



Medford City Council
Medford, Massachusetts

The Twenty-Third Regular Meeting, December 16, 2025

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link:

<https://us06web.zoom.us/j/83220180470?pwd=eIMRQMxmxy0I3E1tyX7aAscugss8O.1>

Call-in Number: +16469313860,,83220180470#,,, *554590# US

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email REliseo@medford-ma.gov.

[IGNORE_INDENT]

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

25-187 - Offered by Isaac Bears, Council President, Justin Tseng, City Councilor

Resolution to Celebrate 90th Anniversary of the West Medford Community Center

25-188 - Offered by Isaac Bears, Council President, Justin Tseng, City Councilor

Resolution to Commend Vice President Collins for Her Outstanding Service

Records

The Records of the Meeting of December 2, 2025 were passed to Vice President Collins

Reports of Committees

25-186 - Offered by Isaac Bears, Council President

Committee of the Whole, December 9, 2025, Report

24-073 and 24-354 - Offered by Matt Leming, City Councilor

Resident Services and Public Engagement Committee, December 10, 2025, Report to Follow

24-036 and 24-461 - Offered by Emily Lazzaro, City Councilor

Public Health and Community Safety Committee, December 10, 2025, Report to Follow

MOTIONS, ORDERS, AND RESOLUTIONS

25-189 - Offered by Isaac Bears, Council President

Amendment to Chapter 2, Article V, Division 2 - Medford Standard Compensation Ordinance

25-190 - Offered by Isaac Bears, Council President

Acceptance of MGL Chapter 40, Section 71 (Chapter 399 of Acts of 2024) - School Bus Safety Enforcement

25-191 - Offered by Matt Leming, City Councilor

Resolution to Withdraw Proposed Zoning Amendments for Residential Districts and ADUs from the Community Development Board for Future Development by the City Council

25-192 - Offered by Matt Leming, City Councilor

Resolution to Withdraw Medford Square/West Medford Square Zoning Amendment and Resubmit as Separate Amendments to Community Development Board for Future Consideration

24-036 - Offered by Kit Collins, Council Vice President

Amendment to Chapter 38, Article II - Overgrowth Ordinance

24-461 - Offered by Kit Collins, Council Vice President

Amendment to Chapter 6, Article IV - Rodent Control Ordinance

COMMUNICATIONS FROM THE MAYOR

25-186

Submitted by Mayor Breanna Lungo-Koehn

Authorization of Contract Period in Excess of Three Years - McGlynn School Solar Panels 20 Year Contract with Solect Energy

25-192

Submitted by Mayor Breanna Lungo-Koehn

Proposed Wage Adjustment for 911 Dispatchers Union

25-193

Submitted by Mayor Breanna Lungo-Koehn

Community Preservation Committee Appropriation Request - Riverside Plaza Contingency

25-194

Submitted by Mayor Breanna Lungo-Koehn

Capital Stabilization Fund Appropriation Request - Innes Contract Extension

25-195

Submitted by Mayor Breanna Lungo-Koehn

Memorandum of Understanding with Mystic Valley Development Commission

25-196

Submitted by Mayor Breanna Lungo-Koehn

Amendment to Personnel Ordinance - Assistant City Engineer and Project Manager

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail REliseo@medford-ma.gov.

UNFINISHED BUSINESS

24-069

**Amendment to Human Rights Commission Ordinance,
Chapter 50, Article II**

| | | |
|-----------------|---------------|--|
| IN CITY COUNCIL | MAY 13, 2025 | APPROVED FOR FIRST READING |
| ADVERTISED | JUNE 12, 2025 | MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL |
| IN CITY COUNCIL | JUNE 24, 2025 | ELIGIBLE FOR THIRD READING |

24-031 **Request a Representative from BJ's Wholesale Club Meet to Discuss Construction and Neighborhood Concerns**

IN CITY COUNCIL FEBRUARY 6, 2024
TABLED

25-103 **Proposed Amendments to the Medford Zoning Ordinance - Other Corridors Districts (for referral to the CDB)**

IN CITY COUNCIL SEPTEMBER 9, 2025
TABLED

Reports Due/Deadlines

16-574 University Accountability Report (Next Report Due in November 2025)

22-026 Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor

22-027 Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

Adjournment



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|---------------------------|--|
| December 16, 2025 | Isaac Bears, Council President, Justin Tseng, City Councilor |
| AGENDA ITEM | <u>25-187</u> - Resolution to Celebrate 90th Anniversary of the West Medford Community Center |
| FULL TEXT AND DESCRIPTION | Be it Resolved by the Medford City Council that we celebrate the West Medford Community Center on its 90th Anniversary and its role as a cornerstone of resilience, service, and community building for our city. The WMCC is at the heart of Medford's past, present, and future, and we honor and celebrate every person who has built this incredible legacy and history. |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | None |



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|---------------------------|--|
| December 16, 2025 | Isaac Bears, Council President, Justin Tseng, City Councilor |
| AGENDA ITEM | <u>25-188</u> - Resolution to Commend Vice President Collins for Her Outstanding Service |
| FULL TEXT AND DESCRIPTION | Be it Resolved by the Medford City Council that we commend Vice President Collins for her outstanding service on the Medford City Council from 2022 to 2026. |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | None |

25-186
COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY, December 9, 2025 @ 6:00 P.M.

