

AGENDA

PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING

September 29, 2026

CITY HALL COUNCIL CHAMBER

5:30 pm

PUBLIC HEARING #1:

A public hearing will be held pursuant to MGL Chapter 41 Sections 81G and 81I relative to the proposed layout for Overlook Ridge Drive as a public way as set forth and shown on the "Plan of Land in Revere/Malden, MA" dated July 1, 2025, prepared by Hancock Associates. (attached)

PUBLIC HEARING #2:

A public hearing will be held with respect to further amending the Zoning Ordinances of the City of Revere relative to body art establishments. (attached)

REGULAR MEETING:

1. Approval of previous meeting minutes (attached)
2. Vote on a recommendation to the City Council with respect to the proposed changes to the body art ordinance.
3. Vote on the approval of the proposed layout of Overlook Ridge Drive as a public way.

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
August 25, 2026

The Planning Board held a public hearing and regular meeting on Tuesday, August 25, 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, Mr. Rivera, Ms. Simmons-Herling, Mr. Stamatopolous, Mr. Costanza. Mr. Stringi, City Planner, was also present.

Public Hearing:

A public hearing was held with respect to a request from 1290 North Shore Road, LLC for consent to repetition the ZBA for variances related to the development of 1290 North Shore Road for the construction of a 16 story, 170 ft. mixed use building with 334 residential units,

Proponents: Attorney James Ciploetta representing 1290 North Shore Road, LLC. Mr. Cipoletta cited the material changes made to the plan include reduction of the number of floors from 17 to 16; reduction in the height from 182 feet to 170 feet; and reduction in the number of units from 358 to 334.

Opponents: Ceaser Riko recommended that the development construction includes local resident labor.

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 Mr. Abrams second by Mr. Costanza that the Board grant consent to 1290 North Shore, LLC to repetition the ZBA for the construction of a 16 story, 170' high, 334-unit mixed use building at 1290 North Shore Road with conditions that the proponent address sound proofing, parking, and trash pick up in the final construction plan documents.

(Unanimous by all members present) VOTED AND SO ORDERED

There being no further business, the meeting was adjourned at 6:15pm.

Hector Rivera, Secretary



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August 28, 2026

Revere City Council
281 Broadway
Revere, MA 02151

Re: **Laying Out of Parcel A1 of New Overlook Ridge Drive**

FILED
2026 AUG 28 AM 10:08
OFFICE CITY CLERK
REVERE, MASS

Dear Members of the Revere City Council,

On behalf of Overlook Ridge, L.L.C. (the "Applicant"), and pursuant to Massachusetts General Law Chapter 82 Section 21, and City of Revere Ordinances Chapter 12.12, we are requesting that the City Council votes to layout the portion of the proposed new Overlook Ridge Drive, shown as Parcel A1 on the "Plan of Land in Revere/Malden, MA", dated July 1, 2025, prepared by Hancock Associates, and recorded in the Suffolk County Registry of Deeds at Book 2025 Page 314 (the "ANR Plan"), as a public roadway as a crucial step in the re-routing of Overlook Ridge Drive to help mitigate the traffic impacts of this intersection on the greater Revere community. The public layout is required by MassDOT in connection with the MassWorks grant for the improvement of Overlook Ridge Drive and is also required pursuant to MEPA Notice of Project Change #5 associated with the Overlook Ridge Development.

For more than two decades, the Applicant has worked with the Cities of Revere and Malden to complete the reclamation of the former Rowe Quarry and the re-development of the master-planned Overlook Ridge site. To date, the Overlook Ridge project has included a series of transportation improvements, infrastructure investments, and upgrades, along with multiple phases of transformative development to turn this former quarry into a vibrant community. As the project now enters the final phase of development, the Applicant is continuing its commitments to complete needed transportation mitigation, which includes re-routing the end of Overlook Ridge Drive as it connects to Salem Street. As set forth in the Land Reclamation Agreement for the redevelopment of Rowe Quarry, the Joint Planning Task Force – which is comprised of the Mayor's designee, the Council President's designee, Ward councilor, Planning Director, and a Citizen representative from both Malden and Revere – approved the proposed location of Overlook Ridge Drive in the location of Parcel A1 in 2023, as shown on the Overlook Ridge Master Plan attached hereto as **Exhibit A**. Moreover, the rerouting of Overlook Ridge Drive has been coordinated with and rigorously reviewed by MassDOT, as a to-be-determined southern portion of Parcel A1 will likely be placed within the amended State Highway Layout.

