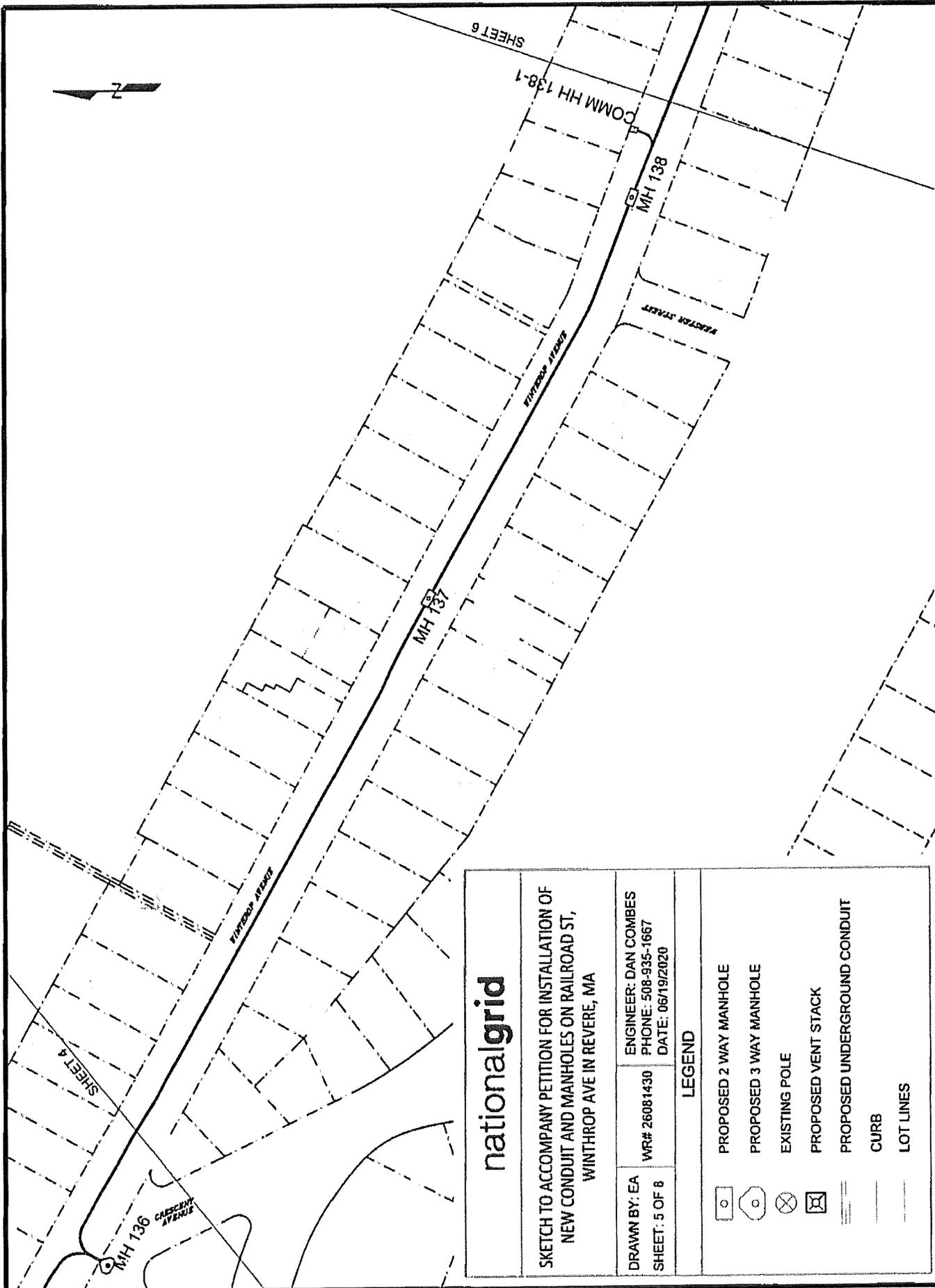
<b>nationalgrid</b>	
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA	
DRAWN BY: EA SHEET: 3 OF 8	WR# 26081430 ENGINEER: DAN COMBES PHONE: 508-935-1667 DATE: 06/19/2020
<b>LEGEND</b>	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES

Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)



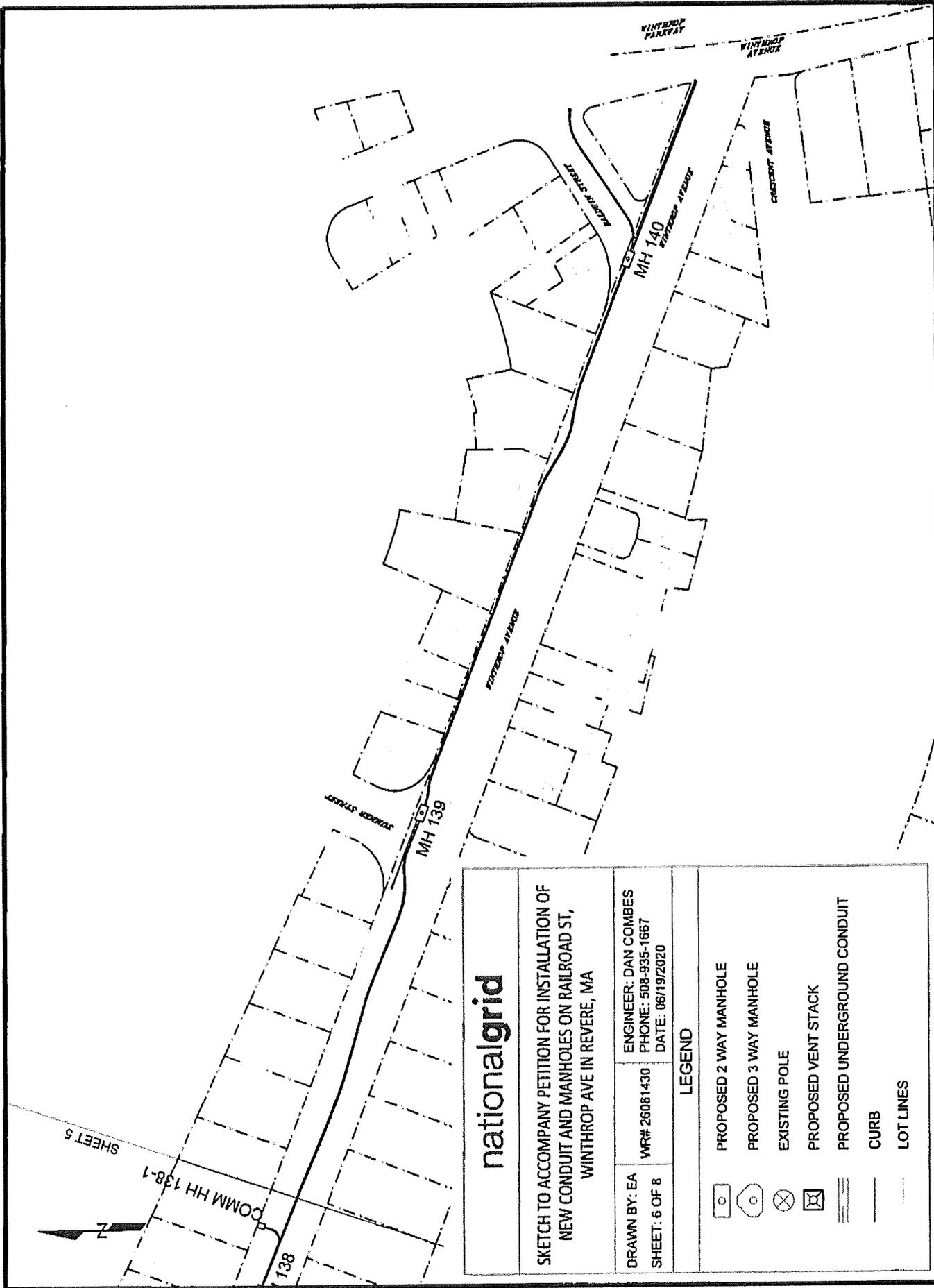
<p>SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA</p>	
DRAWN BY: EA SHEET: 4 OF 8	WR# 26081430 ENGINEER: DAN COMBES PHONE: 508-935-1667 DATE: 06/19/2020
LEGEND	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES

Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)



<b>nationalgrid</b>	
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA	
DRAWN BY: EA	ENGINEER: DAN COMBES
WR# 26081430	PHONE: 508-935-1667
SHEET: 5 OF 8	DATE: 06/19/2020
<b>LEGEND</b>	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES

Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)



<b>nationalgrid</b>	
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF NEW CONDUIT AND MANHOLES ON RAILROAD ST, WINTHROP AVE IN REVERE, MA	
DRAWN BY: EA	ENGINEER: DAN COMBES
WR# 26081430	PHONE: 508-935-1667
SHEET: 6 OF 8	DATE: 06/19/2020
<b>LEGEND</b>	
	PROPOSED 2 WAY MANHOLE
	PROPOSED 3 WAY MANHOLE
	EXISTING POLE
	PROPOSED VENT STACK
	PROPOSED UNDERGROUND CONDUIT
	CURB
	LOT LINES

Attachment: NationalGridRailRoadStreetWashburnEndicott08242020 (20-274 : National Grid - Railroad Street)



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

Honorable Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Janine Grillo Marra of 229 Rice Ave to the Human Rights Commission.

Janine Grillo Marra's ongoing education and training about the challenges surrounding diversity, equality, and inclusion qualify her to be an asset on the Human Rights Commission. As a yoga instructor and spiritual thinker, her diverse mindset will help foster important conversations on the commission, and I am fully confident of Janine's fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Janine Marra HRC (20-324 : Appointment of Janine Marra to HRC)

# JANINE GRILLO MARRA (she/her)

229 Rice Ave, Revere, MA · 781-254-3726

[janine@tranquilflameyoga.com](mailto:janine@tranquilflameyoga.com)

My mindfulness and compassion training, coupled with a personal commitment to ongoing education and training about the challenges surrounding diversity, equality and inclusion, qualify me as an asset to the City of Revere Human Rights Commission.

## WORK EXPERIENCE

**MAY 2002 – PRESENT**

**OWNER, TRANQUIL FLAME YOGA & WELLNESS, REVERE, MA**

Primary teacher and responsible for overseeing all aspects of classes, workshops and retreats to support integrated well-being as well as managing business needs.

**1989 – 2003**

**GROUP EXERCISE DIRECTOR & INSTRUCTOR**

- BOSTON SPORTS CLUBS, BOSTON
- SKY CLUB, BOSTON
- NORTH SHORE ATHLETIC CLUB, REVERE

Taught various group exercises classes. Managed staffing, class schedule and continuing education. Worked with other managers for program and health club development.

**1983 – 1997**

**PHYSICAL THERAPIST & REHAB MANAGER, VARIOUS SETTINGS GREATER BOSTON**

Worked as staff and per-diem physical therapist in multiple settings. P.T./Rehab Manager in out-patient clinics (Everett & Melrose) and Visiting Nurse Association of Greater Salem.

## EDUCATION

**MAY 1983**

**B.S., PHYSICAL THERAPY** MCGILL UNIVERSITY, Montreal, Canada

## CERTIFICATIONS & TRAINING

- Licensed Physical Therapist, Comm. of MA
- Yoga & Meditation Teacher Training
- Reiki I & II
- Shake Your Soul® Dance
- Strength & Conditioning Specialist (C.S.C.S.)
- Various past Group Exercise Certifications
- Currently participating in programs exploring racism, whiteness and LGBTQ

## RELEVANT EXPERIENCE

2009-present: Volunteer Meditation Teacher, Suffolk County House of Corrections

2011-present: Natural Dharma Fellowship/Wonderwell Mountain Refuge - Core Meditation Teacher; Movement Coordinator; Retreat Manager; Online Auction Coordinator 2017 & 2019



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

Honorable Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Jalon Fowler of 112 B Florence Ave to the Human Rights Commission.

As an active community member, advocate, and professional Jalon Fowler will be a welcome addition to the Human Rights Commission. With years of experience in the tech industry and education from Northeastern and Bentley, Jalon's expertise and professionalism will foster intelligent conversations within the Human Rights Commission. I am fully confident of Jalon Fowler's fairness and her capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Jalon Fowler HRC (20-325 : Appointment of Jalon Fowler to HRC)

Jalon Fowler  
 112 B Florence Ave  
 Revere, MA 02151  
 1 (617) 818-4914  
[jalon100@yahoo.com](mailto:jalon100@yahoo.com)

## SUMMARY

Technologist with proven leadership in directing enterprise integration and middleware projects. Deep experience strategically planning for and aligning resources for ease of scalability and management. Well-versed and committed to secure solutions that protect assets and mitigate risks. Strong development, configuration and administration skills across a variety of technologies. Proven expertise managing onshore and offshore resources as well as communicating with customers and vendors. Team player with track record of cheerleading process improvement initiatives. Recipient of highest customer and vendor relations feedback across multiple projects and departments.

## SKILLS

Coding: Cast Iron, TIBCO, Informatica, XML, Unix, AWK, SED, C/C++, SQL, SOQL, VB.Net, VBA, Windows scripting, HTML, JavaScript

SDLC Methodologies: Waterfall, Iterative, Agile

Other: Salesforce, Master Data Management, Sharepoint, Azure, MFT, Fortify, Clearcase, SVN, Samba, New Relic, Git

## EXPERIENCE

John Hancock Financial Systems

Senior Data Engineer

April 2019 – Present

- Leveraging latest MDM technology to provide 360 data views in support of business initiatives
- Leading technical team in all aspects of development and product delivery for agent domain capability in accordance with John Hancock technical framework
- Handling stakeholder requirement gatherings and external communications

SOA Integrations Manager

Jan 2015 – March 2019

- Established Cast Iron development and production support offering for US Division. Routinely created integration visions as well as project proposals and estimates. Effectively designed new interfaces, collaborated with business stakeholders and technical teams as well as guided rapidly expanding onshore and offshore development team.
  - Negotiated the repatriation of work from an outside vendor back to internal Cast Iron Team. Assessed the feasibility of taking project on, identified dependencies and rallied the team to meet the stretch goal. Project work complete, pending 2017 implementation.
  - Identified critical problem with IBM bulk connector which is commonly used for integrating between systems. Led the effort with IBM to create a custom fix specifically for JH but also available to larger commercial audience. Coordinated the subsequent testing and successful implementation of this fix across the Enterprise.
  - Established integration between CA Work Load Automation and Cast Iron including identifying and resolving a road-blocking CA vendor defect. Upon implementation, significant risk and effort associated with previous manual tasks have been eliminated.
  - Defined SLDC and process improvement tasks to solidify Cast Iron service offering including management of integrations, ease of throughput reporting, effective communication. As a result, Cast Iron was maximized to integrate millions of records with optimal throughput.

Web and Tibco Development Lead

June 2013 – Jan 2015

- Co-designed a composite TIBCO integration which evolved into a foundational piece for the company's US Division modernization program. This service is currently being re-used by other programs as well resulting

Jalon Fowler  
 112 B Florence Ave  
 Revere, MA 02151  
 1 (617) 818-4914  
[jalon100@yahoo.com](mailto:jalon100@yahoo.com)

and an increase in the efficiency of integrations across systems. This service required an understanding of data mapping and business logic validation principles along with TIBCO integration methodologies.

- Led migration of code from ClearCase to Subversion as well as defined TIBCO release management process in collaboration TIBCO team members and release management team. TIBCO was the first major adopter of the US Division's new Subversion tool. Ensured that the processes for code and release management would be effective and easy to use. Additionally, created a suite of Subversion job aids and led several knowledge-transfer and discussion sessions. As such, was instrumental in shaping how Subversion would be used for the company as a whole.

#### Senior Technical Lead

May 2006 – June 2013

- Responsible for all components of 24x7 operational needs of financially significant Unix-based applications, including installation, configuration, enhancements, maintenance, vendor relations and upgrades.
- Collaborated closely with actuarial staff to understand and developed complex algorithms which automated manual tasks as well as adhered to industry best practices as well as federal and customer reporting regulations.
- Established strategic application goals and then managed workload and mentored junior team members in support of shared goals.

#### Application Developer

December 2001 – May 2006

- Created code design and modules for various projects and initiatives. Delivered on time and within budget as well as created transitional documents for long-term support.
- Performed technical upgrades to ensure compliance with latest software versions and industry best practices.

#### Year 2000 Analyst

June 1998 – December 2001

- Inventoried, analyzed and reported on Company's Year 2000 preparedness

#### EDUCATION

M.S., Computer Systems, May 2001  
 Bentley College

B.A., Management Information Systems, June 1998  
 Northeastern University

#### VOLUNTEER + COMMUNITY

Special Education Surrogate Parent	2020 - Present
MLK Youth Mentor	1998, 2020
PTO President, Rumney Marsh Academy	2018 - 2020
Girls Who Code Instructor	2014 - 2015
Revere SEPAC member + 2012 Boston Marathon Fundraiser	2011 - Present



## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

Honorable Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Kathi Anne Reinstein of 5 Ensign Street to the Human Rights Commission.

For 15 years, Kathi Reinstein served as a State Representative for the 16<sup>th</sup> Suffolk District. During this time, she represented Revere residents with dignity, respect, and professionalism. Reinstein's commitment to the residents of Revere goes back generations, and I am fully confident of Kathi's fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Attachment: Kathi Reinstein HRC (20-326 : Appointment of Kathi Reinstein to HRC)

## **Kathi Anne Reinstein**

5 Ensign Street, Revere, MA 02151 | 781.983.5486 | [kathi.reinstein@gmail.com](mailto:kathi.reinstein@gmail.com)

### PROFESSIONAL EXPERIENCE

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#### **Chief Development Officer & Head of External Affairs, Roca, Inc.**

1/2020 – Present

- Responsible for management, cultivation, stewardship & engagement with organizations & individuals pertaining to current, future & past donations.
- Responsible for driving Roca's policy & legislative agenda in Massachusetts by working with members of municipal governments, the State Legislature, the Governor, federal elected officials & various other government offices & agencies.
- Responsible for securing vital funding for our Young Mothers/Young Parents Program & our TEP (Transitional Employment) Program in FY21.
- Responsible for the planning & implementation of various in person & online events such as briefings, fundraisers, & updates.
- Responsible for working with the media & media consultants to obtain placement of stories/features which showcase the transformative & relentless work that Roca does for the young people at the center of urban violence, poverty & trauma.
- Created & implemented a social media plan to increase our public presence & grow our following on various social media platforms. Also implemented Roca's first social media fundraising event using #GivingTuesdayNow
- Work with the senior leadership team & site directors to build relationships with people & institutions that partner with & are vital to our work in 21 communities across Massachusetts.

#### **Adjunct Undergraduate Professor, Suffolk University**

9/2019 - Present

- Instruct undergraduates on the basics of American Politics.
- Engage students in conversation, participation in & understanding of the political process.
- Explain how they can affect opinion of leaders and elections through engagement and participation.

#### **Director of Policy and Legislative Affairs, Massachusetts State Treasurer**

12/2017 – 11/2019

- Served as the primary liaison between Treasury departments, elected officials, trade organizations, advocates & others regarding matters of legislation & policy and how they interact with facets of Treasury business & operations.
- Responsible for driving the Treasurer's policy & legislative agenda in Massachusetts by working with members of the Legislature, Governor, other constitutional offices & other state, federal & municipal agencies.
- Worked within Treasury across all departments to assist with identifying needs & how they could be assisted legislatively.
- Covered subject matter which included: Alcohol Beverage Control Commission (ABCC), MA School Building Authority (MSBA), Clean Water Trust, MA State Retirement Board (MSRB), Deferred Compensation, Pension Reserves Investment Management Board (PRIM), Unclaimed Property Division, Office of Economic Empowerment (OEE), Cash/Debt Management, Massachusetts State Lottery.
- Designed & implemented the Treasury's legislative strategy to bring the Lottery into the 21<sup>st</sup> century.