Attendees: Council President Isaac "Zac" Bears; Council Vice President Kit Collins; Councilor Emily Lazzaro; Councilor Matt Leming; Councilor George Scarpelli; Councilor Justin Tseng; Assistant City Clerk Rich Eliseo; other participants as noted in the body of this report. (Councilor Callhan Absent)

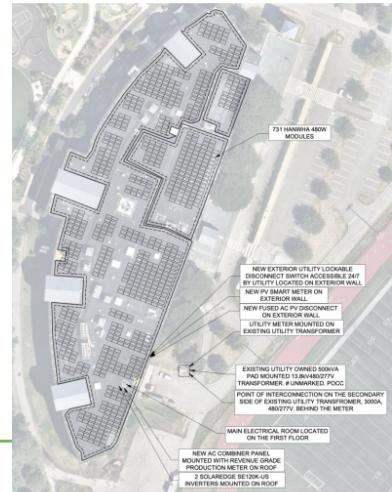
President Bears called the meeting to order at 6:03 p.m. on December 9, 2025, via Zoom. The purpose of the meeting was to discuss Authorization of Contract Period in Excess of Three Years - McGlynn School Solar Panels 20 Year Contract with Select Energy (Paper 25-186).

President Bears thanked participants for attending and opened the meeting at 6:03pm.

25-186 - Submitted by Mayor Breanna Lungo-Koehn

McGlynn Solar

- 731 panels totaling 360 kW DC (240 kW AC)
- Power purchase agreement
 - \$0.0467/kWh (compared to current \$0.1311 supply rate)
 - 20 years (no rate escalator)
 - 434,000 kWh/year (48% of current McGlynn electricity usage)
 - Projected \$64,000 savings in year 1 (including avoided delivery costs)
- Installation start fall 2026 (after HVAC replacement and roof refurbishment)
- Signed contract by December 31, 2025 to meet federal tax credit requirements





**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

November 25, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Twenty Year Contract Request

Dear President Bears and City Councilors:

I respectfully request and recommend that the City Council approves the following twenty-year contracts with Solect Energy. As the Council is aware, M.G.L. c. 30B §12 requires City Council approval for a contract that exceeds three (3) years.

Agreement

Authorize the City to enter into a twenty-year lease agreement to allow for installation of solar photovoltaic (PV) on the McGlynn school roof, as well as a power purchase agreement to purchase electricity produced by said installation. This is a type of financial agreement that was previously used on the Department of Public Works solar installation. It avoids any upfront capital cost to the City; instead, the installer owns the solar panels, and the city purchases the electricity produced by them. The contract is for 20 years, the anticipated useful lifespan of the solar panels. It stretches the cost of the panels over a length of time that reduces the per-kilowatt-hour cost of electricity from the current supply cost of \$0.1311/kWh to \$0.0467/kWh.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Addressing the Council:

Brenda Pike Climate Planner

President Bears recognized Climate Planner Brenda Pike. Brenda started by saying thank You and sharing the attached slide. Brenda broke down the attached slide on the McGlynn school solar project and asked if there were any questions. President Bears recognized Councilor Scarpelli who started by disclosing he owns a solar company and

that it has no direct impact with this negotiation. Councilor Scarpelli asked if Climate Planner Pike could share the reason why the upfront cost really doesn't make a difference if we have either PPA or ownership. The benefit I know of ownership after the 10 years is very high for us and may be more beneficial on our end, but why was it that we took the PPA over the ownership option. Climate Planner Pike responded by saying that she agreed the long-term benefits would be higher if we owned the system, but that it would be a \$900,000 upfront cost and it would be a 5yr payback before we saw any savings. Also, one other benefit specific to the PPA model would be that we are not responsible for the maintenance of the system the installer would be. Councilor Scarpelli asked if we have done a cost analysis to show what the 5-year benefits are over the leasing option, because it would be interesting to see how much money we could save with ownership as opposed to leasing. As I said I love the fact we are going solar and it so important and just so you know Brenda and you can tell Alicia I made a resolution years ago to look at Hormel stadium parking lot to turn it into a solar parking lot to assist with funding the Hockey rink and Stadium. With this current situation we are looking at 731 panels, and I know the breakdown projected \$64,000 in savings and not to hold it up, but I would just like to know what the analysis would show between leasing and owning and where that ROI would be. Climate Planner Pike responded by saying I don't have that information on me, but I can certainly obtain it for you. The big difference here is the tax credits, so when we were looking at potentially delaying this to purchase it or to move forward with the PPA with the tax credits. That is one of the major reasons we chose to move forward with the PPA. Councilor Scarpelli stated that the Commercial tax credit is still in effect for commercial properties until the year 2027 which wouldn't affect us negatively until after 2027, correct? Climate planner Pike stated that if we sign the contract by the end of this year the installation could be before the end of 2027, but we would need to sign the contract. Councilor Scarpelli said the big, beautiful bill that is killing so many initiatives in our country is putting us in a terrible situation when we are looking at benefits for solar and wind, so I think it sad.

