

AGENDA

PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING

October 27, 2026

CITY HALL COUNCIL CHAMBER

5:30 pm

PUBLIC HEARING:

A public hearing will be held with respect to an ordinance amendment to create the Cooledge Street Smart Growth Overlay District (notice attached).

REGULAR MEETING:

1. Approval of previous meeting minutes (attached)
2. Vote on recommendation to the City Council with respect to the creation of the Cooledge Street Smart Growth Overlay District.

**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, October 26, 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, October 27, 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:

A ZONING ORDINANCE FURTHER AMENDING CHAPTER 17.29 RELATIVE TO SMART GROWTH DISTRICTS IN THE CITY OF REVERE

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

SECTION 1. Section 17.29.140 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding the following, after 17.29.140(B)3:

C. COOLEGE STREET SMART GROWTH OVERLAY DISTRICT.

The Cooledge Street Smart Growth Overlay District hereinafter referred to as the “CSSGOD,” is an overlay district having a land area of approximately 39.42 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled “Cooledge Street Smart Growth Overlay District Exhibit C” dated 8-28-2026, prepared by City of Revere.” This map is hereby made a part of Title 17 of the Revised Ordinances of the City of Revere and is on file in the Office of the City Clerk.

1. PERMITTED USES – (DISTRICT-SPECIFIC)

The following uses are permitted As-of-right for Projects within the Cooledge Street Smart Growth Overlay District (CSSGOD):

- i. **Residential Projects.** A Residential Project within the Cooledge Street Smart Growth Overlay District may include:
 - a. Multi-family Residential Use(s);
 - b. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
 - c. Accessory uses customarily incidental to any of the above permitted uses.
- ii. **Mixed-use Development Projects.** A Mixed-use Development Project within the Cooledge Street Smart Growth Overlay District must include at least one residential use and one non-residential use from these respective use categories as permitted below and may further include parking and other accessory uses as additionally provided for:
 - a. Multi-family Residential Use(s), provided that the minimum allowable As-of-right density allowances for residential use specified in 17.29.140(A)(1)(ii) shall apply to the residential portion of any Mixed-use Development Project;
 - b. Any of the following Non-residential uses:
 - c. Institutional Uses: Public Library
 - d. Business Uses and Consumer Services: Restaurant, Restaurant, outdoor dining; Bank and Financial Institution; Food Truck; General Retail Sales and Services; Neighborhood Retail and Sales and Service; Health Club; Child Care Center

- e. Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages); and
- f. Accessory uses customarily incidental to any of the above permitted uses.

The total gross floor area devoted to residential uses within a Mixed-use Development Project shall be at least $\geq 51\%$ of the total gross floor area of the Project.

2. DIMENSIONAL AND DENSITY REQUIREMENTS – (DISTRICT-SPECIFIC)

i. **Table of Requirements.** Notwithstanding anything to the contrary in this Chapter 17.29, the dimensional requirements applicable in the CSSGOD are as follows:

Dimensional Requirement	
Minimum Front Setback*	10 feet
Interior Setback (between Buildings on same Lot)	15 feet
Minimum Lot Area Square Feet	8,000 Square Feet
Floor Area Ratio (FAR)	2.25
Maximum Building Height	85 feet
Max. Stories	7

ii. **Dimensional Waivers in Substantially Developed Sub-district.** In order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, the PAA may grant a waiver to the dimensional standards of Section 17.29.060 and herein, in accordance with Section 17.29.100(C).

3. PARKING REQUIREMENTS – (DISTRICT-SPECIFIC)

The parking requirements applicable for Projects within the CSSGOD are as follows.