Overlook Ridge Drive serves as the single vehicular point of connection between the Rowe Quarry redevelopment and the greater Revere community, and the re-routing of Overlook Ridge Drive will help mitigate traffic impacts. To support the project, the Commonwealth provided a \$4M MassWorks grant to fund the design and construction of improvements at Overlook Ridge Drive/Salem Street in 2023, and the Applicant is seeking additional MassWorks funding as we speak for these transportation improvements. The project has undergone several rounds of environmental review dating back to 1999, and the Notice of Project Change #5 certificate was issued by MEPA in January 2024. In order to complete this project in a timely manner and efficiently utilize state funds, the Applicant requests that the City Council layout Parcel A1 as a public roadway. Because no municipal funds will be utilized to acquire an easement interest in Parcel A1, the Applicant seeks only a layout vote by the City Council at this time, and once the work to construct and signalize the new Overlook Ridge Drive is completed, the Applicant will return to the City Council to complete the process for the acceptance of the public access easement over Parcel A1.

Revere City Council
August 28, 2026
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For your reference, and reference of the Planning Board upon referral of this proposed roadway layout to the Planning Board pursuant to MGL Chapter 41 Sections 81G and 81I, attached hereto as **Exhibit B** is a draft report summarizing the proposed layout. Given the extensive review and approvals already expended on this proposed roadway layout, the Applicant hopes this matter can be addressed expeditiously by the Planning Board at a public meeting, and by the City Council, to allow the state funds to be used as soon as possible for the redevelopment of this roadway.

As always, the Applicant and project team look forward to continued review of the proposed rerouting of Overlook Ridge Drive, and answering any other questions you may have.

Sincerely,

Jenn Schultz

Jennifer Schultz, Esq.
Nixon Peabody, LLP

cc: Ashley E. Melnik, City Clerk
James E. Cullen, Fire Chief
Nicholas Rystrom, P.E, Director and City Engineer
Christopher Ciaramella, Director of Public Works
Casey Fry, Affinius Capital
Abby Goldfenarb, WinnDevelopment
Sam Randel, WinnDevelopment
Marshall Tycher, Overlook Ridge, L.L.C.

EXHIBIT B

Draft Planning Board Report

On [____], 2026, by way of a vote at a duly noticed meeting, the City Council of Revere referred the proposed layout of a new public roadway as set forth and shown on the "Plan of Land in Revere/Malden, MA", dated July 1, 2025, prepared by Hancock Associates, and recorded in the Suffolk County Registry of Deeds at Book 2025 Page 314, as Parcel A1 (the "ANR Plan").

In accordance with MGL Ch. 41, §81I, the City of Revere Planning Board, at a duly noticed meeting held on [____], 2026, voted to recommend to the Revere City Council, by this report, that the City Council lay out the portion of land as set forth in the metes and bounds description directly below, and as shown on the ANR Plan, as public right of way within the City of Revere to effectuate the relocation of a more efficient physical layout of Overlook Ridge Drive, and thereby mitigate traffic impacts of Overlook Ridge Drive.