Councilor Scarpelli said the other piece that is really pressing is as we move forward with the new roof, who then take the liability of any leaking issues when it comes the longevity of the roof and the warranty? Do we know if they are going to be ballast mounted or penetrating the actual roof, so who would then take the responsibility once we jeopardize the seals. Climate Planner Pike said the solar company is discussing the warranty situation with the roofing company in the same way that the HVAC company did to make sure they didn't void any warranties. Councilor Scarpelli asked so that would give us clear definition of who has ownership, because I know that when you lease at least on the residential side there is a 10 yr penetration warranty for any leakage, but when your talking about a commercial flat roof and the issues we have had in the past and looking down the line 10-15 years from now this council may be gone

but will we see the negative affects of solar on an aging roof. I would hate to be the council that they talk about in 10 yrs, that it is all their fault because they didn't ask the right questions, so if we can get some guidance or something in writing that would be great. Climate planner Pike stated that KP Law has been negotiating the contract with select on our behalf and that has been one of their main considerations is who has liability, and if it is an issue with or caused by the solar panels then the liability would be with select. Councilor Scarpelli said I appreciate all the hard work, but there are some questions that need to be addressed and if we had to vote tonight, I think without knowing those particulars of Liability, cost analysis of owning to leasing and have we looked at possibly carrying our own battery to store power to sell it with net metering through the utility company? Climate planner Pike stated we didn't look at the battery for this project, but we did for the Andrews solar project which wasn't something financially viable without a grant for the battery. Which is something the department of energy resources has come up with for batteries in particular that we could look into in the future, but it didn't line up with the timelines for this project. Councilor Scarpelli said he appreciated all the answers and the hard work, but with some of the outstanding questions with the warranty and maintenance, it is so important that before we move onto anything we have the understanding of the impact of that on the city.

President Bears thanked Councilor Scarpelli for his questions and recognized Councilor Lazzaro. Councilor Lazzaro asked for some clarification if this is the final negotiated deal and if there would be any other negotiations on this or is this the proposal? Climate Planner Pike responded, saying that the contract is still being negotiated at the moment, but we wanted to come to you now because with the timing would have made it more difficult to wait till after the contract was negotiated. Councilor Lazzaro responded by saying she does not feel comfortable moving forward with something that doesn't have a contract finalized, and the number being finalized. We have had some tricky stuff with contracts that we approved or we didn't, but a former city council approved a longer contract and obviously we are never part of the negotiating process. So, I guess there isn't a guarantee that this will be exactly what the numbers will, the kilowatt per hr. will be, what the projected saving will be, I am just confused about how we can approve something we don't know what the final numbers are. President Bears relayed that technically we do not approve the contract, we just authorize the city to enter into a contract period that is greater than 3 years. Councilor Lazzaro stated, "ok so all we are voting on is if we would allow the city to enter into a contract for more than 3 years". President Bears stated yes, we can ask a lot of questions, but we don't, we didn't and we have never approved a contract, we only allow the city to be able to enter a contract of more than 3 years. Councilor Lazzaro then asked, if that is the case what is the point of showing us all this information, can you answer that? President Bears asked me or Brenda? Councilor Lazzaro said no I'm curious because, I mean it's great to have this

presentation and do it in a public meeting and im glad we are doing the project and taking advantage of the tax break but if we do not have the capacity to approve any of the things that are being negotiated then sure we can do it for more than 3 years.

President Bears recognized Climate Planner Pike. Brenda stated yeah it is possible that these numbers might change slightly with the final contract, but I wouldn't anticipate it not changing much and all of the contract negotiations are redlining to like the liability changes. Councilor Lazzaro stated Okay, I guess what I would like to be clear about is what we as a city council are approving here, is to authorize the mayor's administration to have a contract with a business that will supply the solar panels that is longer than 3 years. Which is required by state law that we approve the mayor's office to negotiate a contract that is longer than 3 years, correct that is the only thing we are approving? The response was a yes. President bears thanked Councilor Lazzaro and recognized Councilor Leming.