#### **Government Affairs Manager, The Boston Beer Company**

1/2014 – 11/2017

- Served as the primary liaison between The Boston Beer Company & government agencies, elected officials, & trade organizations as a skilled & strategic lobbyist to advance the interests of the craft brewing industry.
- Worked with the Government Affairs Committee of the Brewers Association on planning and strategy for craft brewers across the United States. Assisted with the design & implementation of getting a small brewers tax through Congress. This was signed into law by the President of the United States in 2018.
- Managed government affairs personnel in several states & in Washington, DC to advance the interests of Boston Beer Company & the craft beer & cider industries as a whole.
- Designed & implemented the MA Brewers Guild's legislative strategy for Craft Brewers to be able to enter into contracts with beer wholesalers of their free will. Currently pending Approval in the Massachusetts Legislature

Attachment: Kathi Reinstein HRC (20-326 : Appointment of Kathi Reinstein to HRC)

**State Representative, Great and General Court of Massachusetts**

1/1999 - 1/2014

***Second Assistant Majority Leader, Floor Division Leader, & other various leadership positions***

- Represented the people of the Sixteenth Suffolk District in the Great and General Court of the Commonwealth of Massachusetts. Represented people from Revere, Chelsea & Saugus in the Massachusetts House of Representatives.
- First woman to be elected to position & the youngest woman to ever be in House Leadership.
- Served as the Second Assistant Majority Leader & was the 4<sup>th</sup> highest ranking person in the MA House of Representatives under Speaker DeLeo. Before Becoming the 2<sup>nd</sup> Assistant Majority Leader, I was the Third Division Floor Leader of the MA House of Representatives.
- Member of Massachusetts Speaker Robert DeLeo's Leadership Team & was present in policy & legislative decisions for the House of Representatives.
- Liaison between House Members & the Speaker of the Massachusetts House. Liaison to advocates & constituents.
- Instrumental in the Passage of Gaming Legislation in the House of Representatives.
- Formerly served on the following Joint Committees: Public Safety & Homeland Security, Taxation, Insurance, Election Laws, Bonding & Capital Asset Management, Higher Education, Veterans & Federal Affairs (former Vice-Chair) and Elder Affairs (former Vice-Chair and Chairwoman.)
- Past Chair of the Massachusetts Caucus of Women Legislators. Contraceptive coverage legislation was passed during my tenure.
- Co-Chaired Sub-Committee on Fire Safety which passed groundbreaking fire safe construction, sprinklers & firefighter grant legislation which was the first set of sweeping reform since the Coconut Grove fire in 1942.
- Championed the passage of the "Silver Alert" bill in July 2010, a significant piece of legislation that set up a state-wide alert for missing adults with Alzheimer's & dementia.
- Served as Chair of the Metropolitan Beaches Commission. Charged with finding reforms of state agencies, overseeing state-owned metropolitan beaches & ways to maintain water quality & civic participation.
- Part of the strategic team of Legislators & advocates that, in 2004, passed same-sex marriage in MA. The first in the world!
- Worked to better the lives of people in the communities of the 16<sup>th</sup> Suffolk District & across the entire Commonwealth through drafting & supporting various pieces of legislation, advocating for budget priorities & assisting constituents.

**Adjunct Undergraduate Professor, Emerson College**

9/2010 - 12/2013

- Instructed undergraduates on the skills needed to be an effective advocate & how to make valid arguments.
- Engaged students in conversation, participation & how their voice matters & can influence the world around them.
- Taught & assisted students with skills needed in public speaking, debating & everyday conversation.

**EDUCATION**

<b>Emerson College, Boston, Massachusetts</b> <i>Master of Arts, Political Communication</i>	1997
<b>Suffolk University, Boston, Massachusetts</b> <i>Bachelor of Science, Public Relations and Organizational Communication</i>	1993
<b>University of Massachusetts, Amherst, Massachusetts</b> ( <i>Undergraduate courses: Freshman &amp; Sophomore</i> )	
<b>Revere High School, Revere, Massachusetts</b>	1989
<b>Nazareth Academy, Wakefield, Massachusetts</b> ( <i>freshman, sophomore years of High School</i> )	

## AWARDS & RECOGNITION

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- MASSCAPs (Massachusetts Association of Community Action Programs) Self Sufficiency, Public Service Award. 2013
- Legislator of the Year, Community Action Programs, Inter City, Inc. (CAPIC) which is a private, non-profit corporation chartered in 1967 and designated to identify and eradicate the root causes of poverty in Chelsea, Revere and Winthrop.
- Legislator of the Year, MA Ambulance Association.
- Legislator of the Year, Silver Hair Legislature for my devotion to elder issues.
- Legislator of the Year, Massachusetts Correction Officers Federated Union (MCOFU) for my outstanding commitment to public safety and my tireless efforts to ensure public safety workers' rights.
- Senator William M. Bulger Award for Outstanding Creativity in Solving a Major Problem of the Boston Harbor from the Boston Harbor Association in 2007.
- Massachusetts Women's Political Caucus (MWPC) 2013 Abigail Adams Award that Recognizes Outstanding women leaders in Massachusetts who have worked to achieve parity for women. Award recipients are women who have demonstrated through their work and/or their community activism a firm commitment to the realization of equal political, economic & social rights for women.
- 2011 Save the Harbor/Save the Bay Boston Harbor Hero for my dedication, passion and commitment to the Boston Harbor and the MA public Metropolitan Beaches.

## MISCELLANEOUS

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- Extensive Public Speaking and Media Experience.
- Founding Member of the Revere Beach Partnership which is a non-profit group that builds financial and political support on behalf of Revere Beach in order to preserve its historic character and unique natural features.
- Member of the Bill Reinstein Senior Prom Committee which provided a free "prom" for Revere Senior Citizens for 20 years.
- Commissioner, Metropolitan Beaches Commission which is comprised of elected officials and community, civic, nonprofit, and business leaders from Boston and the metropolitan region's waterfront neighborhoods and beachfront communities. I served as Chair as a Legislator and also served as a business member when I was no longer in elected office. I was a member of this from its' inception until 2017.
- Former member of the Revere Democratic City Committee.
- Member of Revere 1<sup>st</sup> – which was a civic organization that brought free events to children & seniors in Revere throughout the year.
- Early work experiences also included doing events & public relations (with media partners) for Wonderland Greyhound Park and working for Merrill Lynch in the Corporate & Institutional Finance Group and for Josephthal, Lyon & Ross on the personal finance side.

## REFERENCES AVAILABLE UPON REQUEST

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## CITY OF REVERE

Brian M. Arrigo  
Mayor

September 24, 2020

Honorable Revere City Council  
Revere City Hall  
281 Broadway  
Revere, MA 02151

Dear Members of the Honorable City Council:

I'm writing to inform you of my appointment of Chaimaa Mansour Hossaini to the Human Rights Commission.

As a member of the Democratic City Committee of Revere as the Ward 2 Chair, Chaimaa is not only an active community member, but she is also an advocate for social justice and community organization. As a lead youth organizer for Revere Youth in Action, Chaimaa tutors students from grades K-12 and participates in workshops concerning social justice, community organizing, and human rights advocacy. This background makes Chaimaa perfect for a position on the Human Rights Commission, and I am fully confident of her fairness and capabilities to continue to serve the City of Revere in this role.

Regards,

Brian M. Arrigo  
Mayor

Chaimaa Mansour Hossaini  
 T: 857-880-9277 E: chossaini@su.suffolk.edu  
 LinkedIn: <https://www.linkedin.com/in/chaimaa-hossaini-291394198/>

### **Education**

#### **Suffolk University**

*BS in Sociology with a Concentration in Health and Society*

Boston, MA

May 2023

GPA: 3.8

Suffolk University Honors Program

#### **Pioneer Charter School of Science**

Graduated in 2019

Everett, MA

June 2019

**Awards/Honors:** Marian L Heard Scholarship, Dean's Scholarship

### **Experience**

#### **Sunglass Hut**

*Sales Associate*

Boston, MA

March 2019 - Present

- Work with customers and expand sales expertise
- Utilize different techniques to pertain to customers needs and wants

#### **Revere Youth in Action**

*Lead Youth Organizer*

Revere, MA

July 2018- Present

- Tutoring students from grades K-12
- Participate in workshops concerning social justice, community organizing, and human rights advocacy and leadership

#### **Bulfinch Temporary Services with MGH**

*Patient Care Observer*

Boston, MA

November 2019 - July 2020

- Watch over patients and care for their needs
- Engage in conversation to provide comfortability to the patient

### **Community Involvement/Volunteer Work**

#### **Massachusetts General Hospital**

*Volunteer*

Boston, MA

July 2019 - Present

- Assist nurses around the Center of Perioperative Care
- Provide assistance to patients and their needs

### **Leadership**

#### **Unicef Unite Student Advocacy - Suffolk UNICEF**

*Co-Founder and President*

Boston, MA

October 2019 - Present

- Help advocate and fundraise for third world countries
- Inform the public on national and international humanitarian issues

#### **Democratic City Committee of Revere**

*Chair for Ward 2*

Revere, MA

May 2020 - Present

- Educate the citizens of Revere about the political and humanitarian issues city-wide and state-wide.
- Specifically, to call to action of ways to progressively evolve public health for the minority and underrepresented communities in Revere

### **Skills**

Leadership and Communication

Arabic (native fluency)

CPR, AED, and First Aid Certification

C-20-31

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.08.572 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, July 27, 2020 at 6:00 P.M. via remote participation on the application of Gunnar Holdings, LLC, 30 Railroad St., Revere, MA 02151 seeking permission from the Revere City Council to operate a commercial parking lot (220 parking spaces) on Lot A at 144 Railroad Street.

A copy of the aforementioned proposed plan and application (C-20-31) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at [www.revere.org/calendar](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik  
City Clerk

Revere Advocate  
Checked attached #2902  
07/10/2020  
07/17/2020

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

FORM B

Application No. C-20-31  
Date: June 30, 2020

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 City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (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 110.*
- C. Application for Special Permit for Alteration of Nonconforming Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030B.

1. Applicant submitting this application is:

Name: Gunnar Holdings LLC  
Address: 30 Railroad Street, Revere, MA 02151  
Tel. #: \_\_\_\_\_

2. Applicant is Gunnar Holdings LLC  
Licensee \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_  
**Owner** X Other (Describe) \_\_\_\_\_

~~FILED  
2020 JUN 31 AM 10:40  
OFFICE CITY CLERK  
REVERE, MASS~~

FILED  
2020 JUL -1 AM 10:41  
OFFICE CITY CLERK  
REVERE, MASS

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

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

Name: Lawrence A. Simeone, Jr., Esq.

Title: Attorney-At-Law

Address: 300 Broadway, P.O. Box 321, Revere, MA 02151

Tel: # 781-286-1560

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

Name: Gunnar Holdings LLC

Address: 30 Railroad Street, Revere, Ma. 02151

Tel. #: \_\_\_\_\_

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

Book \_\_\_\_\_ Page \_\_\_\_\_, Certificate # (if registered) \_\_\_\_\_  
 Book \* \_\_\_\_\_, Page \_\_\_\_\_

*\*(See deed references established on site plan)*

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:

*See attached site plan submitted with this application, entitled "Parking Plan, 44 Railroad Street, Revere, Massachusetts" prepared by Engineering Alliance, 194 Central Street, Saugus, MA 01906 dated June 22, 2020 and Assessors Records the latter marked Exhibit A.*

*Lot A (Parcel ID 7-211-3A) Railroad Street, Sq. Ft. 101,787*

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this applications Yes  
*(See attached Exhibit B).*
8. A locus map (8 ½" x 11") copy of City of Revere of USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. Yes *(See attached Exhibit C)*

- 9a. Is the site of this application subject to the Wetland Protection Act. (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Section 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 \_\_\_\_\_? No X.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

*The Property is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances. The Property identified as Lot A Railroad Street, consists of one hundred and one thousand seven hundred and eighty seven (101,787) square feet of land with a nonconforming (commercial) multiple use structure<sup>1</sup> thereon. The Property's address is 44 Rail Road Street. The Property has frontage of one hundred (100) feet on Rail Road Street a public way. The Property is presently serviced by municipal water and sewer; as well as electricity and gas.*

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

*The applicant proposes to use the remaining portion of the Property, which is not dedicated for accessory parking serving the existing uses, [said portion shown and identified on the Parking Plan] in accordance with R.R.O. 17.08.572.<sup>2</sup> The site plan further establishes the layout of vehicles.*

<sup>1</sup> R.R.O. 17.08.530 entitled "Nonconforming structure" states in pertinent part: "Nonconforming structure" means a structure, lawfully existing or lawfully begun at the date of the first publication of notice of the public hearing on the ordinance from which this title derives, which does not conform with the regulations of this title. (C.O. 96-17 § 41; C.O. 83-3 § 17-2(B)(44))

<sup>2</sup> R.R.O. 17.08.572 entitled "Parking lot/structure, commercial" states in pertinent part: "'Commercial parking lot/structure" means a lot or structure for the purpose of storing or parking automobiles, buses or trucks which is available to the public generally on a daily basis for a fee and which is not incident to or related to a principal use on the same lot or adjoining lot or lots. Commercial parking lot/structure, for the purpose of >this section, includes public commuter parking and public remote parking facilities. (C.O. 91-23 § 4(part)).

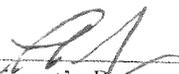
Date of Denial by Building Inspector and/or Planning Board

not required

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

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant's Representative

6/30/22  
\_\_\_\_\_  
Date

Received from above applicant, the sum of \$400.00 to apply against administrative and mailing costs.

\_\_\_\_\_

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

## REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

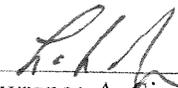
Now comes the applicant Gunnar Holdings LLC as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 44 Rail Road Street and requests that said Council make the following findings of fact:

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
  - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
  - (c) said facilities shall remain within the existing multiple use building on the site;
  - (d) the approval of this use will allow Gunnar Holdings LLC to improve the condition of the property, and therefore benefit the public at large in the community.
  
2. That the specific site is an appropriate location for such alterations for the following reasons:
  - (a) The subject property is zoned, TED, which allows for the request of this special permit;
  - (b) The location of has a nonconforming (commercial) multiple use structure; similar to the zoning district which has various commercial nonconforming structures in the neighborhood;
  - (c) the proposed use can exist at this site, without impeding the normal use of the property or surrounding property.
  
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) The proposed facility is on a public ways which has water and/or sewer services.
  
4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:
  - (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and



- (b) much of the adjacent property surrounding the property are commercial; the use will have no affect on these adjoining properties and their uses; and
  - (c) the proposed use does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has business operating similar parking facilities.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
- (a) the only traffic generated by the proposed facility shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed use to for the following reasons:

The location is in a general industrial area known as the Technology Enterprise District (TED) district, the proposed commercial use shall be in harmony with the area, which include oil storage farm(s), a disposal and collection company, commercial retail and wholesale uses, hotel, rental car business, and various commercial storage facilities. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this industrial/business area.

Date: June 30, 2020\_ Respectfully submitted by:   
Lawrence A. Simeone, Jr., Esq.

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

CERTIFICATION

Pursuant to Massachusetts General Laws, 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 the Authority has paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.

46-4437587  
Social Security Number or  
Federal Identification Number

Gunnar Holdings LLC  
Signature of Individual or Corporate Name

By: Glenn E. Bailey Mgr.  
Corporate Officer (if applicable)

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

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

46-4137587  
Social Security Number or  
Federal Identification Number

Gonna Holdings LLC.  
Signature of Individual or Corporate Name

By: Gloria E. Bailey / Mgr.  
Corporate Officer (if applicable)

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

General Disclosure of Constituent Information Relative to Applications Submitted to The Revere City Council for Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. (Name and residential address of party submitting application.)

Name: Gunnar Holdings LLC  
Address: 30 Railroad Street, Revere, MA 02151

2. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: See above  
Address: \_\_\_\_\_

(Attach additional pages, if necessary)

3. (If the Party is a Partnership, state the name and residential address of all partners within sixty (60) days of this application.)

Partner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

6. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)

7. (If the Party if 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.

8. (If the Party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days from the date of this Application.)

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).
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 required by Mass. General Law, Chapter 110, Section 5, is on file.)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED  
RETURN DATE:

HEARING DATE:

In accordance with the provisions of Section 57 (a), of Chapter 40 of the Massachusetts General Laws, the Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof;

Name of Applicant: Gunnar Holdings LLC  
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 30 Railroad Street, Revere, MA 02151  
(Business address of above person, corporation or business enterprise)

Location Address: 44 Railroad Street, Revere, MA 02151  
(Location of property for which license or permit is required.)

