

AGENDA

PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING

August 25, 2026

CITY COUNCIL CHAMBER

5:30 pm

PUBLIC HEARING:

1. A public hearing will be held with respect to a request from Attorney James Cipoletta for Planning Board consent to repetition the Zoning Board of Appeals for variances related to 1290 North Shore Road (former Wonderland Ballroom) based on material changes to the plan that include; 1) reduction in number of floors from 17 floors to 16 floors; 2) reduction in the height from 182 feet to 170 feet; and 3) reduction in the number of proposed units from 358 to 334 (request attached).

REGULAR MEETING:

1. Approval of previous meeting minutes (attached).
2. Vote on a request for consent to repetition the Board of Appeals regarding material changes made to the plans for construction of a mixed-use building at 1290 North Shore Road (former Wonderland Ballroom)

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August 4, 2026

Chairman, Revere Planning Board
Revere City Hall
281 Broadway
Revere, MA 02151

*Re: Request For Determination Of Material Change
1290 North Shore Road, Revere*

Dear Chairman:

Request is respectfully made for a review of the attached revised plans for the lot at 1290 North Shore Road and a determination that the plan is materially different than that rejected by the Board of Appeals on July 29, 2026.

The plan differences are as follows:

1. Reduction in number of Floors from 17 floors to the allowed by right number of ¹⁶~~17~~;
2. Reduction in the height from 182 feet to 170 feet; and,
- 3 Reduction in number of proposed units from 358 to 334.

Please let me know if you require anything further in order to address this matter. Thank you for you attention.

Very truly yours,

/s/ James J. Cipoletta

James J. Cipoletta

JJC:lt
Enc.

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
July 28, 2026

The Planning Board held a public hearing and regular meeting on Tuesday, July 28, 2026, in the City Hall Council Chamber. The meeting was called to order by the Chair at 5:30 pm.

ROLL CALL:

The following members were recorded as present: Mr. Abrams, Ms. Hoffman, Mr. Rivera, Ms. Simmons-Herling, and Mr. Sullivan. Claire Inzerillo from the City Solicitors Office was also present.

Public Hearing:

A public hearing was held with respect to a proposed Zoning Ordinances amendment relative to body art establishments to be allowed by special permit within the CB and HB Districts.

Proponents: Claire Inzerillo, City Solicitors Office

Opponents: None

After several questions from the Board, the hearing was closed.

Public Hearing:

A public hearing was held with respect to a proposed zoning ordinance amendment to allow food trucks within the PDD2 District.

Proponents: Claire Inzerillo, City Solicitor Office

Opponents: None

After several questions from the Board, the hearing was closed.

REGULAR MEETING:

The previous meeting minutes were approved as presented.

COMMITTEE REPORTS: NONE

INFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Ms. Simmons-Herling, second by Mr. Rivera that the Board favorably recommend the adoption of the proposed zoning ordinance amendments to allow body art establishments by special permit within the CB and HB Districts. It is also recommended for a permit to be considered; proof of liability and workman's compensation insurance be required as long as this is not unduly restrictive relative to similar businesses.

(Unanimous by all members present) VOTED AND SO ORDERED

2. Motion by Ms. Simmons-Herling, second by Mr. Abrams that the Board favorably recommend the adoption of a proposed zoning ordinance amendment to allow food trucks by right within the PDD2 District. It is also recommended for cross governmental collaboration for infrastructure in support of food truck uses within the RC2 District. (unanimous by all members present) VOTED AND SO APPROVED

There being no further business, the meeting was adjourned at 6:45pm.

Hector Rivera, Secretary