Councilor Leming asked how long would it take Climate Planner Pike to get the answers to Councilor Scarpelli's questions that were asked, particularly the cost benefits and downside of Owning vs leasing? Also, I would like to know, off the top of your head what kind of info you could get to us before this goes to a regular meeting? Climate Planner Pike said she would expect that the finalized by next week considering the timeline for this, especially the liability portion of that. Councilor Leming stated the bigger picture I would like to know if the City in the long term would benefit by taking the federal tax credits in the window we still can or if it would be better if we put up the upfront cost ourselves and hold off on this. That is basically what I want to know. Climate Planner Pike wanted to make note to everyone that the Federal Tax credits are about 30% the total cost. I can get you those numbers by next week. President Bears thanked Councilor Leming and recognized Councilor Scarpelli.

Councilor Scarpelli stated just for clarity the Federal tax credit will expire on December 31st for residential properties, but for commercial properties we have till December 2027 is that correct Brenda. Climate Planner Pike stated that we have to safe harbor this by signing a contract by the end of this year to obtain the tax credit but can install them by the end of 2027. Councilor Scarpelli stated that the company that will be taking advantage of this tax credit will be the leasing company because that who then take the benefit of the tax credit, and that is why they can negotiate with us at a lower rate because its give or take and that why when you look at ownership and look at the ROI and where and when that falls in we may not have the capital of what needs to be done at the beginning, but that would be just the monthly payment that would be cost incurred to this. Climate Planner Pike stated for Power and purchase, there would be no upfront cost but everything else would have an upfront cost. President Bears thanked Councilor Scarpelli and asked Brenda if she thinks she would be able to bring the answers to us

by next weeks regular meeting? Benda replied that she would be able to have answers by next week and if there is any other questions just to let her know and she can be prepared next week with answers. President Bears thanked Climate Planner Pike and if any other Councilors had questions and if Chris Stevens from "Gotta know Medford" had any questions or if any members of the public had any questions. President Bears said seeing none, are there any motions to refer and adjourn.

Councilor Leming Motioned to refer to the regular meeting and adjourn (seconded by Councilor Scarpelli) – Approved on a roll call vote of Six in favor, Zero opposed (Councilor Callhan Absent).

Meeting Adjourned at 6:30 pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|---------------------------|--|
| December 16, 2025 | Matt Leming, City Councilor |
| AGENDA ITEM | <u>24-073</u> - Resident Services and Public Engagement Committee, December 10, 2025, Report to Follow |
| FULL TEXT AND DESCRIPTION | |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | None |



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|---------------------------|---|
| December 16, 2025 | Emily Lazzaro, City Councilor |
| AGENDA ITEM | <u>24-036</u> - Public Health and Community Safety Committee, December 10, 2025, Report to Follow |
| FULL TEXT AND DESCRIPTION | |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | None |

- **Sec. 2-935 – Medford Standard Compensation Ordinance**

This Chapter shall be known as the "Medford Standard Compensation Ordinance." The purpose of this Chapter is to assure that employees of the City of Medford building service contractors and subcontractors earn an hourly wage that is needed to support a family of four and to promote labor peace in building service work contracted by the City of Medford.

- **Sec. 2-936 - Definitions.**

For the purposes of this Chapter, the term:

- (a) "Applicable Department" means the Procurement Department, with the advice and assistance of the appropriate department which receives the services, for Covered Building Service Employers who contract or subcontract with the City of Medford and includes the Medford Public Schools Department for Covered Building Service Employers who contract or subcontract with the Medford Public Schools Department.
- (b) "Person" means one or more of the following or their agents, employees, servants, representatives, and legal representatives: individuals, corporations, partnerships, joint ventures, associations, labor organizations, educational institutions, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers, fiduciaries, and all other entities recognized at law by the Commonwealth of Massachusetts.
- (c) "Building Service Contract" means a contract let to a contractor by the City of Medford for the furnishing of security or janitorial building services, to or for the City, except contracts where services are incidental to the delivery of products, equipment or commodities. A contract for the purchase or lease of goods, products, equipment, supplies or other property is not a "building service contract" for the purposes of this definition.
- (d) "Building Service Subcontract" means a subcontract primarily for the furnishing of security or janitorial building services, except where services are incidental to the delivery of products, equipment or commodities. A contract for the purchase or lease of goods, products, equipment, supplies or other property is not a "building service subcontract" for the purposes of this definition.
- (e) "Covered Janitorial Service Employee" means any person performing janitorial building service work for a Covered Building Service Employer, either directly or through a contract or subcontract.

(f) "Covered Security Service Employee" means any person performing security building service work for a Covered Building Service Employer, either directly or through a contract or subcontract.