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)



EXT EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
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:
OtherFw:	Rating:

COMMENTS

BLDG DEMOLISHED

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
FV	IR DR D K PR RR BR FB HB L O	

SKETCH

GENERAL INFORMATION

Grade:	
Year Bilt:	Est Yr Bilt:
Alt LUC:	Alt %:
Jurisdiction:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fppl:	Rating:
WSFlue:	Rating:

REMODELING

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

INTERIOR INFORMATION

Avg Ht/Ft:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Burnt Fir:	
Burnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Con Wall:	

DEPRECIATION

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	
Size Adj: 1.00000000	
Const Adj: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WVA\$SQ:	AVRate:	Ind Val		
Juris Factor:	Before Dep:	0.00		
Special Features: 0	Val/Su Net:			
Final Total: 0	Val/Su SZAd:			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value
Sub % <th>Descr</th> <th>Area</th> <th>UstH</th> <th>Type</th>	Descr	Area	UstH	Type
Totals				

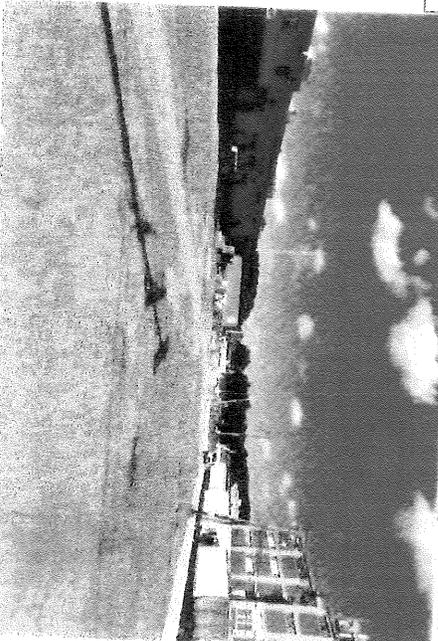
SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Under Value
Sub % <th>Descr</th> <th>Area</th> <th>UstH</th> <th>Type</th>	Descr	Area	UstH	Type
Totals				

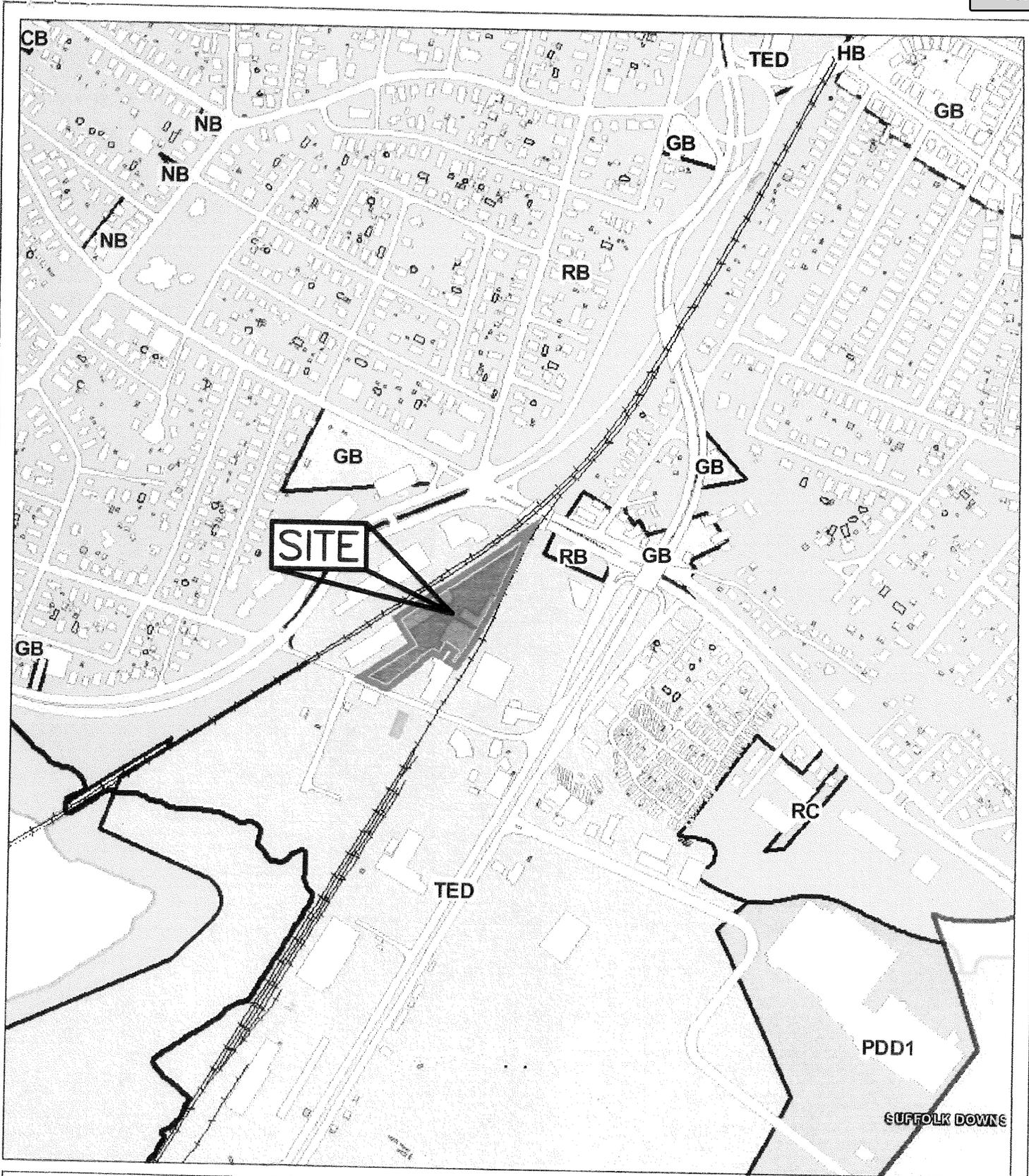
SPEC FEATURES/YARD ITEMS

Code	Description	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB	Fa	Appr Value	JCode	JFract	Juris Value
PARCEL ID: 7-211-3A																			

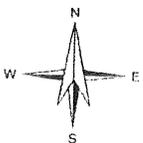
IMAGE



AssessPro Patriot Properties, Inc



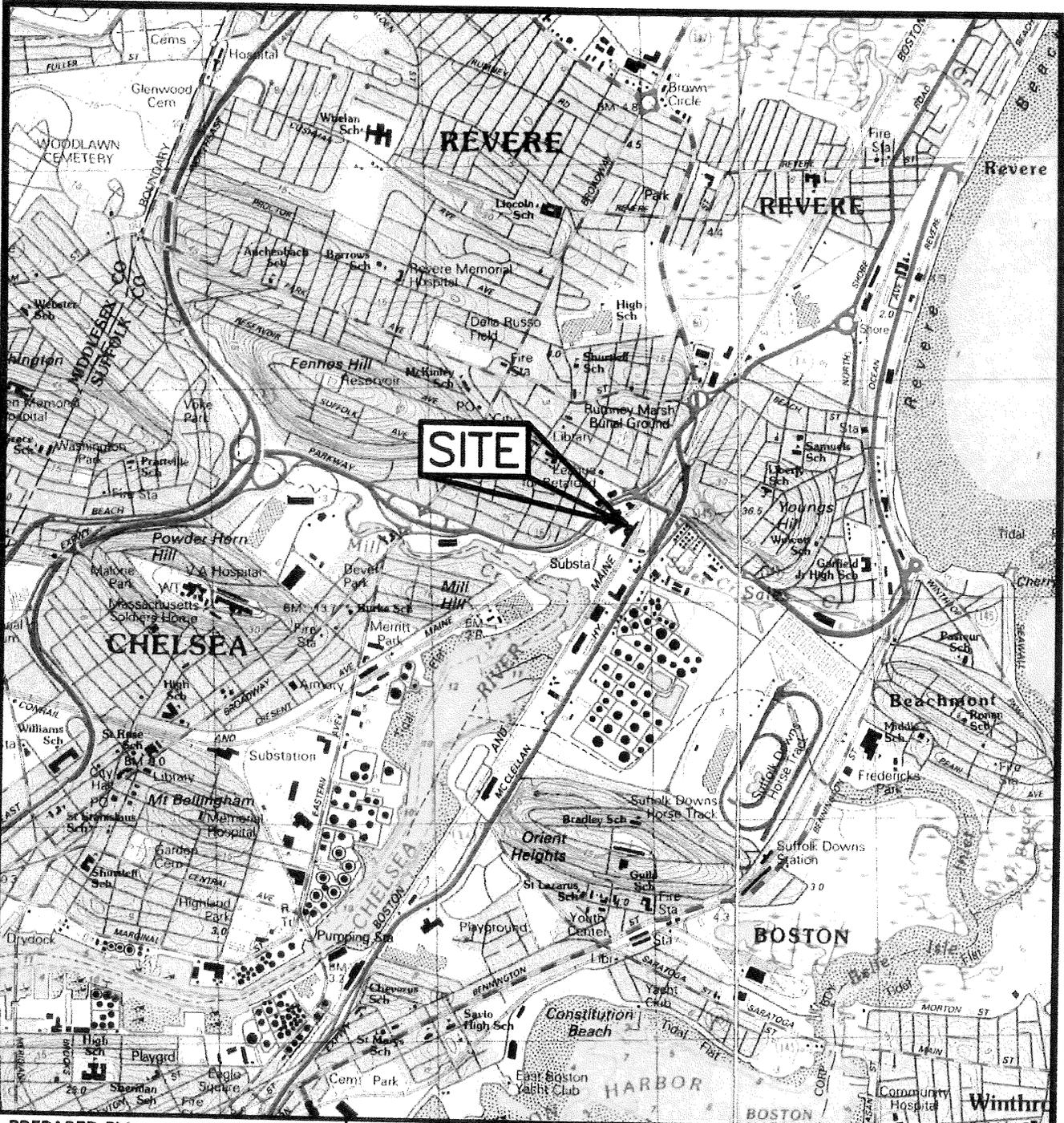
### Zoning Map EXHIBIT B



0 165 330 660 Feet

Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be responsible for damages of any nature whatsoever resulting from use of or reliance upon GIS information.

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)



Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

PREPARED BY:



**Engineering Alliance, Inc.**  
 Civil Engineering & Land Planning Consultants  
 194 Central Street  
 Saugus, MA 01906  
 Tel: (781) 231-1349  
 Fax: (781) 417-0020

1950 Lafayette Road  
 Portsmouth, NH 03801  
 Tel: (603) 610-7100  
 Fax: (603) 610-7101

PROJECT: **Proposed Parking Plan**  
 44 Railroad Street  
 (Tax Map 7 Block 211 Lot 3A)  
 Revere, Massachusetts

PROJECT#: 14-11205	DATE: June 22, 2020
SCALE: 1:25,000	DWG FILE NAME: FIGURES.DWG
DESIGNED BY: Calvin Reach	CHECKED BY: Richard A. Salvo, P.E.

DRAWING TITLE: **EXHIBIT C - USGS LOCUS MAP**

DRAWING #: **C**

**Ashley Melnik**

**From:** Lawrence A. Simeone, Jr. Esq. <lsimeonejr@simeonelaw.net>  
**Sent:** Tuesday, June 30, 2020 4:50 PM  
**To:** Frank Stringi; rsalvo@eaicivil.com; Ashley Melnik; Louis Cavagnaro  
**Subject:** RE: Application Review Comments

Thank you

Lawrence A. Simeone, Jr. Esq.  
**The Law Office of Lawrence A. Simeone, Jr. Esq.**  
 The Post Office Professional Building  
 300 Broadway, P.O. Box 321  
 Suite 4  
 Revere, MA 02151  
 (781) 286-1560 (Phone)  
 (781) 286-5532 (Fax)

NOTICE: This e-mail, all subsequent e-mails and any attachments are for discussion purposes only. They are not intended to be, nor shall they be construed as, the memorialization of a final binding agreement or an indication of willingness to be bound. The information contained in this e-mail message and any attachments is confidential information, and may be subject to attorney-client and/or attorney work product privileges. This message is intended only for the use of the individuals or entities named above. If the reader of this message is not the intended named recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail at the originating address. In compliance with IRS requirements, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of avoiding tax penalties or in connection with marketing or promotional materials. Thank you.

----- Original Message -----

Subject: Application Review Comments  
 From: <fstringi@revere.org>  
 Date: Tue, June 30, 2020 4:22 pm  
 To: <rsalvo@eaicivil.com>, <amelnik@revere.org>,  
 <fstringi@revere.org>, <lsimeonejr@simeonelaw.net>,  
 <lcavagnaro@revere.org>

## CITY OF REVERE APPLICATION REVIEW

### City of Revere Site Plan Review Review Comments

From: Frank Stringi  
 Date: June 30, 2020  
 Application #: SPR20-000139  
 Address: 44 RAILROAD ST  
 Description: Parking Facility

Review Status: Denied

Thank you for your recent permit application for Parking Facility. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). 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.

**Community Development: Frank Stringi**

- This plan has been denied for the following reasons: In accordance with Section 17.16.040 of the Revised Revere Zoning Ordinance, a commercial parking lot may only be allowed by special permit of the City Council within the TED District.

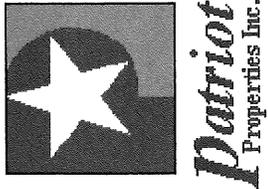
*NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application.*

*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.

??



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		RAILROAD ST., REVERE

**OWNERSHIP**

Owner 1:	GUNNAR HOLDINGS LLC
Owner 2:	
Owner 3:	
Street 1:	30 RAILROAD AVE
Street 2:	SUITE B
Twn/City:	REVERE
St/Prov:	MA Cntry
Postal:	02151

**PREVIOUS OWNER**

Owner 1:	BURBANK REALTY LLC -
Owner 2:	
Street 1:	112 RAILROAD ST
Twn/City:	REVERE
St/Prov:	MA Cntry
Postal:	02151

**NARRATIVE DESCRIPTION**

This Parcel contains 2.372 Acres of land mainly classified as LAND-C

**OTHER ASSESSMENTS**

Code	Descrp/No	Amount	Com. Int

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
390			2.372	826,400	826,400	LOT A
<b>Total Card</b>						
			2.372	826,400	826,400	Entered Lot Size
<b>Total Parcel</b>						
			2.372	826,400	826,400	Total Land: 103304
Source: Market Adj Cost Total Value per SQ unit./Card: N/A /Parcel: N/A Land Unit Type:						

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2020	390	FV		0	2.372	826,400	826,400	826,400	Year End Roll	12/18/2019
2020	390	NC		0	2.372	826,400	826,400	826,400	Year End Roll	10/30/2019
2019	390	FV		0	2.372	826,400	826,400	826,400	Year End Roll	12/19/2018
2018	316	FV	351,700	0	2.372	800,600	1,152,300	1,152,300	YER	12/29/2017
2017	316	FV	323,200	0	2.372	723,100	1,046,300	1,046,300	Year End Roll	12/22/2016
2016	316	FV	323,200	0	2.372	723,100	1,046,300	1,046,300	Year End	12/28/2015
2015	316	FV	323,200	0	2.372	723,100	1,046,300	1,046,300	YEAR END	12/22/2014
2014	316	FV	320,100	0	2.372	516,500	836,600	836,600	YEAR END	12/23/2013

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURBANK REALTY	52517-58		12/23/2013	INCL PERS PR	1,937,500	No	No			
BURBANK REALTY	47653-231		2/17/2011	CONVENIENCE	1	No	No			
YANNETTI	39135-342		3/1/2006	CONVENIENCE	1	No	No			
UNKNOWN	1/1		1/1/1900			No	No			

**BUILDING PERMITS**

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/18/2018	B18000438	Demolish	75,000	C				DEMO OF EXISTING S

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

Use Code	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	% Land	Spec Land	J Code	Use Value	Notes	
390	LAND-C	103304		Sq Feet	SITE	1.0	0	8.	1,000	IA					826,432		0				826,400	

ACTIVITY INFORMATION	Date	Result	By	Name
	8/30/2018	PERMIT	336	MATT MCGRATH
	10/23/2017	MEASURED	345	JAMES HALL
	11/2/2007	No change	102	JM
	5/8/2007	MEASURED	201	SCOTT MC

VERIFICATION OF WEST LOT DATA: / /

RAILROAD LOCATIO 5-120A1-7 LUC: 920 MASS BAY TRANS AUTHORITY 10 PARK PL BOSTON, MA 02116	18 HICHBORN ST 7-123-10 LUC: 101 DRIEF ABDELMALIK 18 HICHBORN ST REVERE, MA 02151
RAILROAD ST 6-120A1-19A LUC: 920 MASS BAY TRANS AUTHORITY 10 PARK PL BOSTON, MA 02116	12 HICHBORN ST 7-123-11 LUC: 104 CASTRO CRUZ NELSON F CASTRO HERRERA SYLVIA L 12 HICHBORN ST REVERE, MA 02151
230 LEE BURBANK HWY 6-120A1-9A LUC: 300 MHF LOGAN V LLC 300 CENTERVILLE RD SUITE 300, EAST WARWICK, RI 02886	6 HICHBORN ST 7-123-12 LUC: 104 LEMUS GLENDA B LEMUS ANGEL A 6 HICHBORN ST REVERE, MA 02151
RAILROAD ST 6-210B-1 LUC: 401 BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	509 REVERE BEACH PKWY 7-123-13 LUC: 013 DELLOIACONO ANTONIO 21 FOAM AVE REVERE, MA 02151
RAILROAD ST 6-210B-2 LUC: 440 BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	60 134 DOOR RAILROAD ST 7-211-1 LUC: 400 NIAC REALTY TRUST CAIN JOHN 134 RAILROAD ST REVERE, MA 02151
RAILROAD ST 6-210B-3 LUC: 424 MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTIES DEPT 40 SYLVAN RD WALTHAM, MA 02451	RAILROAD REAR ST 7-211-2 LUC: 442 FINN ALAN FINN LONA B 14 CEDAR RD SWAMPSCOTT, MA 01907
WHARF ST 6-210B-4 LUC: 428 BOSTON GAS COMPANY C/O KEYSpan ENERGY DELIVERY 40 SYLVAN RD WALTHAM, MA 02451	44 RAILROAD ST 7-211-3A LUC: 390 GUNNAR HOLDINGS LLC 30 RAILROAD AVE SUITE B REVERE, MA 02151
REVERE BEACH PKWY 6-213-1 LUC: 920 COMMONWEALTH OF MASSACHUSETTS 20 SOMERSET ST BOSTON, MA 02108	24 RAILROAD ST 7-211-4A LUC: 316 BURBANK REALTY LLC 112 RAILROAD ST REVERE, MA 02151
250 LEE BURBANK HWY 7-120A-2 LUC: 316 250 LEE BURBANK HIGHWAY LLC 1222 BENNINGTON ST EAST BOSTON, MA 02128	570 REVERE BEACH PKWY 7-212-2A LUC: 400 570 REVERE BEACH PKWY LLC 570 REVERE BEACH PKWY REVERE, MA 02151
80 RAILROAD ST 7-120A-3 LUC: 316 RICMER PROPERTIES INC 1222 BENNINGTON ST EAST BOSTON, MA 02128	590 REVERE BEACH PKWY 7-212-3B LUC: 031 EXTRA SPACE PROP 76 LLC PARADIGM TX-ESS#1135 P O BOX 800729 PTA-EX #1135

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS  
ASSESSOR'S OFFICE OF  
CITY OF REVERE  
DATE: 6/24/20

Attachment: SpecialPermitC2031.144RailroadStreet (20-244 : Special Permit - 44 Railroad Street)



255 State Street, 7<sup>th</sup> Floor  
 Boston, MA 02109  
 Telephone 617.742.4200  
 Facsimile 617.742.2355  
[www.riw.com](http://www.riw.com)

Michael D. Rosen  
 Ext. 241  
 E-mail: [mdr@riw.com](mailto:mdr@riw.com)

July 27, 2020

By email and regular mail

[amelnik@revere.org](mailto:amelnik@revere.org)  
 Revere City Council  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

Regarding 44 Railroad Street – Application for Special Permit for Commercial Parking Lot

Dear City Councilors,

Please be advised that this office represents Durant Performance Coatings, Inc. and Burbank Realty, LLC with respect to that Special Permit Application for the property located at 44 Railroad Street, Revere, Massachusetts. My client is a direct abutter to the property which is the subject of the Special Permit Application submitted by Gunnar Holdings, LLC. In addition, they also have certain access rights over the property pursuant to an easement to cross over the property that is the subject of the Application (a copy of the easement is attached).

We respectfully request that the city council continue the hearing until certain additional information can be provided by the applicant or, alternatively, that the city council deny the application.

As further explanation, the property which is the subject of the application currently serves as a medical marijuana facility. That approval is pursuant to a prior Special Permit issued in 2015. In order to seek the present Special Permit and add the parking required on the site, it is our opinion that the prior Special Permit approval will need to be reviewed for modification and amendment, only if appropriate, to confirm that the relief granted under the prior approval comports with the relief being requested by the present Special Permit request.

In particular, I would note that fencing is required to enclose the medical marijuana treatment facility and its associated parking area, however, in order to create the new parking lot being proposed, all of the vehicles entering and exiting the new parking lot will require access to traverse the medical marijuana parking facility, thus necessitating review and if appropriate an amendment to the prior Special Permit approval.

Attachment: MichaelRosenOpponent44RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

Revere City Council  
Revere City Hall  
July 27, 2020  
Page 2

It would seem to me that adding a 220 car parking lot immediately adjacent to a cannabis facility would not be an appropriate use of the property and certainly presents a situation which could be detrimental to the community.