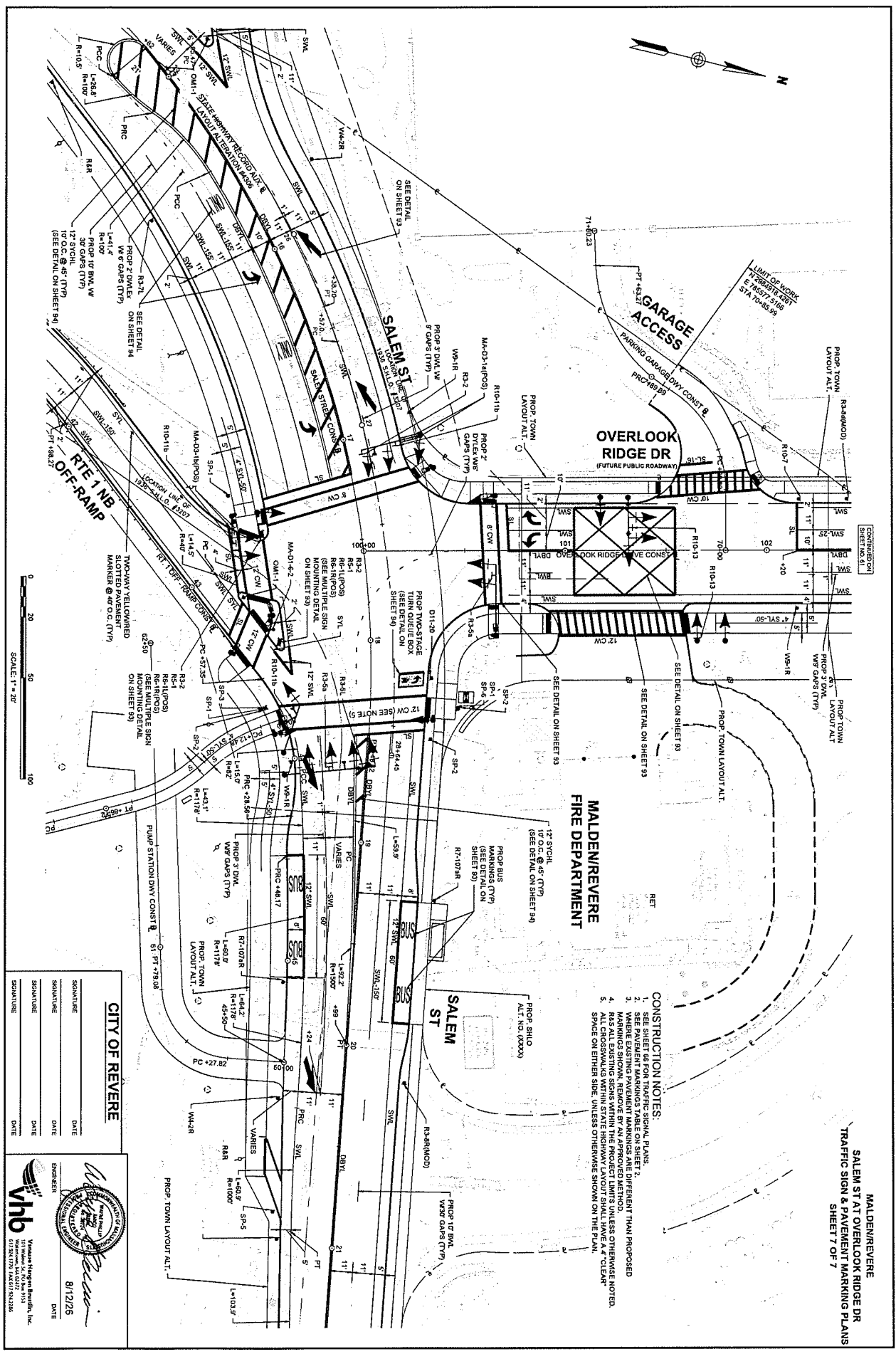
Proposed Street Layout over Parcel A1

A certain parcel of land, located on Salem Street, in the City of Revere, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northerly side of Salem Street, at the southeasterly corner of Parcel A1 as shown on the hereinafter referenced plan, thence:

S 80° 19'41" W	a distance of seven and sixty-two hundredths (7.62') feet to a point on a curve, thence turning and running;
Southwesterly	along a curve to the left with a radius of five hundred thirty-three and ninety-nine hundredths (533.99') feet, a distance of one hundred seventy-seven and fifty-three hundredths (177.53') feet to a point on a curve, thence turning and running;
Northeasterly	along a curve to the left with a radius of fifty and zero hundredths (50.00') feet, a distance of sixty-five and fifty-one hundredths (65.51') feet to a point, thence turning and running;
N 13° 47'06" W	a distance of one hundred sixty-one and fifty-seven hundredths (161.57') feet to a point, thence turning and running;
N 76° 12'54" E	a distance of one hundred and zero hundredths (100.00') feet to a point, thence turning and running;
S 13° 47'06" E	a distance of one hundred forty-three and eighty-nine hundredths (143.89') feet to a point on a curve, thence turning and running;
Southeasterly	along a curve to the left with a radius of fifty and zero hundredths (50.00') feet, a distance of seventy-four and ninety-five hundredths (74.95') feet to the point of beginning.

Said parcel contains 20,274 square feet more or less (0.4654± acres) and is shown as Parcel A1 as shown on a plan entitled: "Plan of Land in Revere/Malden, MA" dated July 1, 2025, prepared by Hancock Associates. Said plan is recorded as Plan #314 of 2025 at the Suffolk County Registry of Deeds.



CITY OF REVERE

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

hvb Hill Valley & Boudreau, Inc.
131 Main St., 2nd Fl., Boston, MA 02101
617-552-1770 FAX 617-552-1726

- CONSTRUCTION NOTES:**
1. SEE SHEET 66 FOR TRAFFIC SIGNAL PLANS.
 2. SEE PAVEMENT MARKINGS TABLE ON SHEET 2.
 3. WHERE EXISTING PAVEMENT MARKINGS ARE DIFFERENT THAN PROPOSED MARKINGS, THE EXISTING MARKINGS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 4. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL HAVE A 4" CLEAR SPACE ON EITHER SIDE, UNLESS OTHERWISE SHOWN ON THE PLAN.

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

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, September 28, 2026 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, September 29, 2026 at 5:30PM in the City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Relative to Body Art Establishments.

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

Section 1. Section 17.16.048A is hereby amended by deleting this section in its entirety.

Section 2. Section 17.16.048 is hereby amended by relettering the remaining subsections A, B, C accordingly.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
8/25/26
9/2/26
Notices mailed 8/25/26