(g) "Janitorial Building Services" or " Janitorial Building Service Work" means janitorial duties such as, but not limited to: cleaning and restocking bathrooms; floor cleaning, servicing, and maintenance for attached carpeting, hard surfaces, and walk-off mats at all facility entrances (e.g., vacuuming, washing, sweeping, stripping, waxing, buffing); cleaning of furniture, fixtures, and interior building surfaces (e.g., dusting, washing, and periodic steam cleaning); all related activities under the other Facilities Management and Maintenance Standards (FMMS), such as Solid Waste Management and Integrated Pest Services; use of green cleaning procedures and practices in compliance with all applicable standards.

(h) "Security Building Services" or " Security Building Service Work" means any duties such as, but not limited to: securing premises and personnel by patrolling property; inspecting buildings, equipment, and access points; monitoring of surveillance equipment; investigating disturbances and notifying tenant agency staff and/or police or fire departments in cases of emergency; monitoring and authorizing entrance and departure of employees, visitors, and other persons to guard against theft and maintain security of premises; incident reporting or maintaining a log of activities and irregularities, such as equipment or property damage, theft, presence of unauthorized persons, or unusual occurrences; vehicle patrols; inspection; responding to incidents requiring de-escalation and/or physical intervention.

(i) "Labor peace agreement" means an agreement between a covered employer and a labor organization that seeks to represent employees who perform one or more classes of work to be performed pursuant to a building service contract or subcontract, where such agreement: (1) requires that the Covered Building Services Employers and the labor organization and its members agree to the uninterrupted delivery of services to be rendered pursuant to this contract and to refrain from actions intended to or having the effect of interrupting such services; and (2) includes any other terms agreed to by the parties, which may relate to, but need not be limited to: (i) alternate procedures related to recognizing the labor organization for bargaining purposes, (ii) public statements, (iii) workplace access, and (iv) the provision of employee contact information. The term "labor peace agreement" may include a collective bargaining agreement that is in effect.

(j) "Labor organization" has the same meaning as set forth in subdivision (5) of section 152 of title 29 of the United States Code.

(k) "Covered Building Service Contractor" or "Covered Building Service Employer" means an entity providing Building Services on a Covered Building Service Contract or subcontract with the City or any of its departments or subdivisions.

(l) "Standard Compensation" has the meaning stated in Section 2-937.

- **Sec. 2-937 - Standard Compensation.**

(a) Applicability. Covered Building Services Employers shall pay no less than the standard compensation to covered janitorial and security service employees.

(b) Standard Compensation shall include the standard hourly rate of pay for the relevant classification.

(c) Amount.

(i) The "Standard Hourly Rate of Pay" for Covered Janitorial Service Employees shall be the following:

(1) The prescribed rate of wages as determined by the director of the department of labor standards pursuant to section 27H of chapter 149 of the General Laws of Massachusetts.

(ii) The "Standard Hourly Rate of Pay" for Covered Security Service Employees shall be the greatest of the following:

(1) The prescribed rate of wages as determined by the director of the department of labor standards pursuant to section 3 of chapter 195 of the Massachusetts Acts of 2014; or

(2) The hourly rate paid to workers in the relevant classification under a preceding building service contract; or

(3) The hourly rate paid to workers in the relevant classification under the active collective bargaining agreement covering the largest number of security guards in the Commonwealth of Massachusetts, so long as the agreement covers at least 500 workers.

(v) "Standard Benefits" for Covered Janitorial Service Employees shall be an hourly supplement furnished by a Covered Building Service Employer to a Covered Janitorial Service Employees in one of the following ways: (1) in the form of health and other benefits (not including paid leave) that cost the Covered Building Service Employer the entire required hourly supplemental amount; (2) by providing a portion of the required hourly supplement in the form of health and other benefits (not

including paid leave) and the balance in cash; or (3) by providing the entire supplement in cash. The required hourly supplemental rate shall be equal to the greatest of the following: (1) the monetary value of the health and other benefits (not including paid leave) provided under the prescribed rate of wages as determined by the director of the department of labor standards pursuant to section 27H of chapter 149 of the General Laws of Massachusetts; or (2) twenty percent of the standard hourly rate of pay.

(vii) "Standard Benefits" for Covered Security Service Employees shall be an hourly supplement furnished by a Covered Building Service Employer to a Covered Building Service Employee in one of the following ways: (1) in the form of health and other benefits (not including paid leave) that cost the Covered Building Service Employer the entire required hourly supplemental amount; (2) by providing a portion of the required hourly supplement in the form of health and other benefits (not including paid leave) and the balance in cash; or (3) by providing the entire supplement in cash. The required hourly supplemental rate shall be equal to the greatest of the following: the monetary value of the health and other benefits (not including paid leave) provided under the prescribed rate of wages as determined by the director of the department of labor standards pursuant to section 3 of chapter 195 of the Massachusetts Acts of 2014; or (2) twenty percent of the standard hourly rate of pay.