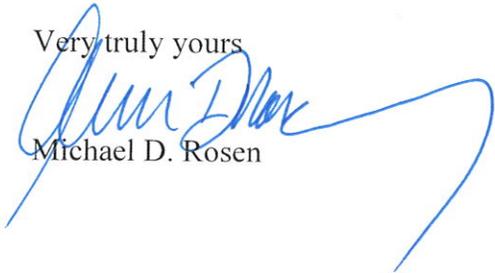
In addition, as mentioned above, my client has an access easement over the subject parcel. That easement is to provide my client with access for tractor trailers which traverse the easement area and perform at three point turn so that they can back into loading docks on my client's property at 112 Railroad Street. While the application and plans seem to indicate that there are no adverse impacts to the community or surrounding properties, the addition of a 220 vehicle parking lot with its sole access across the same easement area necessary for my client to operate its business, would have a material adverse effect on my client's property and its ability to access its loading docks.

Further, having operated its business at Railroad Street for three generations, and more than 70 years, my client can assure you that traffic on Railroad Street is quite difficult. The road is not in good condition, it does not provide adequate sightlines, and is regularly congested with commercial tractor-trailers. The addition of vehicle traffic from a 220 car parking lot would place an extreme burden on Railroad Street, which dead-ends at a bridge which closed in 2015, with no current plans to reopen, leaving the subject property with limited access via Route 1A - Lee Burbank Highway.

Before the city council considers this application, unless they are inclined to deny it as it stands, we would respectfully request that the applicant resubmit plans showing the easement in greater detail, provide specific parameters as to the proposed use of the parking lot, and that the applicant engage a duly licensed traffic engineer to conduct a traffic study of both Railroad Street and the access and easement area at the property. Further, we request that they also agree to reimburse the city for the cost of an independent third-party peer-review consultant to be engaged by the city to review the results of such study.

Thank you for your consideration.

Very truly yours

  
Michael D. Rosen

MDR:pmb

cc: Durant Performance Coatings, Inc.  
Burbank Realty, LLC

{00916250.DOCX/2}

Attachment: MichaelRosenOpponent44RailroadStreet (20-244 : Special Permit - 44 Railroad Street)



2016 00077428

Bk: 56644 Pg: 36 Page: 1 of 4  
Recorded: 08/23/2016 03:21 PM  
ATTEST: Thomas M Ryan, Temp Register  
Suffolk County Registry of Deeds

**ACCESS EASEMENT**

Gunnar Holdings, LLC, a Massachusetts limited liability company with its principal office at 44 Railroad Street, Revere, Suffolk County, Massachusetts (the "Grantor"), for itself and its successors and assigns, and as the owner of the property located at 44 Railroad Street, Revere, Suffolk County, Massachusetts described as New Lot A in the quitclaim deed dated December 23, 2013 and recorded with the Suffolk County Registry of Deeds at Book 52517, Page 58 (the "Gunnar Parcel"), for consideration of \$10.00 paid, grants to Burbank Realty, LLC, a Massachusetts limited liability company with a principal office of 112 Railroad Street, Revere, Suffolk County, Massachusetts (the "Grantee"), and to its successors and assigns, and as the owner of the property located at 114 Railroad Street, Revere, Suffolk County, Massachusetts described as New Lot B on the plan dated October 17, 2005 and recorded with the Suffolk County Registry of Deeds in Plan Book 2006, Plan No. 172, which plan is identified in the foregoing quitclaim deed (the "Burbank Parcel"), for use by the Grantee and its successors, assigns, lessees, tenants, licensees, agents, employees, guests and invitees, the following:

A perpetual, non-exclusive right and easement, to be held in common with all others entitled thereto, and not to the exclusion of the Grantor or its successors, assigns, lessees, tenants, licensees, agents, employees, guests or invitees, to pass and re-pass over the Gunnar Parcel within the "Easement Area" of approximately 9,342 square feet described in the sketch plan attached hereto titled "Sketch, Plan Of Land In Revere, Mass.", Easement Area For Benefit Of New Lot B" dated March 8, 2016, prepared by Jay Jarosz, PLS (the "Easement Plan"), for purposes of accessing the Burbank Parcel for all purposes for which access easements are commonly used.

Grantor shall remove snow from and maintain the Easement Area in a commercially reasonable manner.

Grantor shall remove from and not place any items within the Easement Area that will interfere with Grantee's or its successors, assigns, lessees, tenants, licensees, agents, employees, guests and invitees' use and enjoyment of the Easement Area at all times, in common with all others entitled thereto. There shall be no fences, walls, trailers, barriers or other impediments placed by Grantor within the Easement Area or on the boundary lines of the Easement Area. Provided, however, that Grantor and its successors, assigns, lessees, tenants, licensees, agents, employees, guests and invitees may erect and maintain adjacent to or within the Easement Area, the accessory sign and landscaped island referenced in the December 9, 2015 decision of the City of Revere City Council granting the special permit application of Wellness Connection of MA.,

Inc., as that decision may be amended, at locations that the parties hereto have agreed to in writing.

The foregoing is conveyed subject to all easements, restrictions, conditions, reservations, agreements and other encumbrances of record, if any, insofar as the same are now in force and applicable.

The easement created hereby may not be relocated by Grantor without the express written consent of Grantee.

Grantor warrants that it is not classified for the current taxable year as a corporation for federal tax purposes and that this transfer does not represent a transfer of all or substantially all the assets of the Grantor.

For Grantor's title see quitclaim deed of Burbank Realty, LLC to Gunnar Holdings, LLC dated December 23, 2013 and recorded with the Suffolk County Registry of Deeds at Book 52517, Page 58.

{ The remainder of this page is intentionally left blank }

IN WITNESS WHEREOF we hereunto set our hands and seals this 17 day of August, 2016.

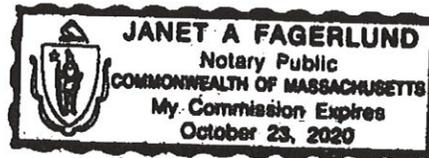
GUNNAR HOLDINGS, LLC

*[Handwritten Signature]*  
By: Glenn E. Bailey  
Its: Manager

Suffolk, ss. COMMONWEALTH OF MASSACHUSETTS

On this 17 day of August, 2016, before me, the undersigned notary public, personally appeared Glenn E. Bailey, proved to me through satisfactory evidence of identification, which was [] a driver's license, [] personally known to me, or [] personally known to a 3rd party personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and as Manager of Gunnar Holdings, LLC, for its stated purpose.

*[Handwritten Signature]*  
Notary Public  
My commission expires: October 23, 2020



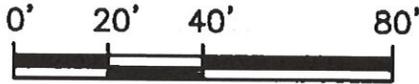
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Attachment: MichaelRosenOpponent44RailroadStreet (20-244 : Special Permit - 44 Railroad Street)

# SKETCH PLAN OF LAND

# REVERE, IN MASS.

## "Easement Area for Benefit of New Lot B"



DATE: MARCH 8, 2016

SCALE: 1" = 40'



### NEW LOT A

AREA = 104,809± S.F.

*Jay Jarosz*  
RS

### NEW LOT B

AREA = 33,019± S.F.

Calc.)

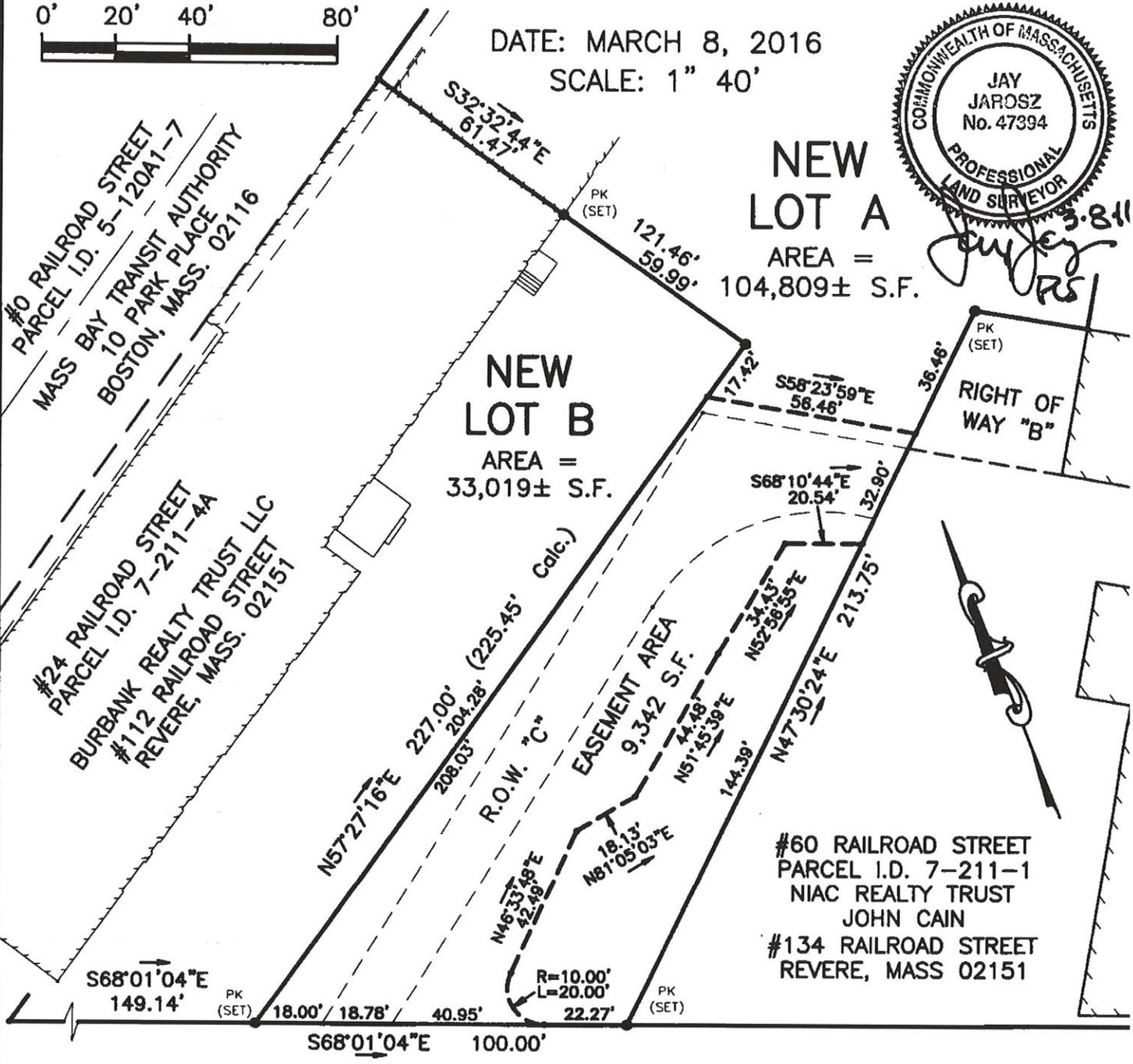
EASEMENT AREA  
9,342 S.F.

RIGHT OF WAY "B"

#0 RAILROAD STREET  
PARCEL I.D. 5-120A1-7  
MASS BAY TRANSIT AUTHORITY  
10 PARK PLACE  
BOSTON, MASS. 02116

#24 RAILROAD STREET  
PARCEL I.D. 7-211-4A  
BURBANK REALTY TRUST LLC  
#112 RAILROAD STREET  
REVERE, MASS. 02151

#60 RAILROAD STREET  
PARCEL I.D. 7-211-1  
NIAC REALTY TRUST  
JOHN CAIN  
#134 RAILROAD STREET  
REVERE, MASS 02151



## RAILROAD STREET ( 30.00 WIDE - PUBLIC )

### WHARF STREET

PLAN REFERENCE: #0 RAILROAD STREET / #0 RAILROAD STREET  
PARCEL I.D. 6-210B-2 / PARCEL I.D. 6-210B-1  
BOSTON GAS COMPANY / BOSTON GAS COMPANY

1.) Plan of Land in Revere Belonging to "Burbank Realty Trust & Ronald Yannetti", Prepared by Albert A. Romano, Dated 10-17-2005 and recorded at the Suffolk Registry of Deeds Book 2006 Page 172.

Attachment: MichaelRosenOpponent44RailroadStreet (20-244 : Special Permit - 44 Railroad Street)



**The City of REVERE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT**  
**281 Broadway, Revere, MA 02151**  
**Phone: (781) 286-8186 Fax: (781) 286-8180**  
**Robert B. O'Brien**  
**Director**

**Brian Arrigo**  
**Mayor**

TO: Honorable City Council  
 FROM: Site Plan Review Committee  
 RE: 44 Railroad Ave – Special Permit  
 DATE: July 29, 2020

Please be advised that the Site Plan Review Committee has reviewed the above referenced special permit request for a commercial parking lot facility for 220 vehicles at 44 Railroad Ave. The following findings and conditions have been made with respect to this site plan:

1. The parking lot layout plans shall be reviewed and approved by the Fire Department with respect to compliance with fire safety codes.
2. A standing accessory sign shall be installed in a landscaped island at the site entrance drive and shall be setback at least 10-ft. from the right of way. The accessory sign shall be a low-profile sign to be approved by the Site Plan Review Committee.
3. Fencing shall be installed around the perimeter of the site and two security gates shall be installed at the site. The first gate shall be installed at the entrance to the main building and the second gate shall be installed at the entrance to the commercial parking lot.
4. The entrance drive shall include signage designating entrance and exit locations at the site.
5. The parking lot shall be paved and striped and shall be appropriately illuminated including all entrances to the buildings, parking lots and entrance driveways.
6. The site shall include pavement markings for the designated driveway entrance for two-way traffic including pavement marking arrows showing traffic circulation within the parking lot.
7. A raised planter shall be installed separating the entrance drive from the abutting property parking lot to the south and the installation of permeable paver strip separating the parking lot to the north of the entrance drive.

8. A final landscaping plan for the site must be approved by the Site Plan Review Committee.
9. A stormwater management plan for the site must be approved by the City Engineer.
10. A final as-built plan including the location of all parking spaces, fencing and landscaping plan must be filed with the Site Plan Review Committee prior to the issuance of an occupancy permit. The final as-built plan shall show the location of all utilities within the site including water, sewer and drainage.

C-20-33

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.020 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2020 at 6:00 P.M. via remote participation on the application of SchiavuzzoALM Realty LLC, 18 Cabral Dr., Middleton, MA 01949 seeking permission from the Revere City Council to demolish a pre-existing non-confirming 5-unit structure and construct a new 4-unit condominium structure on Lots 28, 29, 30, and part lot 31 at 79-81 Temple Street, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-33) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at [www.revere.org/calendar](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:

Ashley E. Melnik  
City Clerk

Revere Advocate  
Bill to: D'Ambrosio Brown, LLP  
14 Proctor Avenue  
Revere, MA 02151

9/11/2020

9/11/2020

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

FORM B

APPLICATION NO. C-20-33  
DATE: 9/8/2020

**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: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949  
Tel. #: c/o D'Ambrosio Brown LLP (617) 720-5657

2. Applicant is: Owner of the property for which this application is being submitted.

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

Name: Gerry D'Ambrosio, Esq.  
D'Ambrosio Brown LLP  
Title: Attorneys for the Applicant  
Address: 14 Proctor Avenue  
Revere, MA 02151  
Tel. #: (617) 720-5657

2020 SEP -8 PM 4:52  
OFFICE CITY CLERK  
REVERE, MASS

FILED

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

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

Name: Applicant  
Address:  
Tel. #:

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

Please see deed, recorded at Suffolk Registry of Deeds, Book 61246, Page 211, attached hereto as **Exhibit A.**

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:

Please see the Plan attached hereto as **Exhibit B.**

Assessor's Office information: 79 Temple Street, Parcel Identification No. 18-324A-28

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

Please see the City of Revere, Zoning Summary Map, February 2017 (with enlargement), attached hereto as **Exhibit C.**

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.

Please see USGS topographic and MassGIS maps attached hereto as **Exhibit D.**

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 X

9B. Is the location of the site of this application within 100 feet of: \_\_\_ a coastal beach; \_\_\_ salt marsh; \_\_\_ land under the ocean; X do not know; \_\_\_ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

Property address: 79-81 Temple Street, Revere, Massachusetts 02251

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon, being lots 28,29,30, and part of lot 31, as shown on a plan entitled "Revere Street Terrace in Revere, Mass. Owned by J.M. Temple"

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

dated May 1909, J.S. Crossman, Civil Engineer, duly recorded with the Suffolk Registry of Deeds, at the end of Book 3359, being further bounded and described as follows:

- NORTHWESTERLY            by Temple Street, seventy-eight (78) feet;
- NORTHEASTERLY        by the remainder of lot 31, as shown on said plan, seventy (70) feet;
- SOUTHEASTERLY        by land of owners unknown, seventy-eight (78) feet;
- SOUTHWESTERLY        by lot 27, as shown on said plan, seventy (70) feet.

Containing 5460 square feet of land, be all of said measurements, and contents, more or less.

Also, please see Plan attached hereto as **Exhibit B**.

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

The Applicant is seeking to demolish a burned-out, pre-existing non-conforming 5-unit structure and replace it with a new 4-unit condominium structure including all off-street parking. See Site Plan Review Committee’s Denial Letter attached hereto as **Exhibit E**.

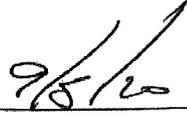
The City Council of the City of Revere should award this special permit because the Applicant’s proposal is not detrimental to the neighborhood but represents a significant improvement over the prior structure and use on the property. As such, this project substantially serves the public convenience and welfare; benefits, rather than impairs, the status of the neighborhood; and is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

Date of denial by Building Inspector and/or Planning Board: \_\_\_\_\_.

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

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

  
\_\_\_\_\_  
Signature of Applicant/Owner

  
\_\_\_\_\_  
Date

*Cory D. Rhoades, Esq.*  
\_\_\_\_\_  
Signature of Designated Representative

9.8.20  
\_\_\_\_\_  
Date

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

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

**General Disclosure of Constituent Information  
Relative to Applications Submitted to the Revere City Council  
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,  
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

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

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A  
Address: N/A

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

Name: SchiavuzzoALM Realty LLC  
Address: 18 Cabral Drive  
Middleton, MA 01949

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A  
Address: N/A  
The trust documents are on file at N/A and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A  
Address: N/A  
A copy of the Joint Venture agreement is on file at N/A and will be delivered upon request.

Page 2  
General Disclosure Form

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:

To the extent applicable, the Applicant identifies the following managers of the LLC:

MANAGER Leo Schiavuzzo, 18 Cabral Drive, Middleton, MA 01949

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: N/A  
Address: N/A

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: N/A  
Address: N/A

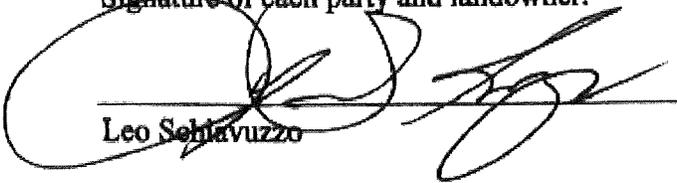
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

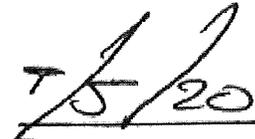
N/A

*[Signature on following page.]*

Page 3  
General Disclosure Form

The foregoing information is provided under the Pains and Penalty of Perjury.  
Signature of each party and landowner:

  
\_\_\_\_\_  
Leo Schlavuzzo

  
\_\_\_\_\_  
Date

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

### Request for Finding of Fact – Special Permit

Now comes the applicant SchiavuzzoALM Realty LLC who has applied to this Honorable City Council for a special permit for property located at 79-81 Temple Street, Revere, Massachusetts and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) The proposed use of the Property is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. *See* Revere Zoning Ordinances, § 17.04.010.
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) The site is appropriate as it is in a residential neighborhood and will be a continuation of an established residential use.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are adequate and appropriate facilities already servicing the Property.
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) There will be no adverse effect to the neighborhood as this Application is necessary to replace the current burned-out, 5-unit, non-conforming apartment building with a new, 4-unit condominium building with ample on-premises parking for the unit owners. Moreover, the Property is being significantly improved by the Applicant's efforts, at great expense, to modernize and update the buildings.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Temple Street or Douglas Street for the following reasons:
  - (a) The Applicant is not seeking any changes to the Property that would have adverse effects to the current use of Temple Street or Douglas Street.