USE	Number of Parking Spaces	Minimum Loading Bay	Minimum Loading Space
General Retail sales and service	1/200 GSF	0	0
Office and Institutional	1/400 GSF for professional office uses greater than 20,000 GSF. 1/500 for professional office uses 20,000 GSF and less	0	1
Residential Units:			
Two Family	2	0	0
Apartments (1 Bedroom, 2 Bedrooms, 3 Bedrooms or more)	1	0	0
Office and Storage	1/250 GSF	(b)	1
Medical or Dental Office	1/200 GSF	0	1
Restaurant (non-fast-food)	1 Per 4 Seats	0	1
Health Club	1/150 GSF	NA	NA

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

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

MINUTES
REVERE PLANNING BOARD
Public Hearing and Regular Meeting
September 29, 2026

The Planning Board held a public hearing and regular meeting on Tuesday, September 29, 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. Hofman, Mr. Rivera, Ms. Simmons-Herling, Mr. Sullivan. Mr. Stringi, City Planner, was also present.

Public Hearing:

A public hearing was held with respect to a proposed zoning ordinance amendment to amend the body art ordinance by deleting Section 17.16.048A in its entirety.

Proponents: Frank Stringi, City Planner

Opponents: NONE

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

Public Hearing:

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

Proponents:

Wayne Amico, VHB explained the new layout of Overlook Ridge Drive westerly to a point in front of the Malden/Revere Fire Station on Salem Street. This layout was originally planned and shown on the master plan for Overlook Ridge. The layout has been reviewed and approved by the Revere/Malden Fire Chiefs, the Revere City Engineer, and DPW Director for the City of Revere and includes a fully signalized intersection with Salem Street with pre-emption for the Malden/Revere Fire Station driveway. The new layout was designed in accordance with MassDOT roadway design and signalization standards and must be accepted as a public way. The project is being constructed with MassDOT funding and must be accepted as a public way for that portion in Revere and Malden.

Opponents: NONE

After several questions from the Board, the hearing was closed

REGULAR MEETING:

The previous meeting minutes were approved as amended by Mr. Abrams for the consent to repetition the ZBA for 1290 North Shore Road.

COMMITTEE REPORTS: NONE

INFINISHED BUSINESS: NONE

NEW BUSINESS:

1. Motion by Mr. Abrams second by Mr. Rivera that the Board favorably recommend approval to the City Council of the proposed amendment to the body art ordinance as presented by the City Planner.
(Unanimous by all members present) VOTED AND SO ORDERED

2. Motion by Mr. Abrams second by Mr. Rivera that the Board favorably recommend that the proposed layout of Overlook Ridge Drive as shown on the "Plan of Land in Revere/Malden, MA" dated July 1, 2025, prepared by Hancock Associates be accepted as a public right of way. (Unanimous by all members present) VOTED AND SO ORDERED

3. Motion by Mr. Abrams second by Mr. Rivera that the Board grant consent to 1290 North Shore Road, LLC, to repetition the ZBA for the construction of a 16 story, 170' high, 334-unit mixed use building at 1290 North Shore Road, subject to the following recommended conditions:

- The final submission shall identify the full legal names and contact information of the proposed property owner, developer, and all associated development entities. The applicant is currently identified as 1290 North Shore Road, LLC.
- A daytime noise assessment shall address noise from North Shore Road, state highway traffic, the MBTA railroad. And Wonderland Station operations. A measured noise level of 65 decibels or below shall be considered acceptable, with no special soundproofing or noise-mitigation requirements. If the measured noise levels exceed 65 decibels, appropriate soundproofing and noise mitigation measures shall be included in the final construction plans.
- A detailed traffic management and circulation plan shall show vehicle access, traffic flow, and the proposed pick up and drop off area at the building's front entrance.
- A detailed front entrance plan shall show the building's relationship to Wonderland Station, including pedestrian access and connections between the building entrance and the station.
- The final plans shall clearly show all parking spaces within the building structure, including the number and layout of spaces, accessible parking, vehicle circulation, and entrance and exit locations.
- The final plans shall identify the location and design of the trash room and provide a detailed trash collection plan. The plan shall identify the collection location, access route, scheduled pick up area, and measures to prevent interference with residents, pedestrians, traffic, and building operations.
- All requested information, studies, and plans and conditions shall be incorporated into the final construction plans and approval documents. The appropriate city boards and departments shall review and approve these materials before final approval and issuance of a certificate of occupancy.

There being no further business, the meeting was adjourned at 6:30pm.

Hector Rivera, Secretary