(viii) For the purposes of this section, "benefits" shall not include workers compensation or other legally mandated insurance, or any other benefit the Covered Building Service Employer is required to provide under federal, state or local law, nor shall it include the value of any benefit for which the Covered Janitorial or Security Service Employee is eligible, but for which no payment is actually made by a Covered Building Service Employer to the Covered Janitorial or Security Service Employee or to any other party on the Covered Janitorial or Security Service Employee's behalf, because the Covered Janitorial or Security Service Employee either does not actually utilize or does not elect to receive the benefit for any reason.

- **Sec. 2-938 - Notification Requirements.**

All Applicable Departments shall provide in writing an explanation of the requirements of this Chapter in all requests for bids for building service contracts as defined by this Chapter. All persons who have signed a building service contract with the City of Medford shall forward a copy of such requirements to any person submitting a bid for a subcontract on the contract.

All Covered Building Service Contracts and all solicitations for Building Services issued by the City of Medford or any of its departments or subdivisions, shall contain a provision indicating the number of hours or work required and stating the Standard Compensation for the relevant classification that is applicable to the Covered Janitorial or Security Service Employees and shall contain a stipulation that the Covered Janitorial or Security Service employees shall be paid not less than the Standard Compensation for the relevant classifications.

All requests for proposals or other solicitations and all specifications for building service work, shall include specific reference to this chapter, shall state the required number of hours, and shall require prospective building service contractors to submit pricing on a standard worksheet furnished by the City that specifies the components of hourly pricing for the duration of the contract.

- **Sec. 2-939 - Duties of Covered Employers and Applicable Departments.**

(a) Notification Requirements. Covered employers and Covered Building Service Employers shall provide each Covered Employee with a fact sheet about this Chapter and shall post a notice about the Chapter in a conspicuous location visible to all employees. The fact sheet and poster shall be provided to the Covered Employer by the Applicable Department and shall include:

- (1) Notice of the Standard Compensation requirements;
- (2) A summary of the provisions of this Chapter;
- (3) A description of the enforcement provisions of the Chapter;
- (4) The name, address, and phone number of a person designated by the Procurement Office to whom complaints of noncompliance with this Chapter should be directed.

(b) Building Service Contract. At the time of signing a Covered Building Service Contract, the contract must include the following:

- (1) A local contact name, address, and phone number for the Covered Building Service Employer;
- (2) A written commitment by the Covered Building Service Employer to pay all Covered Employees not less than the Standard Wage if applicable, as subject to adjustment under this Chapter and to comply with the provisions of this Chapter;
- (3) A list of Covered Janitorial or Security Service Employees under the contract with the employees' job titles;

(4) A list of all subcontracts either awarded or that will be awarded to the Covered Building Service Employer. Upon signing any subcontracts, the Covered Building Service Employer shall forward a copy of the subcontract to the Applicable Department.

(c) Maintenance of payroll records. Each Covered Building Service Employer shall maintain payrolls for all Covered Janitorial or Security Service Employees and basic records relating thereto and shall preserve them for a period of three years. The records shall contain the name and address of each employee, the job title and classification, the number of hours worked each day, the gross wages, deductions made, actual wages paid, and copies of social security wage and withholding reports, and evidence of payment thereof and such other data as may be required by the Procurement Department from time to time.

(d) Payroll reporting. Every six months, a Covered Building Service Employer, shall file with the City a complete certified payroll showing the Covered Building Service Employer's payroll records for each Covered Janitorial or Security Service Employee. Upon request, the Covered Building Service Employer shall produce for inspection and copying the payroll records for any or all applicable Covered Janitorial or Security Service Employees for the prior three-year period.(e)

(e) Procurement Department duties. The Procurement Department shall cause investigations to be made as may be necessary to determine whether there has been compliance with this Chapter. The Procurement Department shall report the findings of all such investigations to the Applicable Department Website.

(f) Covered Building Service Employer to cooperate. The Covered Employer shall submit payroll records on request to the Applicable Department. The Covered Employer shall permit City representatives to observe work being performed upon the work site, to interview employees and to examine the books and records relating to the payrolls being investigated to determine payment of wages.

(g) Transitional Employment Period. The City shall give advance notice to a Covered Building Service Contractor and any collective bargaining representative of the Covered Building Service Contractor that a Covered Building Service Contract will be terminated, and the City shall also provide the name, address, and telephone number of the successor Covered Building Service Contractor or contractors where known. The terminated Covered Building Service Contractor shall, within five days after receipt of such notice, provide to the successor Covered Building Service Contractor, the name, address, date of hire, and employment occupation classification of each employee employed at the site or sites covered by the building service contract at the time of receiving said notice. If a successor

Covered Building Service Contractor has not been identified by the City by the end of the five-day pay period, the terminated Covered Building Service Contractor shall provide the information to the City, at the same time that the terminated contractor shall provide each affected employee with notice of his/her right to obtain employment with the successor Covered Building Service Contractor.