Page 2  
Finding of Fact Form

1. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a) There are adequate and appropriate facilities already servicing the Property.

Date: 09.08.20

Respectfully submitted by: Cory D. Rhoades, Esq.

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

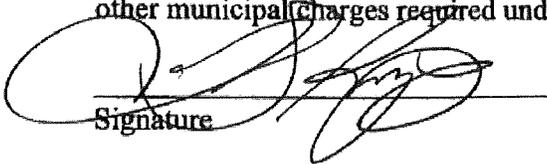
Certification

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

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

To: George Anzuoni, Director of Finance  
From: Ashley E. Melnik, City Clerk  
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: \_\_\_\_\_

Requested Return

Date: \_\_\_\_\_

Hearing

Date: \_\_\_\_\_

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: SchiavuzzoALM Realty LLC  
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: 18 Cabral Drive, Middleton, MA 01949  
(business address of above person, corporation or business enterprise)

Location Address: 79-81 Temple Street, Revere, MA 02151  
(location of property for which license or permit is required.)

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit A

# Suffolk County Registry of Deeds Electronically Recorded Document

This is the first page of the document - Do not remove

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## Recording Information

Document Number	: 45451
Document Type	: DED
Recorded Date	: June 10, 2019
Recorded Time	: 03:09:08 PM
Recorded Book and Page	: 61246 / 210
Number of Pages(including cover sheet)	: 3
Receipt Number	: 765669
Recording Fee (including excise)	: \$1,755.20

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Suffolk County District ROD # 001  
 Date: 06/10/2019 03:09 PM  
 Ctrl# 191214 29683 Doc# 00045451  
 Fee: \$1,630.20 Cons: \$357,500.00  
 \*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
 24 New Chardon Street  
 Boston, MA 02114  
 617-788-8575  
[Suffolkdeeds.com](http://Suffolkdeeds.com)

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

**QUITCLAIM DEED**

I, Albert R. DePierro, Jr., individually, of 79-81 Temple Street, Revere, Suffolk County, Massachusetts

For consideration paid, and in full consideration of Three Hundred Fifty Seven Thousand Five Hundred Dollars (\$357,500.00) and No Cents

Grants to SchiavuzzoALM Realty LLC, a Massachusetts Limited Liability Company of 18 Cabral Street, Middleton, Essex County, Massachusetts 01949

*With Quitclaim Covenants*

Premises known and numbered as 79-81 Temple Street, Revere, MA 02251, and more particularly described as follows:

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon, being lots 28, 29, 30 and part of lot 31, as shown on a plan entitled "Revere Street Terrace in Revere, Mass. Owned by J.M. Temple" dated May 1909, J.S. Crossman, Civil Engineer, duly recorded with the Suffolk Registry of Deeds, at the end of Book 3359, being further bounded and described as follows:

- NORTHWESTERLY by Temple Street, seventy-eight (78) feet;
- NORTHEASTERLY by the remainder of lot 31, as shown on said plan, seventy (70) feet;
- SOUTHEASTERLY by land of owners unknown, seventy (70) feet; and
- SOUTHWETERLY by lot 27, as shown on said plan, seventy (70) feet.

Containing 5460 square feet of land, be all of said measurements, and contents, more or less

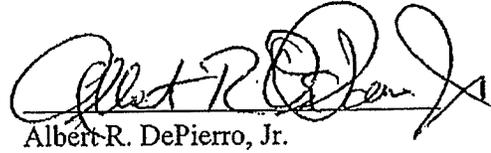
Grantor hereby releases any and all benefits and rights of an existing estate of homestead in the above described property, and state under the pains and penalties of perjury that no other party is otherwise entitled to an estate of homestead.

For Grantors' title see deed dated January 14, 1999 and recorded with the Suffolk County Registry of Deeds at Book 23351, Page 318.

Locus: 79-81 Temple Avenue, Revere, MA 02151

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

WITNESS my hand and seal this 15<sup>th</sup> day of June, 2019

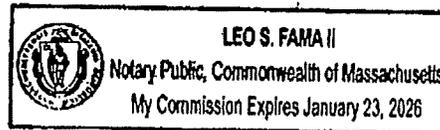
  
Albert R. DePierro, Jr.

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 10<sup>th</sup> day of June, 2019, before me, the undersigned notary public, personally appeared Albert R. DePierro, Jr., and proved to me through satisfactory evidence of identification which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed the foregoing voluntarily, as his/her free act and deed, and for its stated purpose.

  
Notary Public:  
My commission expires: 01/23/26



Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit B

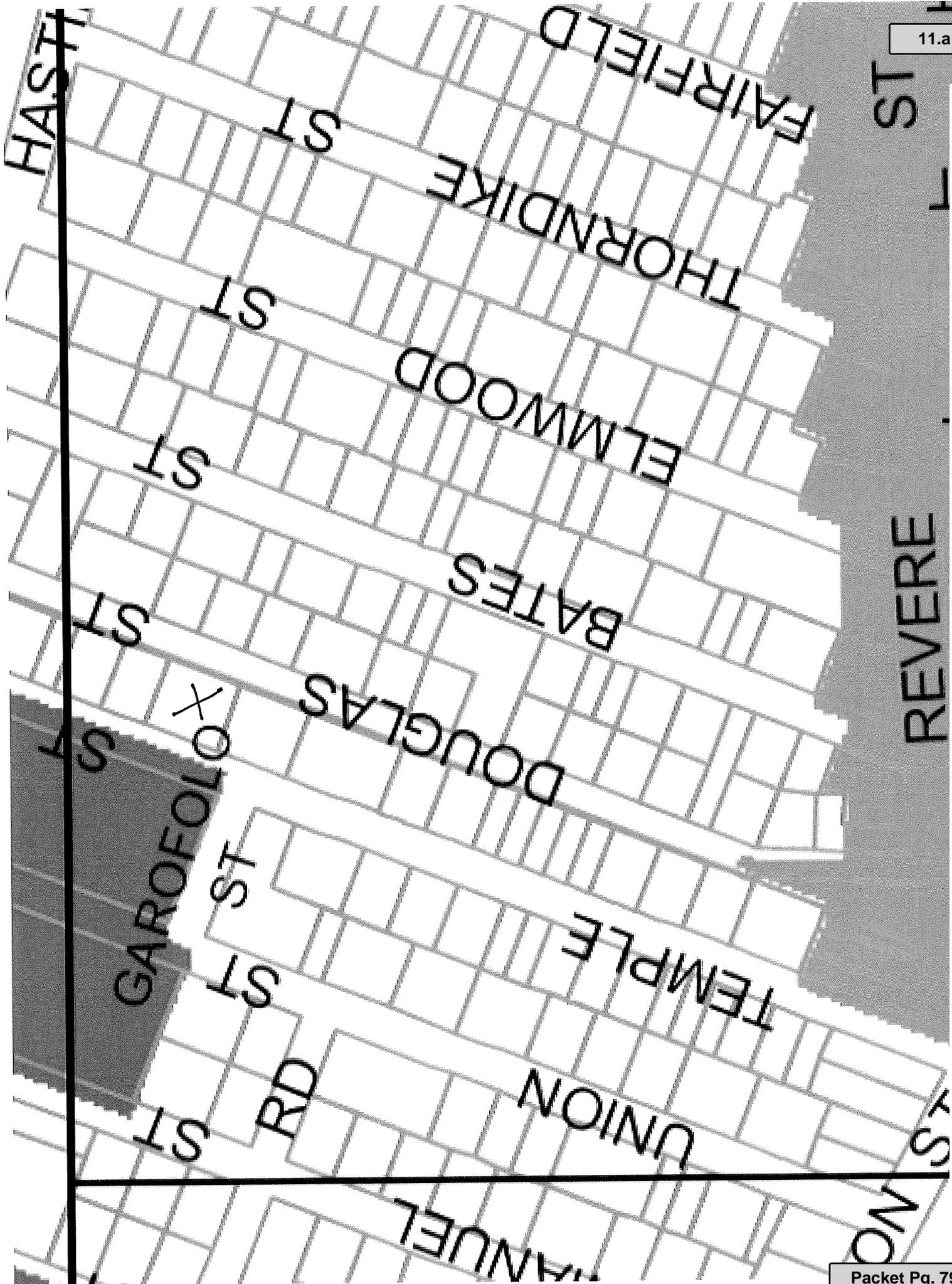
Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)





# Exhibit C

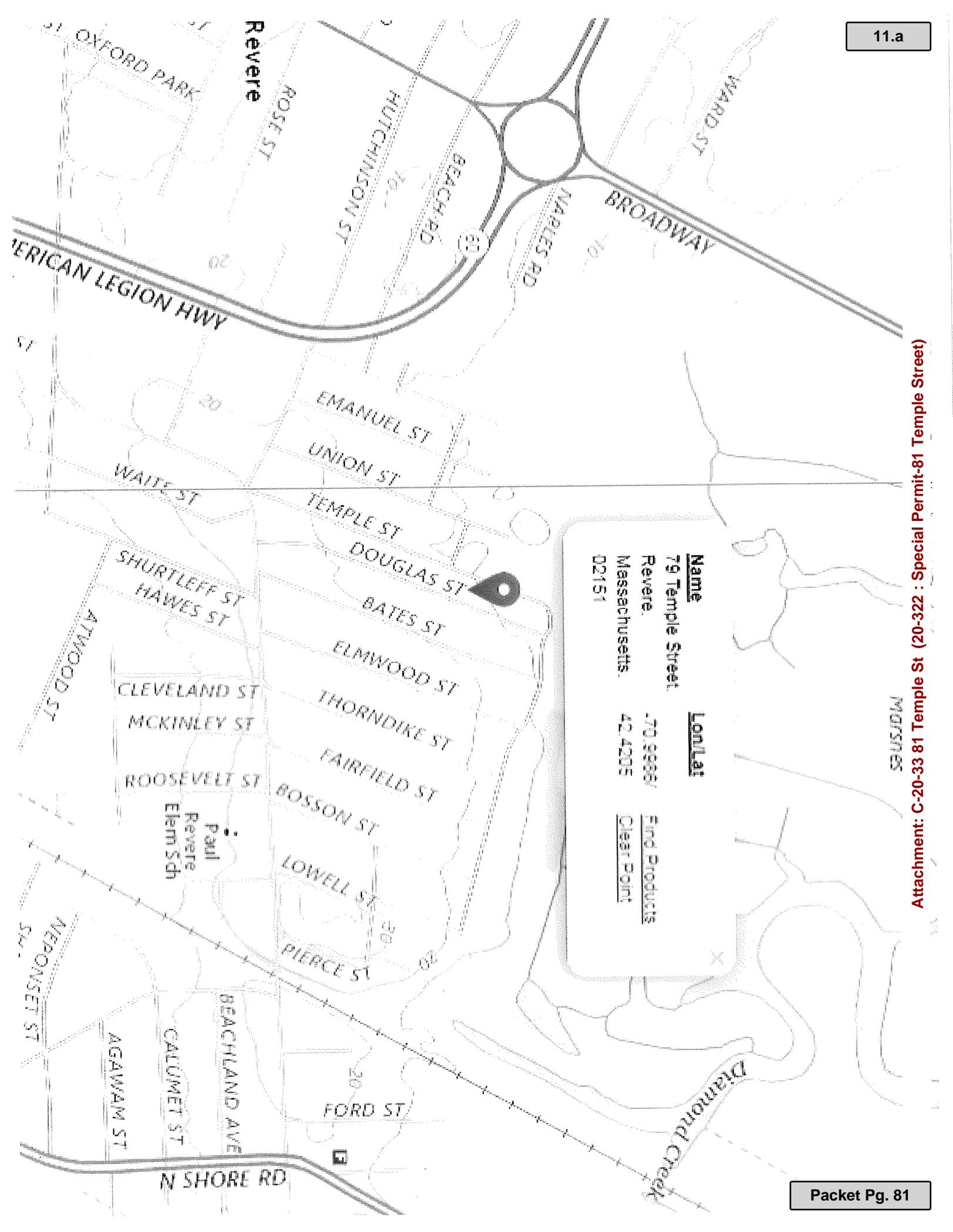
Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



REVERE

# Exhibit D

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



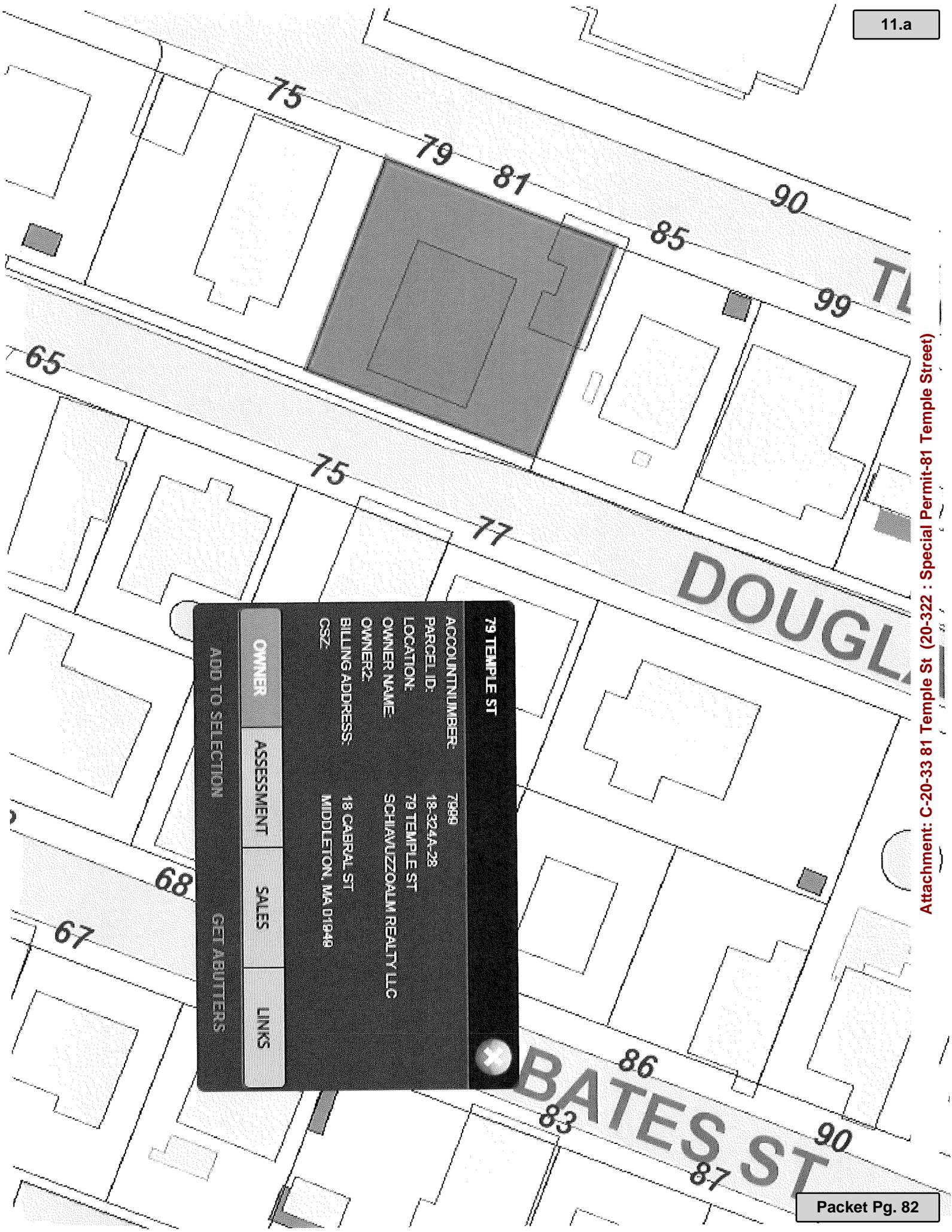
**Name**  
 79 Temple Street  
 Revere,  
 Massachusetts,  
 02151

**LonLai**  
 -70.99987  
 42.4205

**Find Products**  
 Clear Point

MARSHES

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)



**79 TEMPLE ST**

ACCOUNTNUMBER:	7999
PARCEL ID:	18-324A-28
LOCATION:	79 TEMPLE ST
OWNER NAME:	SCHIAVUZZOALM REALTY LLC
OWNER2:	
BILLING ADDRESS:	18 CABRAL ST MIDDLETON, MA 01849
CSZ:	

ADD TO SELECTION      GET ABUTTERS

OWNER      ASSESSMENT      SALES      LINKS

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

# Exhibit E

Attachment: C-20-33 81 Temple St (20-322 : Special Permit-81 Temple Street)

## Chris Cridler

---

**From:** fstringi@revere.org  
**Sent:** Tuesday, September 08, 2020 10:45 AM  
**To:** Cory Rhoades; amelnik@revere.org; fstringi@revere.org; lcavagnaro@revere.org  
**Subject:** Application Review Comments

# CITY OF REVERE APPLICATION REVIEW

## City of Revere Site Plan Review Review Comments

---

**From:** Frank Stringi  
**Date:** September 08, 2020  
**Application #:** SPR20-000160  
**Address:** 79 TEMPLE ST  
**Description:** Four condominium units  
**Review Status:** Denied

Thank you for your recent permit application for Four condominium units. I have completed my initial review and my comments are listed below, you can view marked up plans on our [online portal](#). 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.

### Community Development: Frank Stringi

- This plan has been denied for the following reasons: 1) In accordance with Sections 17.40.020 and 17.40.030 of the Revised Revere Zoning Ordinance, the reconstruction of a nonconforming structure and nonconforming use may only be allowed 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.





The City of REVERE, MASSACHUSETTS

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

Brian M. Arrigo  
Mayor

**Request for Abutters List**

Date: 09/08/20

Property Location: 79-81 Temple Street

Map: 18 Block: 324A Parcel: 28

Property Owner: SchiavuzzoALM Realty, LLC

Is request for special permit or variance? YES  NO

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

Requested Distance:

                     FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Cory D. Rhoades, Esq.

Address: D'Ambrosio Brown LLP

14 Proctor Street, Revere, MA 02151

Telephone: (617) 720-5657

65 DOUGLAS ST 18-324-16A  
LUC: 104  
FERRI REALTY TRUST  
FERRI VINCENT G TRUSTEE  
65 DOUGLAS ST  
REVERE, MA 02151

69 DOUGLAS ST 18-324-19  
LUC: 101  
FERRI REALTY TRUST  
FERRI VINCENT G TRUSTEE  
69 DOUGLAS ST  
REVERE, MA 02151

75 DOUGLAS ST 18-324-20  
LUC: 104  
MCGEEE MOLLY  
LANDAVERDE SIXTO RECINOS  
75 DOUGLAS ST  
Revere, MA 02151

77 DOUGLAS ST 18-324-21C  
LUC: 101  
STATHAQI LEA  
BRAHO DONALD  
77 DOUGLAS ST  
Revere, MA 02151

87 DOUGLAS ST 18-324-23  
LUC: 101  
GHIAT AHMED  
87 DOUGLAS ST  
REVERE, MA 02151

90 BATES ST 18-324-24A  
LUC: 101  
CARR PATRICIA  
90 BATES ST  
REVERE, MA 02151

101 DOUGLAS ST 18-324-26B  
LUC: 104  
MUNERA CARLOS M CARLOS M  
MUNERA WILDA I  
101 DOUGLAS ST  
REVERE, MA 02151

105 DOUGLAS ST 18-324-28B  
LUC: 104  
LIGHTBODY JOHN E  
105 DOUGLAS ST  
REVERE, MA 02151

STRP ON DOUGLAS ST 18-324A-1  
LUC: 930  
CITY OF REVERE  
MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA

STRP ON DOUGLAS ST 18-324A-2  
LUC: 930  
CITY OF REVERE  
MAYOR'S OFFICE  
281 BROADWAY  
REVERE, MA

65 TEMPLE ST 18-324A-26  
LUC: 101  
MONTEIRO DANYELLA L  
65 TEMPLE ST  
REVERE, MA 02151

75 TEMPLE ST 18-324A-27  
LUC: 101  
PATTILLO TODD M  
75 TEMPLE ST  
Revere, MA 02151

79 TEMPLE ST 18-324A-28  
LUC: 111  
SCHIAVUZZOALM REALTY LLC  
18 CABRAL ST  
MIDDLETON, MA 01949

84 DOUGLAS ST 18-324A-29  
LUC: 101  
ATEHORTUA MARIA I  
84 DOUGLAS ST  
REVERE, MA 02151

DOUGLAS ST 18-324A-3  
LUC: 132  
MONTEIRO DANYELLA L  
65 TEMPLE ST  
REVERE, MA 02151

99 TEMPLE ST 18-324A-30A  
LUC: 316  
WYATT REALTY TRUST  
WYATT PATRICIA TRUSTEE  
27 BREWSTER AVE  
WINTHROP, MA 02152

TEMPLE ST 18-324A-30B  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

103 TEMPLE ST 18-324A-31  
LUC: 101  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-32  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-33  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-34A  
LUC: 132  
DAMBROSIO FAMILY REVOCABLE TRU  
DAMBROSIO JUDITH ANN TRUSTEE  
103 TEMPLE ST  
REVERE, MA 02151

TEMPLE ST 18-324A-34B  
LUC: 930  
CITY OF REVERE  
281 BROADWAY  
REVERE, MA

10 GAROFALO ST 18-324C-1  
LUC: 954  
TEN GAROFALO STREET  
10 GOVE ST  
EAST BOSTON, MA 02128

80 UNION ST 18-324E-1  
LUC: 316  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

WEEDEN ST 19-327-1  
LUC: 132  
FESTA JOSEPH A JR  
FESTA JOHN V  
385 BROADWAY  
REVERE, MA 02151

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

DATE: 9/27/20

Attachment: C-20-33-81 Temple St (20-322 : Special Permit-81 Temple Street)



C-20-32

**PUBLIC HEARING**

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.16.205 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2020 at 6:00 P.M. via remote participation on the application of Sandra M. Tapia, 57 Chamberlain Ave., Revere, MA 02151 seeking permission from the Revere City Council to operate a kennel at 100 VFW Parkway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-20-32) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at [www.revere.org/calendar](http://www.revere.org/calendar). Alternatively, commentary on this public hearing may be submitted in writing to [amelnik@revere.org](mailto:amelnik@revere.org) or by mail to Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

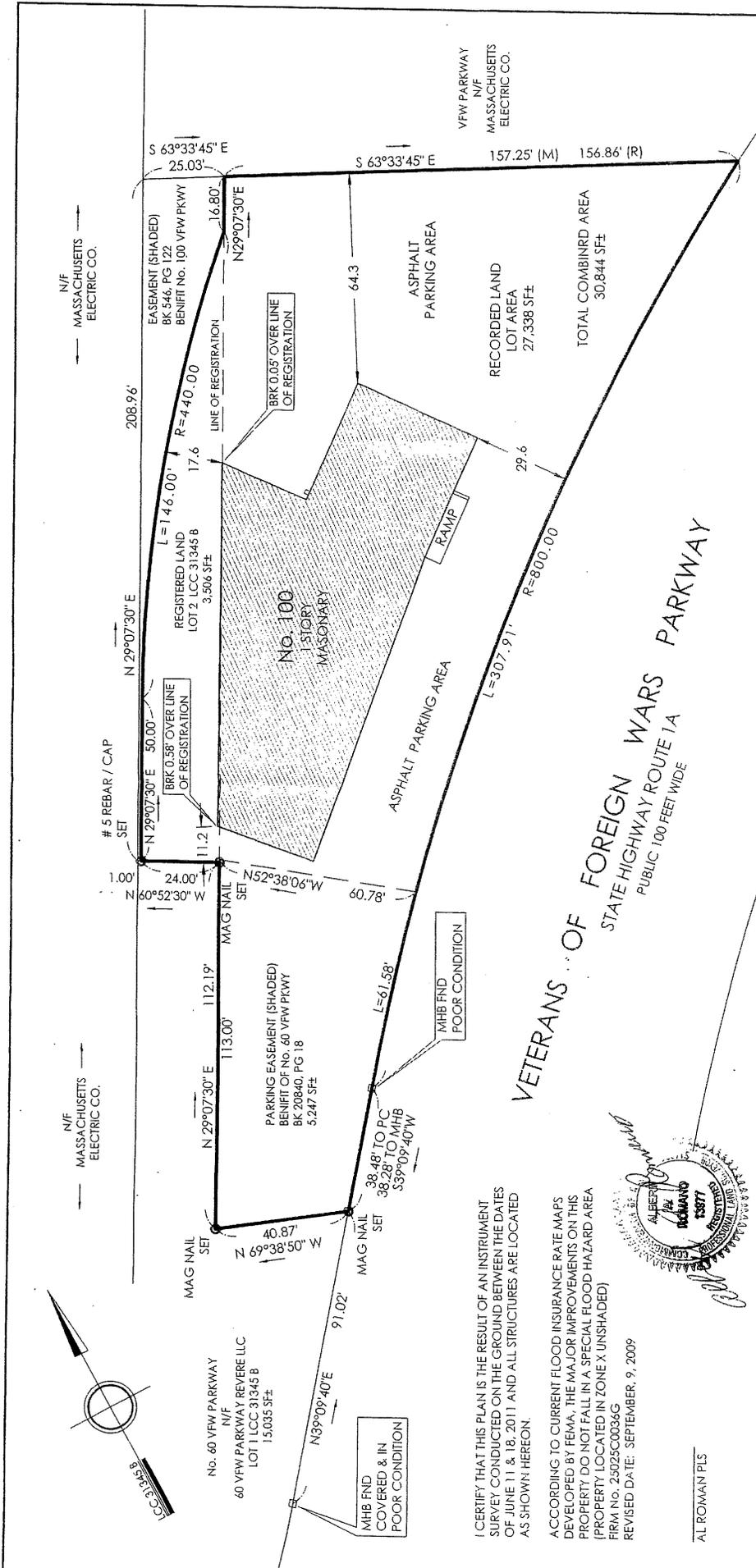
Attest:

Ashley E. Melnik  
City Clerk

Revere Journal  
Checked attached #372  
09/02/2020  
09/09/2020

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)





I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN THE DATES OF JUNE 11 & 18, 2011, AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS DEVELOPED BY FEMA, THE MAJOR IMPROVEMENTS ON THIS PROPERTY DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA (PROPERTY LOCATED IN ZONE X UNSHADED)  
 FIRM No. 25025C0036G  
 REVISED DATE: SEPTEMBER, 9, 2009



AL ROMAN PLS

REFERENCES

- DEED: BOOK 45100, PAGE 288
- DEED: BOOK 625, PAGE 54, COT 125854
- PLAN: LCC 31345 A
- PLAN: LCC 31345 B
- PLAN: BOOK 20840, PAGE 18
- ASSESSORS PARCEL ID: 8-149-5 & 8-149-2B
- ZONING DISTRICT: HB

PREPARED FOR: ROGER LITMAN  
 100 VFW PARKWAY  
 REVERE, MA 01880

PLAN OF LAND  
 SHOWING PARTIAL LOT-LINE RETRACEMENT  
 LOCATED AT  
**100 VFW PARKWAY**  
**REVERE, MA**

SCALE: 1 INCH = 30 FEET



**GLORAL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PROFESSIONAL ENGINEERS  
 9 BROADWAY,  
 WAKEFIELD, MA 01880  
 T 781 244 0346 E 781 244 4999



Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



FORM B

APPLICATION NO. C-20-32  
DATE: 8/25/2020

**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 205.
- 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: Sandra M. Tapia

Address: 57 Chamberlain Ave. Revere, MA 02151

Tel. #: 617-642-2937

2. Applicant is:  Tenant  Licensee  Prospective Purchaser

Owner  Other (Describe)

SHPC@icloud.com

2020 AUG 25 AM 11:00  
OFFICE CITY CLERK  
REVERE, MASS

FILED

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

**Plot Plan Requirements  
Relative to the Submission of  
Variance Application to the Zoning Board of Appeals  
Special Application to the Revere City Council**

1. Applications to the Zoning Board of Appeals must include a plot plan illustrated in black ink on 8½' x 14; mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

10/28/88

12/1/89            amended

2/2/94             amended

3/27/05            amended

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

Name: Same as Tenant

Title: \_\_\_\_\_

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

Tel. #: \_\_\_\_\_

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

Name: Peter Litman

Address: 76 Noanett Rd. Needham, MA 02494

Tel. #: 917-749-7252

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

Book 45100, Page 288. Certificate # (if registered) \_\_\_\_\_,

Book 625, Page 54.

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:

\_\_\_\_\_

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

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

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.

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

- Location is 100 VFW Parkway.
- Abutting building is Beach Sales at 80 VFW Parkway.
- All utilities are currently in working and available
- Originally used for North Shore Fuel Offices
- Dimensions are 40Ft.x36Ft x 2 Floors
- 10 Assigned parking spaces

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

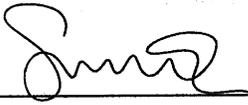
- Property to be used as a dog daycare and training facility.

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

Date of denial by Building Inspector and/or Planning Board

06/23/2020

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



Signature of Applicant

08/17/2020

Date

Signature of Owner

Date

Signature of Designated Representative

Date

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

\_\_\_\_\_

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

**General Disclosure of Constituent Information  
Relative to Applications Submitted to the Revere City Council  
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,  
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: Sandra M. Tapia

Address: 57 Chamberlain Ave. Apt. 1. Revere, MA 02151

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

Name: Peter Litman

Address: 76 Noanett Rd. Needham, MA 02494

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

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

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

Name: N/A

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

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: N/A

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

The trust documents are on file at \_\_\_\_\_ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

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

A copy of the Joint Venture agreement is on file at \_\_\_\_\_ and will be delivered upon request.

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

Page 2  
General Disclosure Form

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:           N/A          

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:           N/A          

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:           N/A          

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:

          N/A          

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Signature of each party and landowner:

          *[Signature]*            
\_\_\_\_\_  
\_\_\_\_\_

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

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

### Request for Finding of Fact – Special Permit

Now comes the applicant Sandra M. Tapia  
 who has applied to this Honorable City Council for a special permit for property located at \_\_\_\_\_  
100 VFW Parkway, Revere, MA and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
  - (a) Convenience and ease of access to local residents
  - (b) Improve the quality of life for both dogs & owners by giving them access to training & a structured daycare.
  - (c) Giving residents a safe/convenient location to house their dogs while away.
  - (d) Opening up job opportunities for local residents
2. That the specific site is an appropriate location for such use for the following reasons:
  - (a) Ease of street access
  - (b) Location
  - (c) Distance to any residential homes.
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
  - (a) There are two existing restrooms: There will not be more than 6 staff members and up to 2-3 clients training at a time.
  - (b)
  - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
  - (a) No major construction
  - (b) Surrounding area will be well maintained. Proper waste disposal and cleaning procedures will be used to minimize any odor
  - (c) Structured daycare limits the barking and excessive noise.

Page 2  
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using 100 VFW Parkway for the following reasons:

(streets)

- (a) Sufficient designated parking.
- (b) Designated entry/exit for dogs while abiding to leash law.
- (c) Proper signage and available disposal for any dog waste outside the facility.

6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

- (a) Adequate fence height and secured area for dogs.
- (b) Appropriate staffing available to accomodate the volume of dogs. IF not will be limiting the amount of dogs allowed for the day
- (c) Text

Date: 08/17/2020

Respectfully submitted by: 

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

To: George Anzuoni, Director of Finance  
From: Ashley E. Melnik, City Clerk  
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: \_\_\_\_\_

Requested Return

Date: \_\_\_\_\_

Hearing

Date: \_\_\_\_\_

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: \_\_\_\_\_  
(person, corporation or business enterprise applying for license or permit)

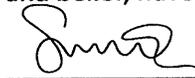
Address of Applicant: \_\_\_\_\_  
(business address of above person, corporation or business enterprise)

Location Address: \_\_\_\_\_  
(location of property for which license or permit is required.)

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

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)

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

1. The applicant shall provide a copy of the proposed site plan to the...

2. The applicant shall provide a copy of the proposed site plan to the...

3. The applicant shall provide a copy of the proposed site plan to the...

4. The applicant shall provide a copy of the proposed site plan to the...

5. The applicant shall provide a copy of the proposed site plan to the...

6. The applicant shall provide a copy of the proposed site plan to the...

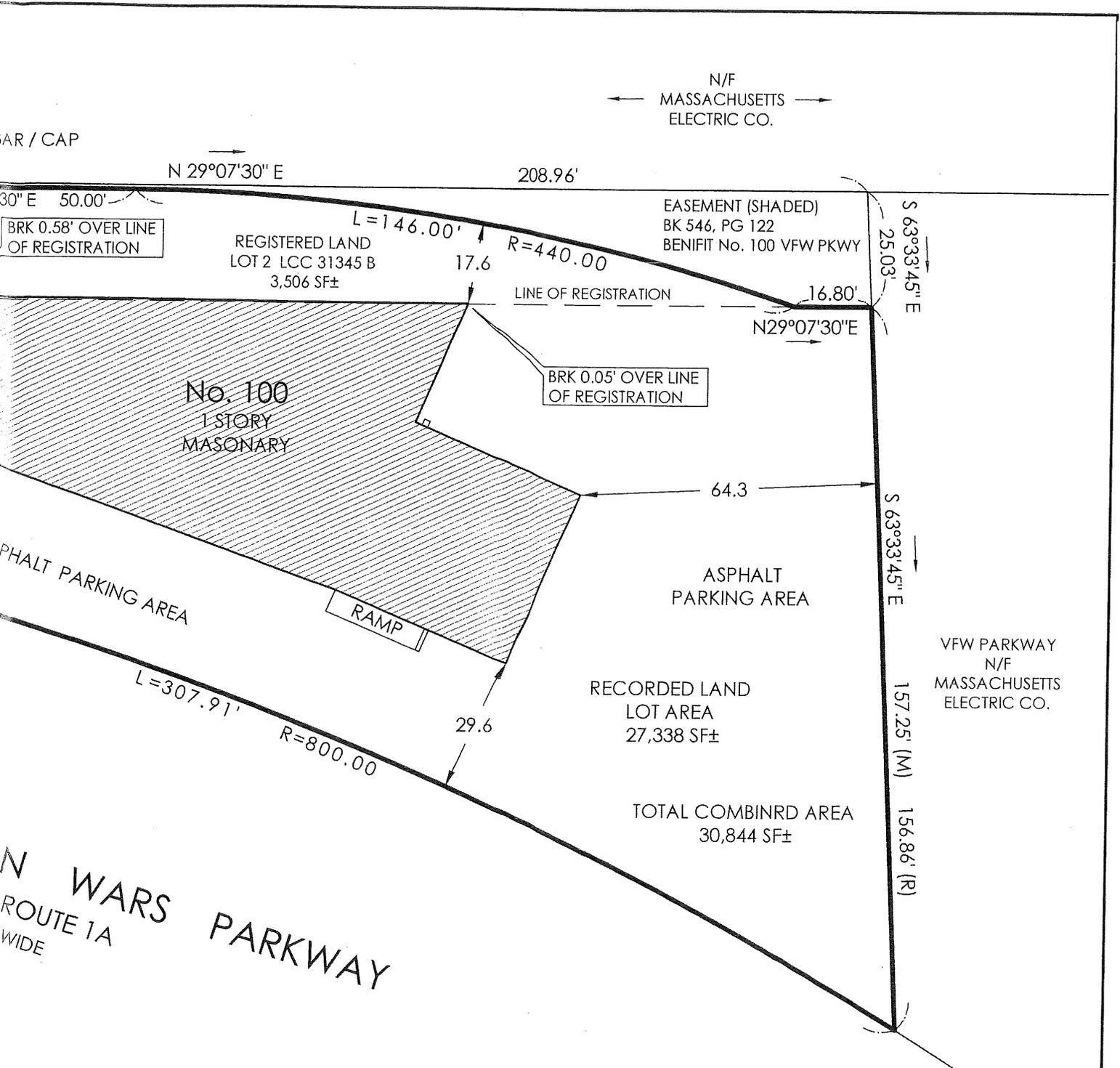
7. The applicant shall provide a copy of the proposed site plan to the...