A successor Covered Building Service Contractor or subcontractor where applicable shall retain for a ninety-day transitional employment period all employees who were employed by the terminated Covered Building Service Contractor and its subcontractors at the building(s) covered by the terminated contract. If at any time the successor Covered Building Service Contractor determines that fewer employees are required to perform the new service contract than had been performing such services under the terminated contract, the successor Covered Building Service Contractor shall retain the employees by seniority within job classification. Except for such layoffs, during the ninety-day transition period, the successor Covered Building Service Contractor shall not discharge without cause an employee. During the ninety-day transition period, the successor Covered Building Service Contractor shall maintain a preferential hiring list of those employees not retained from which the successor contractor or its subcontractors shall hire additional employees. At the end of the transition period, the successor employer shall perform a written performance evaluation for each service employee retained under this section. If a service employee's performance during this transition period is satisfactory, the successor employer shall offer the service employee continued employment under terms and conditions established by the successor employer.

(h) No later than 30 days after the effective date of this ordinance, all building service contracts, subcontracts or portions of contracts or subcontracts that fail to conform to the requirements of Secs. 2-935-40 shall be reopened for proposals that comply with the requirements of G.L.C. 30B and Secs. 2-935-40. No later than 30 days after the selection of a compliant bid, the City department or subdivision shall terminate the nonconforming contract by delivering to the Building Service Contractor or Subcontractor notice of termination specifying the extent of termination and the effective date.

(i) The Applicable Contracting Department shall not be required to provide a building service contractor or subcontractor with the option to renegotiate or cure the terms of the nonconforming contract or subcontract prior to the reopening for proposals or the subsequent termination.

- **Sec. 2-940 Labor Peace**

(a) No later than 90 days after the award or renewal of a building service contract or approval of a building service subcontractor, such Covered Building Service Contractor or Subcontractor, shall either:

- (1) submit an attestation to the Applicable Department, signed by one or more labor organizations, as applicable, stating that the covered employer has entered into one or more labor peace agreements with such labor organizations, and identify: (i) the classes of covered employees covered by the labor peace agreements, (ii) the classes of covered employees not currently represented by a labor organization and that no labor organization has sought to represent, and (iii) the classes of covered employees for which labor peace agreement negotiations have not yet concluded; or
- (2) submit an attestation to the Applicable Department stating that the covered employer's covered employees are not currently represented by a labor organization and that no labor organization has sought to represent such covered employees.

(b) Where a labor organization seeks to represent the Covered Employees of a Covered Building Service Contractor or Subcontractor after the expiration of the 90-day period following the award date of the building service contract or the approval of a building service subcontractor, and the labor organization has provided notice to the contracting agency and the Covered Building Service Contractor or Subcontractor regarding such interest, the Covered Building Service Contractor or Subcontractor shall then submit an attestation signed by the labor organization to the Applicable Department no later than 90 days after the date of notice stating that it has entered into a labor peace agreement with such labor organization or that labor peace agreement negotiations have not yet concluded.

- **Sec 2-941 - Enforcement.**

(a) Enforcement powers. In order to enforce this Chapter, the Applicable Department may, with the approval and assistance of the City Solicitor, issue subpoenas, compel the attendance and testimony of witnesses and production of books, papers, records, and documents relating to payroll records necessary for hearing, investigations, and proceedings. In case of failure to comply with a subpoena, the City may apply to a court of appropriate jurisdiction for an order requiring the attendance and testimony of witnesses and the productions of books, papers, records, and documents. Said court, in the case of a refusal to comply with any such subpoena, after notice to the person subpoenaed, and upon finding that the attendance or testimony of such witnesses or the production of such

books, papers, records, and documents, as the case may be, is relevant or necessary for such hearings, investigation, or proceedings, may issue an order requiring the attendance or testimony of such witnesses or the production of such documents and any violation of the court's order may be punishable by the court as contempt thereof.

(b) Complaint procedures. An employee or former employee who believes that he or she is or has been a Covered Janitorial or Security Service Employee or an applicant for a position to be filled by a Covered Janitorial or Security Service Employee, or any organization representing such an employee, former employee, or applicant, who believes that an employer is not complying with requirements of this Chapter applicable to the employer may file a complaint with the Applicable Department or with the Community Advisory Board. Complaints of alleged violations may also be filed by concerned citizens or by the City Council. Complaints of alleged violations may be made at any time, but in no event more than three years after the last date of alleged violation, and shall be investigated promptly by the Applicable Department. Statements written or oral, made by an employee, shall be treated as confidential and shall not be disclosed to the Covered Employer without the consent of the employee.