8. The applicant shall provide a copy of the proposed site plan to the...

9. The applicant shall provide a copy of the proposed site plan to the...

10. The applicant shall provide a copy of the proposed site plan to the...

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

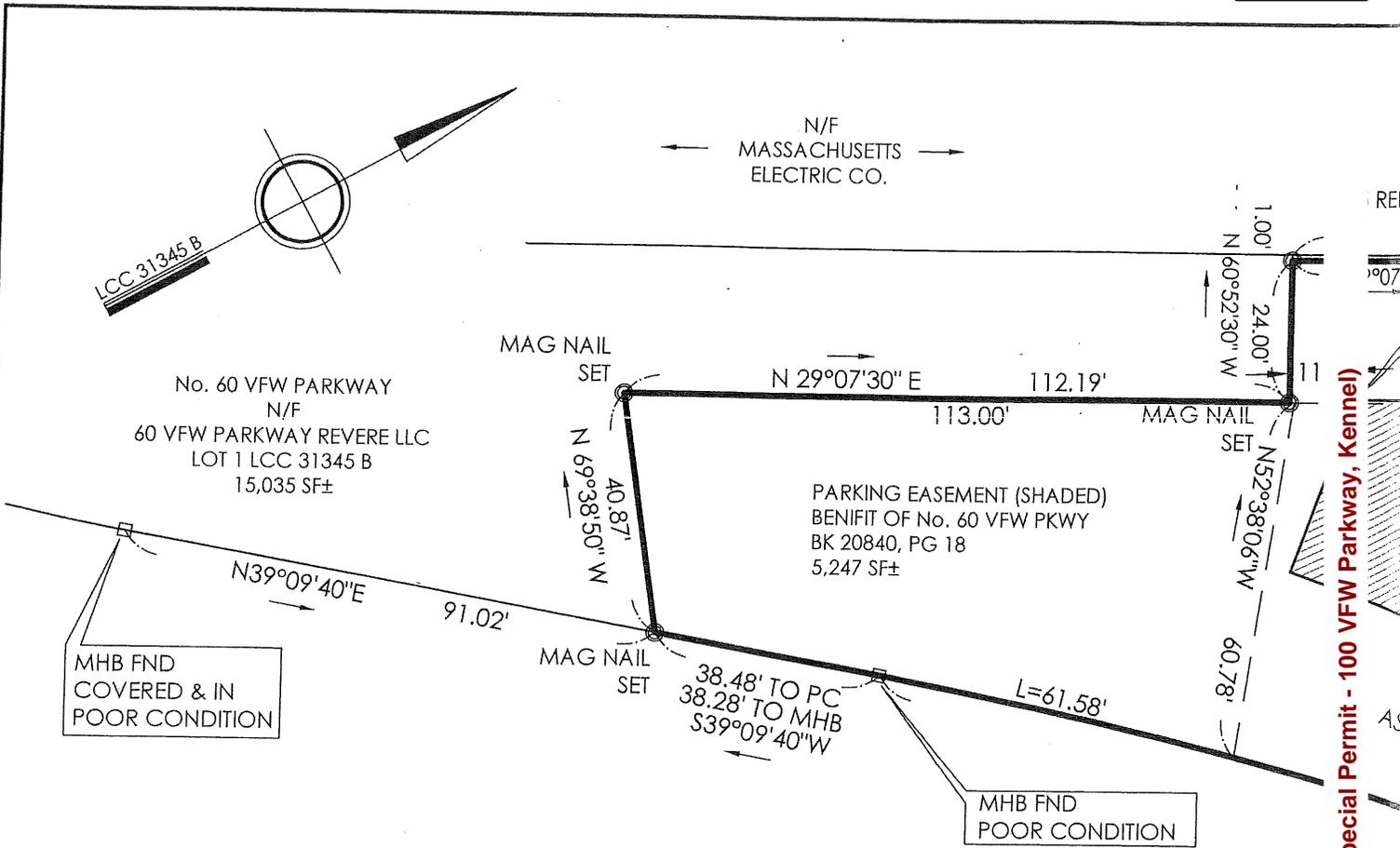


Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

LAND  
 NE RETRACEMENT  
 AT  
 PARKWAY  
 MA

**GLORAL ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PROFESSIONAL ENGINEERS  
 9 BROADWAY,  
 WAKEFIELD, MA 01880  
 T (781) 246-9345 F (781) 246-4333

PLAN DATE: JUNE 20, 2011  
 PROJECT No. 11-0106



No. 60 VFW PARKWAY  
N/F  
60 VFW PARKWAY REVERE LLC  
LOT 1 LCC 31345 B  
15,035 SF±

PARKING EASEMENT (SHADED)  
BENEFIT OF No. 60 VFW PKWY  
BK 20840, PG 18  
5,247 SF±

MHB FND  
COVERED & IN  
POOR CONDITION

MHB FND  
POOR CONDITION

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN THE DATES OF JUNE 11 & 18, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS DEVELOPED BY FEMA, THE MAJOR IMPROVEMENTS ON THIS PROPERTY DO NOT FALL IN A SPECIAL FLOOD HAZARD AREA (PROPERTY LOCATED IN ZONE X UNSHADED)  
FIRM No. 25025C0036G  
REVISED DATE: SEPTEMBER, 9, 2009

VETERANS OF AMERICAN  
STATE HIGHWAY  
PUBLIC 1

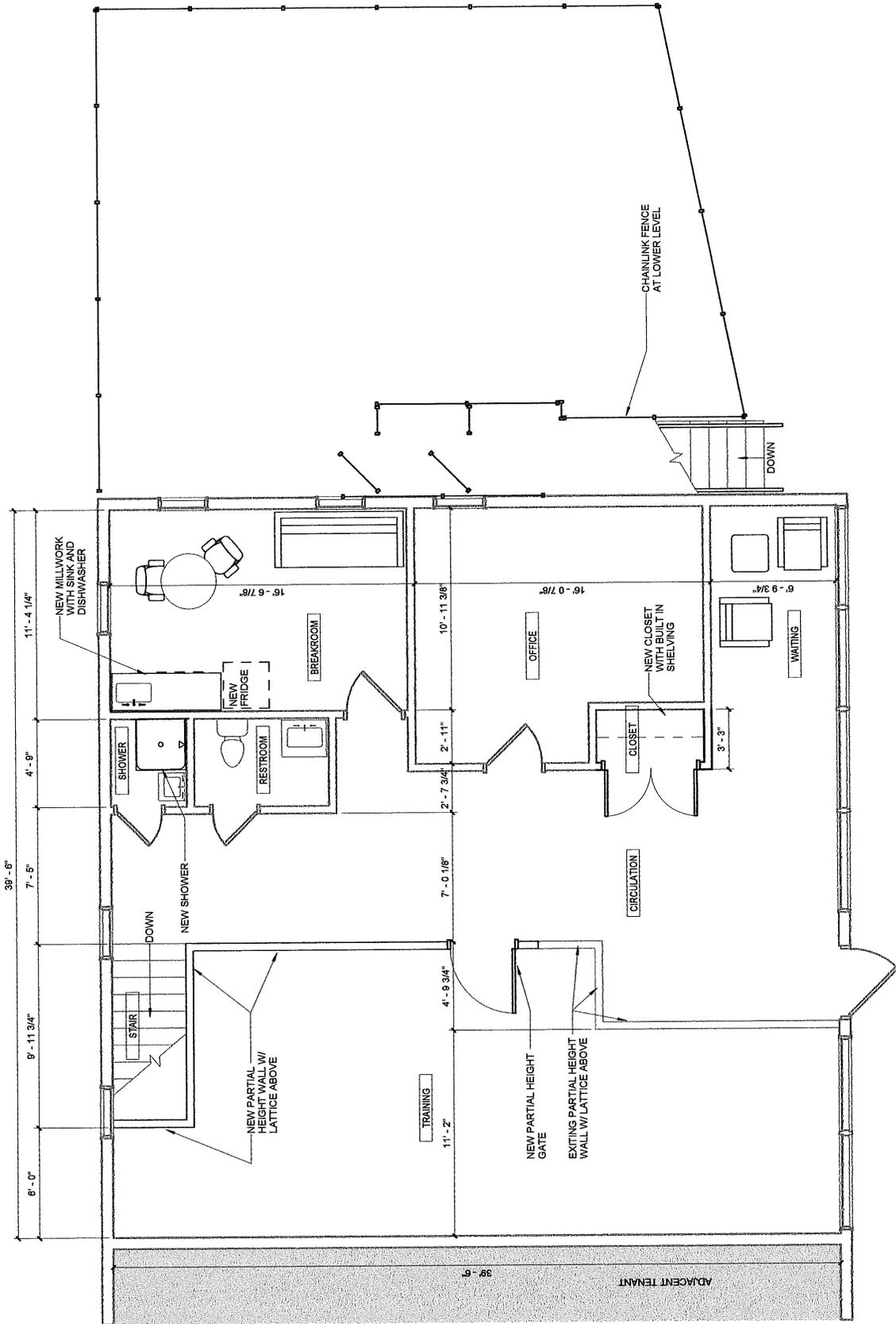


AL ROMAN PLS

**REFERENCES**  
DEED: BOOK 45100, PAGE 288  
DEED: BOOK 625, PAGE 54, COT 125854  
PLAN: LCC 31345 A  
PLAN: LCC 31345 B  
PLAN: BOOK 20840, PAGE 18  
ASSESSORS PARCEL ID: 8-149-5 & 8-149-2B  
ZONING DISTRICT: HB

PREPARED FOR: ROGER LITMAN  
100 VFW PARKWAY  
REVERE, MA

**PLAN C**  
SHOWING PARTIAL  
LOC  
**100 VFW**  
**REVERE**  
SCALE: 1 INCH = 30 FEET



LEVEL 01 FLOOR PLAN



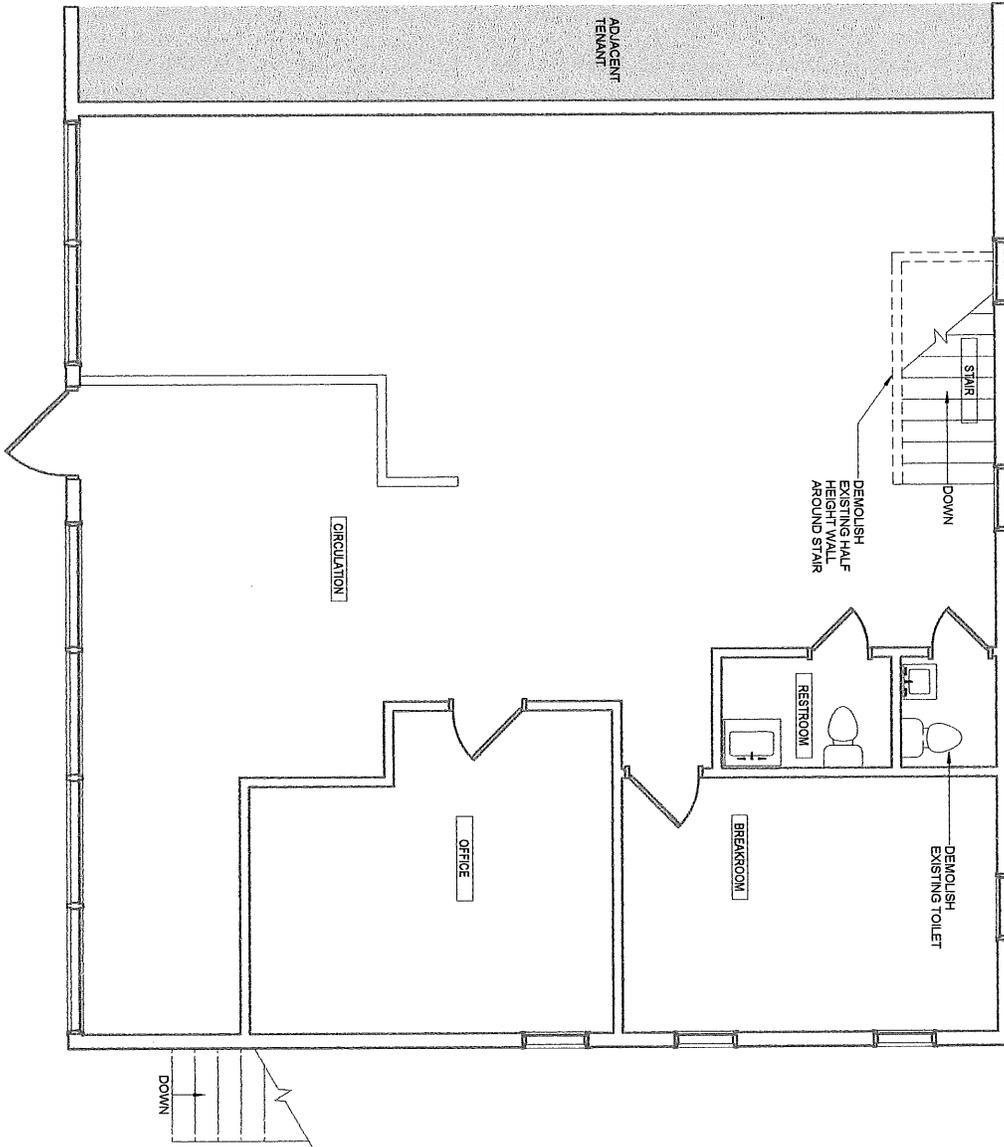


LEVEL 01 DEMOLITION PLAN

1/4" = 1'-0"

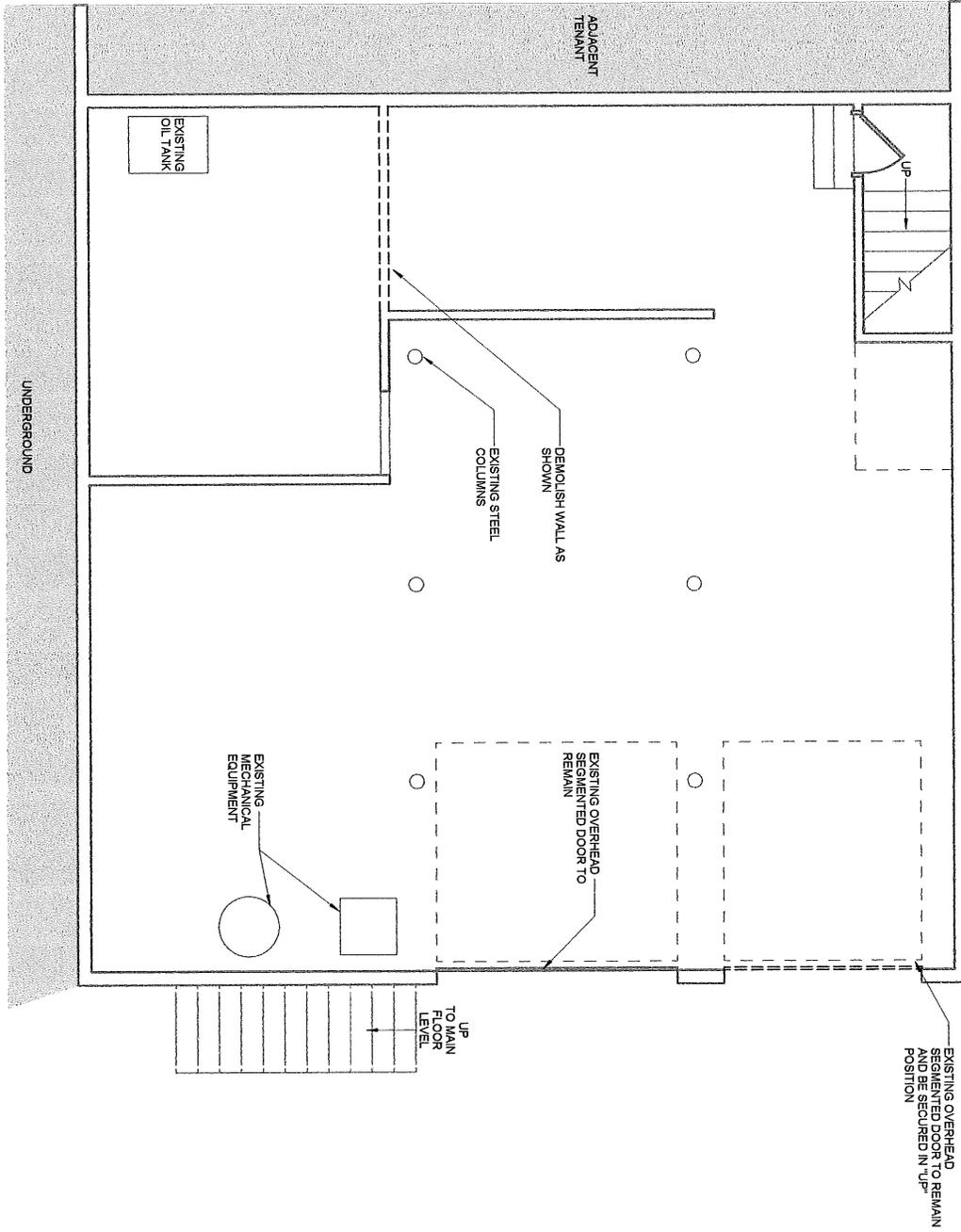
0

32'



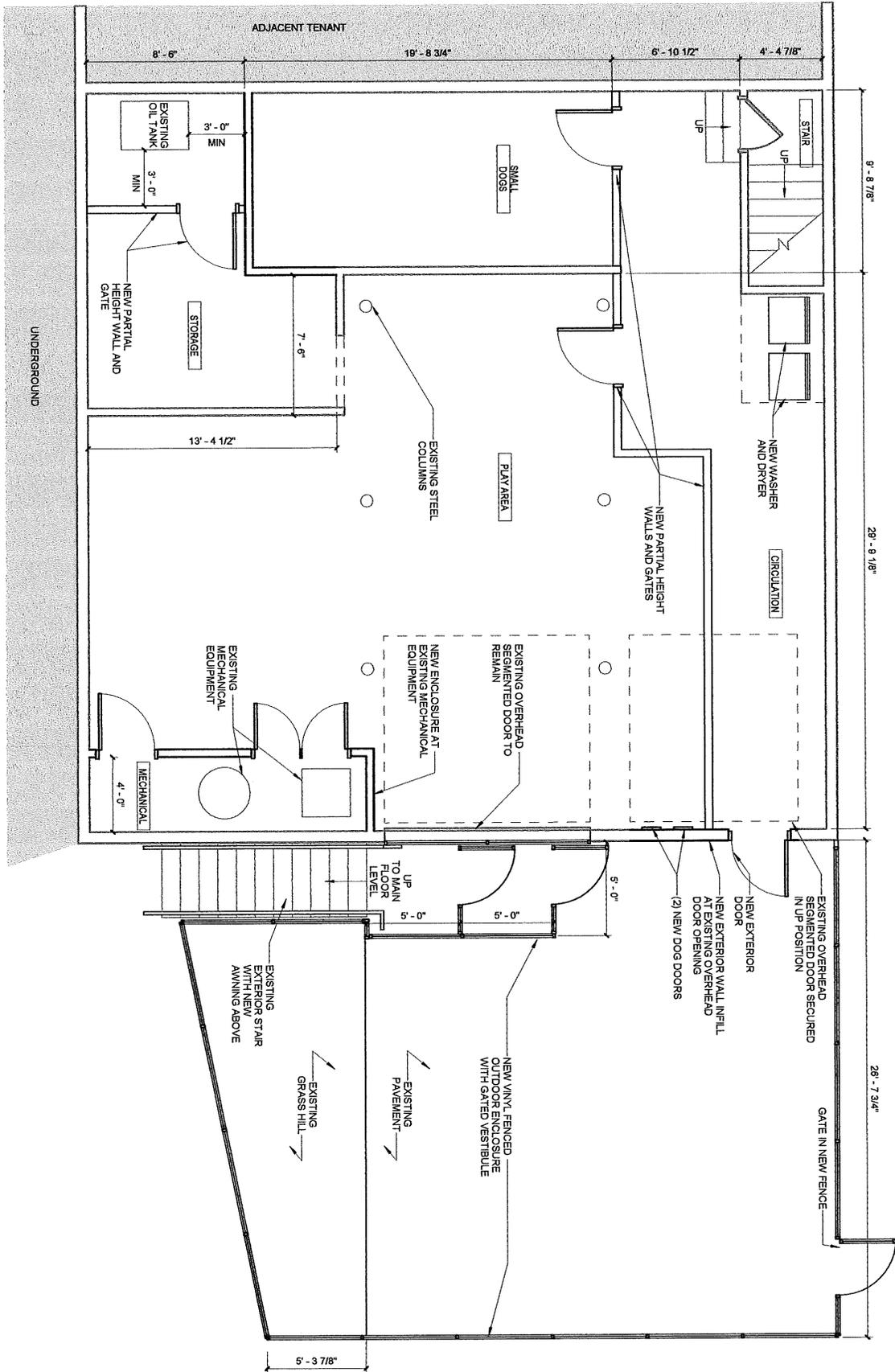


LOWER LEVEL DEMOLITION PLAN  
1/4" = 1'-0"





LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0"



Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)



477 BEACH ST 8-148-12A  
LUC: 326  
DNO NOMINEE REALTY TRUST  
GOLDBERG C/O LORRAINE  
290 WILDERERNESS RD  
SEVERNA PARK, MD 21146

---

483 BEACH ST 8-148-16  
LUC: 105  
ALFARO CATARINO  
ALFARO MARIA J  
483 BEACH ST  
Revere, MA 02151

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485 BEACH ST 8-148-17  
LUC: 105  
HART JOSEPH BRADFORD  
311 MASSACHUSETTS AVE  
ARLINGTON, MA 02474

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487 BEACH ST 8-148-18  
LUC: 105  
TERESA CERBONE REVOCABLE TRUST  
CERBONE TERESA TRUSTEE  
3 ELK SPRING DR  
WAKEFIELD, MA 01880

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489 BEACH ST 8-148-19  
LUC: 105  
SOUZA PIMENTA JADIR  
SOUZA SUERLI  
489 BEACH ST  
REVERE, MA 02151

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491 BEACH ST 8-148-20  
LUC: 105  
MIOTA JACINTO  
RETIS VICTORIA L  
491 BEACH ST  
REVERE, MA 02151

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BEACH ST BRIDGE 8-149-1  
LUC: 920  
MASS BAY TRANS AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

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60 VFW PKWY 8-149-2A  
LUC: 340  
CHELSEA POINT NOMINEE TRUST  
PORTER ROBERT F TRUSTEE  
135 SARGENT ST  
WINTHROP, MA 02152

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VFW PKWY 8-149-2B  
LUC: 391  
100 VFW PARKWAY LLC  
LITMAN C/O ROGER  
76 NOANETT RD  
NEEDHAM, MA 02492

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VFW PKWY 8-149-3  
LUC: 423  
MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

VFW PKWY 8-149-4  
LUC: 423  
MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451

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100 VFW PKWY 8-149-5  
LUC: 325  
100 VFW PARKWAY LLC  
C/O ROGER LITMAN  
76 NOANETT RD  
NEEDHAM, MA 02494

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120 VFW PKWY 8-149-6  
LUC: 325  
REVERE PARKWAY ROSEN TRUST  
C/O REMIC PROPERTIES  
POST OFFICE BOX 620626  
NEWTON LOWER FALLS, MA 02462

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506 BEACH ST 8-150-13  
LUC: 104  
NUNEZ JORGE  
POST OFFICE BOX 760728  
MELROSE, MA 02176

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500 BEACH ST 8-150-14  
LUC: 111  
BEACH REVERE INVESTMENT LLC  
C/O NEW BOSTON MGMNT LLC  
111 EVERETT AVE  
2ND FLR  
23 VFW PKWY 8-150-15  
LUC: 105

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PARKWAY REVERE INVESTMENT LLC  
C/O NEW BOSTON COMPANIES  
111 EVERETT AVE  
CHELSEA, MA 02150

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VFW PKWY 8-150-16  
LUC: 132  
CASTELLANOS SIGFREDO  
7-9 KIMBALL AVE  
Revere, MA 02151

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7 KIMBALL AVE 8-150-17  
LUC: 109  
CASTELLANOS SIGFREDO  
7-9 KIMBALL AVE  
Revere, MA 02151

---

11 KIMBALL AVE 8-150-18  
LUC: 104  
MERDANI SHPRESA  
11 KIMBALL AVE  
REVERE, MA 02151

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15 KIMBALL AVE 8-150-19  
LUC: 101  
MELITO RICHARD J LIFE ESTATE  
MELITO LINDA M LIFE ESTATE  
15 KIMBALL AVE  
REVERE, MA 02151

21 KIMBALL AVE 8-150-20  
LUC: 111  
BAHLOUL IMAD M  
BAHLOUL ISSAM  
81 CAMPBELL AVE  
Revere, MA 02151

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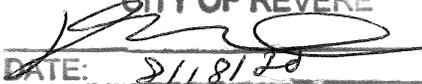
25 KIMBALL AVE 8-150-21  
LUC: 101  
THONG LIN A  
THONG VON  
25 KIMBALL AVE  
REVERE, MA 02151

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VFW PKWY 8-156-1A  
LUC: 423  
MASSACHUSETTS ELECTRIC COMPANY  
C/O PROPERTIES DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451

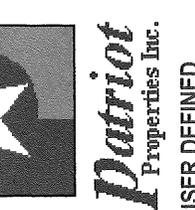
---

VFW PKWY 8-156-6A  
LUC: 323  
UE REVERE LLC  
210 ROUTE 4 EAST  
PARAMUS, NJ 07652

THIS IS A TRUE & ATTESTED  
COPY OF THE RECORDS OF THE  
ASSESSOR'S OFFICE OF THE  
CITY OF REVERE  
  
DATE: 2/18/20

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

CITY OF RE  
OFF  
12.10



**PROPERTY LOCATION**  
 No: 100 Alt No: VFW PKWY, REVERE Direction/Street/City  
**OWNERSHIP**  
 Owner 1: 100 VFW PARKWAY LLC  
 Owner 2: C/O ROGER LITMAN  
 Owner 3:  
 Street 1: 76 NOANETT RD  
 Street 2:  
 Town/City: NEEDHAM  
 St/Prov: MA Cntry: Own Occ: Type:  
 Postal: 02494

**PREVIOUS OWNER**  
 Owner 1: 100 VFW PARKWAY LLC -  
 Owner 2:  
 Street 1: 76 NOANETT RD  
 Town/City: NEEDHAM  
 St/Prov: MA Cntry:  
 Postal: 02494

**NARRATIVE DESCRIPTION**  
 This Parcel contains .632 Acres of land mainly classified as STORE with a(n) STORE Building Built about 1946, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 2 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**  
 Code: Descr/No Amount Com. Int

**PROPERTY FACTORS**

Item Code	Descr	%	Item Code	Descr
Z			U	
o			t	
n			i	
	Census:		Exmpt	
	Flood Haz:		Topo	
D			Street	
s			Traffic	
t				

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

Use Code	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Adj	Neigh Infl	Neigh Mod	TOFO
325	STORE	27529		Sq Feet	SITE	1.0	21,105	CG			-10

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
100 VFW PARKWAY	56835-22		9/20/2016	CONVENIENCE	1	No	No		
LITMAN MAX,	44032-173		8/11/2008	CONVENIENCE	1	No	No		
UNKNOWN	71387/6		1/1/1900		No	No			

**BUILDING PERMITS**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
9/25/2018	B18000960	ROOF	30,150	C				BEA STEEL INTERNAL
5/1/2017	16371	SIGN	30,000	C				DIGITAL DISPLAY SI
1/13/2016	14631	SIGN	10,000	C				NEW RUBBER ROOF/6
6/4/2007	5297	Commercial	17,000	C				COMM FREESTANDING
8/9/1995	3230			C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/28/2017	PERMIT	336	MATT MCGRATH
9/21/2016	PERMIT	336	MATT MCGRATH
7/25/2008	PERMIT	TO	Town
3/30/2006	MEASURED	345	JAMES HALL

**PREVIOUS ASSESSMENT**

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	455,800	14,400	611,200	1,081,400	1,081,400	Year End Roll	12/18/2019
2020	325	NC	455,800	14,400	611,200	1,081,400	1,081,400	Year End Roll	10/30/2019
2019	325	FV	445,200	14,400	523,900	983,500	983,500	Year End Roll	12/19/2018
2018	325	fv	445,200	14,400	429,300	888,900	888,900	YER	12/29/2017
2017	325	FV	422,100	11,900	392,900	826,900	826,900	Year End Roll	12/22/2016
2016	325	FV	421,200	11,900	392,900	826,000	826,000	Year End	12/28/2015
2015	325	FV	421,200	11,900	392,900	826,000	826,000	YEAR END	12/22/2014
2014	325	FV	412,500	11,900	378,400	802,800	802,800	YEAR END	12/23/2013

**PRINT**

Date	Time
08/18/20	11:40:43

**LAST REV**

Date	Time
06/24/20	11:34:34

**PAT ACCT.**

ASR Map	8
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

**USER DEFINED**

Prior Id #	1: HB
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
325	455,800	14,400	0.632	611,200	1,081,400	1,081,400 PTPCL	8/14/5/ GIS Ref
Total Card	455,800	14,400	0.632	611,200	1,081,400	Entered Lot Size	
Total Parcel	455,800	14,400	0.632	611,200	1,081,400	Total Land: 27529	
Source: Market Adj Cost	Total Value per SQ unit /Card: 162.89		/Parcel: 162.89			Land Unit Type: SF	Insp Date 07/28/17

**Parcel ID** 8-149-5

**VERIFICATION OF VISIT NOT DATA**

Sign: / /

**Parcel LUC: 325** | **STORE** | **Prime NB Desc: COMM GOOD**

**Total SF/SM: 27529.05** | **Total SF/SM: 27529.05**

**Total: 611,194** | **Spl Credit** | **Total: 611,200**

**Parcel LUC: 325** | **STORE** | **Prime NB Desc: COMM GOOD**

**Total SF/SM: 27529.05** | **Total SF/SM: 27529.05**

**Total: 611,194** | **Spl Credit** | **Total: 611,200**

**Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)**

**Packet Pg. 116**

**12.a**

**EXTERIOR INFORMATION**

Type: 78 - STORE	Rating:
Sty Ht: 1 - 1 STORY	Rating:
(Liv) Units: 2	Rating:
Total: 2	Rating:
Foundation: 1 - CONCRETE	Rating:
Frame: 1 - WOOD	Rating:
Prime Wall: 7 - BRICK	Rating:
Sec Wall: 21 - CONC BLO	Rating:
10%	Rating:

**OTHER FEATURES**

Roof Struct: 4 - FLAT	Rating:
Roof Cover: 11 - MEMBRANE	Rating:
Color: RED BRICK	Rating:
View / Desir:	Rating:

**GENERAL INFORMATION**

Grade: C - AVERAGE	Location:
Year Blt: 1946	Total Units:
Alt %:	% Own:
Fact:	Name:
Jurisdic: 1	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/Ft: STD	Phys Cond: AV - Average	35%
Prim Int Wall: 1 - DRYWALL	Functional:	%
Sec Int Wall:	Economic:	%
Partition: T - TYPICAL	Special:	%
Prim Floors: 5 - LINOVINYL	Override:	%
Sec Floors: 4 - CARPET	Total:	35%

**DEPRECIATION**

Bsmnt Fir: 12 - CONCRETE	Basic \$ / SQ: 80.00
Bsmnt Gar: 2	Size Adj.: 0.93828136
Electric: 3 - TYPICAL	Const Adj.: 1.01396251
Insulation: 2 - TYPICAL	Adj \$ / SQ: 76.111
Int vs Ext: S	Other Features: 14824
Heat Fuel: 1 - OIL	Grade Factor: 1.00
Heat Type: 1 - FORCED H/A	Neighborhood Inf: 1.00000000
# Heat Sys: 2	LUC Factor: 1.00
% Heated: 100	Adj Total: 701265
Solar HW: NO	Depreciation: 245443
% Corn Wall	Depreciated Total: 455822

**DEPRECIATION**

Rate	Parcel ID	Typ	Date	Sale Price
WFA\$/SQ:	AvRate:	Ind.Val		
Juris. Factor: 1.00	Before Depr: 76.11			
Special Features: 0	Val/Su Net: 33.67			
Final Total: 455800	Val/Su SzAd: 68.65			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WFA\$/SQ:	AvRate:	Ind.Val		
Juris. Factor: 1.00	Before Depr: 76.11			
Special Features: 0	Val/Su Net: 33.67			
Final Total: 455800	Val/Su SzAd: 68.65			

**PARCEL ID**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	JCod	JFact	Juris. Value
84	SIGN-ILU	D	Y	137		A	AV	1995	73.51	T	60	325					1,100
84	SIGN-ILU	D	Y	172		G	GD	2017	83.68	T	10	325					5,400
85	PAVING	D	Y	18000		A	AV	1995	1.86	T	60	325					6,000
84	SIGN-ILU	D	Y	128		A	AV	2016	77.86	T	15	325					1,900

**COMMENTS**

BEACH SALES STORE NORTH SHORE FUEL  
BLDG SQ'D FOR SKETCH.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRS:
	Baths:	HB3

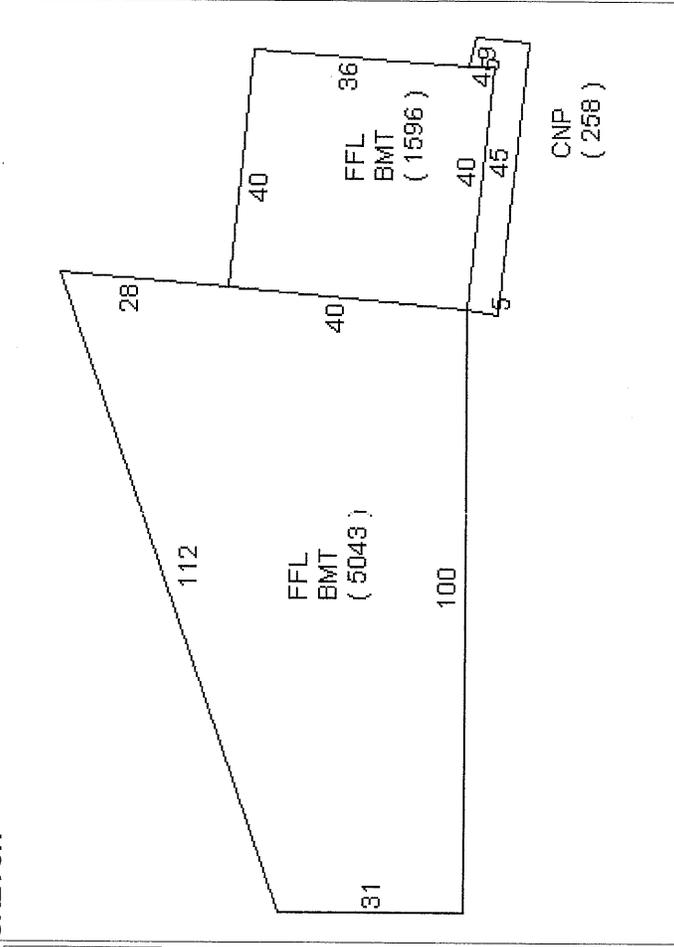
**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

**RES BREAKDOWN**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	6,639	21,410	142,115	
FFL	FIRST FLOOR	6,639	76,110	505,298	
CNP	CANOPY	258	151,270	39,028	
Net Sketched Area:		13,536	Total:	686,441	
Size Ad	6639	Gross Area	13536	F nArea	6639

**SKETCH**



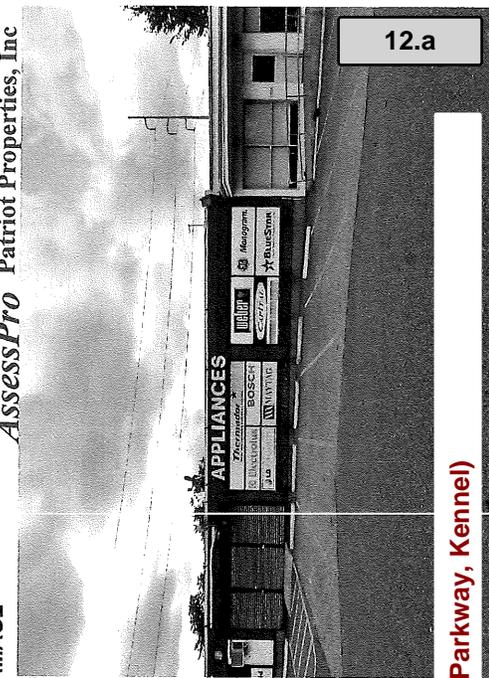
**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	6,639	21,410	142,115	
FFL	FIRST FLOOR	6,639	76,110	505,298	
CNP	CANOPY	258	151,270	39,028	
Net Sketched Area:		13,536	Total:	686,441	
Size Ad	6639	Gross Area	13536	F nArea	6639

**SUB AREA DETAIL**

Sub	%	Area	Usbl	%	Qu	Type
BMT	100	13536	100	FFB	25	A

**IMAGE**



AssessPro Patriot Properties, Inc

12.a

Attachment: C-20-32 100 VFW Parkway (20-323 : Special Permit - 100 VFW Parkway, Kennel)

John V. Festa  
 385 Broadway  
 Revere, MA 02151

September 18, 2020

Revere City Council  
 281 Broadway  
 Revere, MA 02151

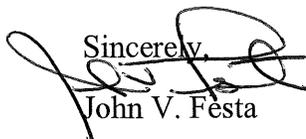
Re: Donation of Land

Lot 201 Naples Road - Blk-Pcl-Unit 018-324L-002  
 Lot 202 Naples Road - Blk-Pcl-Unit 018-324L-003  
 Lot 203 Naples Road - Blk-Pcl-Unit 018-324L-004  
 Lot 204 Naples Road - Blk-Pcl-Unit 018-324L-005  
 Lot 205 Naples Road - Blk-Pcl-Unit 018-324L-006  
 Lot 206 Naples Place - Blk-Pcl-Unit 018-324L-007

Lot 231 Naples Road Passage Way - Blk-Pcl-Unit 018-324J-005  
 Lot 232 Naples Road Passage Way - Blk-Pcl-Unit 018-324J-005  
 Lot 233 Naples Road Passage Way - Blk-Pcl-Unit 018-324J-005

Dear Members of the Council,

I am writing this letter to officially propose a donation of land for conservation purposes from Joseph Festa Construction Company. The land is located on Naples Road, Naples Place, & Naples Road Passage Way in Revere, Massachusetts and was recently approved by the Revere Conservation Commission. I respectfully request to be on the agenda at the next Revere City Council meeting.

Sincerely,  
  
 John V. Festa

Joseph Festa Construction Company

Attachment: John Festa Land Donation Letter Naples Road (20-334 : John Festa Land Donation - Naples Road, Naples Road Passage Way)



# City of Revere

## CFO/City Auditor

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

**Richard Viscay**  
 CFO/City Auditor

September 30, 2020

Patrick Keefe, City Council President  
 Revere City Hall  
 281 Broadway  
 Revere, MA 02151

RE: Transportation Network Infrastructure Fund Appropriation

Dear Councilor Keefe,

Under Chapter 187 of the Acts of 2016, certain transportation network companies must pay an assessment for each ride originated within the City of Revere (as well as all cities and towns in the Commonwealth). Per the Division of Local Services at the Department of Revenue, these funds are considered "receipts reserved for appropriation" and are to be used "to address the impact of transportation network services on municipal roads, bridges, and other transportation infrastructure".

As a result of this assessment, the City of Revere received \$113,260 that must be appropriated by the end of calendar year 2020. Therefore, I respectfully request favorable action on appropriating \$113,260 to account 40011-580021, Roadway Capital Fund.

I will be in attendance at the October 5th Council meeting to answer any questions.

Best regards,

Richard Viscay  
 CFO/City Auditor

Cc: Brian Arrigo, Mayor  
 Donny Ciaramella, Chief of Infrastructure and Public Works  
 Assunta Newton, Assistant Budget Director

Attachment: 20200930\_152157 (20-335 : TRANSPORTATION NETWORK INFRASTRUCTURE FUND APPROPRIATION)



# City of Revere Director of Finance/City Auditor/Budget Director

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

**Richard Viscay**  
Director of Finance/City Auditor/Budget Director

MEMORANDUM

To: Mayor Brian Arrigo  
From: Richard Viscay  
Cc: Assunta Newton, Budget Analyst  
Date: September 30, 2020  
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Transportation Fund (19601-596000)	\$ 113,260
	<i>Available Balance:</i>	<i>\$ 113,260.00</i>
TO:	Roadway Capital Fund (40011-580021)	\$ 113,260
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of September 30, 2020, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

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

September 14 2020

Dear Council

My name is Rafael Feliciano would like to know why the Resident of Revere are not allowed first time preference for jobs when new hotels or other big company comes to place. The new holiday In Revere did not place any information your website. I was checking for moths in 311 and with the mayor's office no one was aware of when.

I Talked to the mayor during the election last year and had informed me that Revere Resident would get the information first. That did not happen.

Thanks for your matter on this

Sincerely,

Rafael Feliciano

Rafael Feliciano

Revere Resident

Attachment: RafaelFelicianoLettertoCouncil (20-336 : Letter from Rafael Feliciano)