(c) Investigations and hearings. The Applicable Department shall investigate the complaint, and may, in conjunction with the City Solicitor, and in accordance with the powers herein granted, require the production by the employer of such evidence as required to determine compliance. Prior to ordering any penalty the applicable Department shall give notice to the employer and conduct a hearing. If at any time during these proceedings, the employer voluntarily makes restitution of the wages not paid to the employee making the complaint and to any similarly situated employees, by paying all back wages owed plus interest at the average prior year Massachusetts passbook savings bank rate, or otherwise remedies the violation alleged if the violation involves matters other than wages, then the Applicable Department shall thereafter dismiss the complaint against the employer.

(d) Remedies. In the event that the Applicable Department, after notice and hearing, determines that any Covered Employer has violated the provisions of this Chapter, the Applicable Department may order any or all of the following penalties and relief:

- (1) Fines up to the amount of five hundred dollars for each Covered Janitorial or Security Service Employee for each day that the Covered Building Service Employer is in violation of this Chapter, except if the violation was not knowing and willful, then the total fine shall not exceed the amount of double back wages plus interest owed;

- (2) Suspension of ongoing contract and subcontract payments;
- (3) Ineligibility for future City contracts for up to three years beginning when all penalties and restitution have been paid in full. In addition, all Covered Building Service Employers having any principal officers who were principal officers of a barred Covered Building Service Employer shall be ineligible under this section; and
- (4) Any other action deemed appropriate and within the discretion and authority of the city. Remedies in this section shall also apply to the party or parties aiding and abetting in any violation of this Chapter.

(e) Private right of action. Any Covered Janitorial or Security Service Employee, or any person who was formerly employed by a Covered Building Service Employer, or any organization representing such an employee or former employee, may bring an action to enforce the provisions of this Chapter to recover back pay and benefits, attorney's fees and costs, by filing suit against a Covered Building Service Employer in any court of competent jurisdiction.

(f) Remedies herein non-exclusive. No remedy set forth in this Chapter is intended to be exclusive or a prerequisite for asserting a claim for relief to enforce the right granted under this Chapter in a court of law. This Chapter shall not be construed to limit an employee's right to bring a common law cause of action for wrongful termination.

(g) Retaliation and discrimination barred. A Covered Building Service Employer shall not discharge, reduce the compensation or otherwise retaliate against any employee for making a complaint to the City, otherwise asserting his or her rights under this Chapter, participating in any of its proceedings or using any civil remedies to enforce his or her rights under the Chapter. The City shall investigate allegations of retaliation or discrimination and shall, if found to be true, after notice and a hearing, order appropriate relief as set out in paragraphs (c) and (d) herein.

- **Sec. 2-942 - Severability.**

In the event any provision of this Chapter shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|---------------------------|---|
| December 16, 2025 | Isaac Bears, Council President |
| AGENDA ITEM | <u>25-190</u> - Acceptance of MGL Chapter 40, Section 71 (Chapter 399 of Acts of 2024) - School Bus Safety Enforcement |
| FULL TEXT AND DESCRIPTION | Be it Order that the City of Medford hereby accepts MGL Chapter 40, Section 71 (Chapter 399 of the Acts of 2024) enabling the city to install, operate, and maintain school bus violation detection monitoring systems on school buses to enforce violations pursuant to sections 14 and 14C of Massachusetts General Law Chapter 90. Any system put in place shall be limited to monitoring and detecting violations of motor vehicle operators who fail to stop for a school bus. |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | <ol style="list-style-type: none">I. 25-11-25 Schoom Committee Request that Council Adopt Chapter 399 of the Acts of 2024 |



Outlook

Medford School Committee - School Bus Cameras

From Joanne Allen <jallen@medford.k12.ma.us>

Date Tue 11/25/2025 1:53 PM

To Jenny Graham <jennygraham@medford.k12.ma.us>; Isaac 'Zac' Bears <ibears@medford-ma.gov>

Good Afternoon

Please see the requested resolution below presented on September 8, 2025.

I have also included the Agenda from September 8, 2025 along with the Agenda/Meeting Minutes from September 22, 2025, that include the votes. If you would like the recording of the meeting, please let me know.

2025-26 Offered by Member Graham

Medford School Committee Resolution Requesting City Council Adoption of Chapter 399 – School Bus Stop-Arm Camera Enforcement

WHEREAS, the Commonwealth of Massachusetts enacted Chapter 399 of the Acts of 2024, titled An Act Concerning the Safety of School Children Embarking and Disembarking School Buses, which authorizes municipalities to install and operate school bus violation detection monitoring systems; and

WHEREAS, this law allows cities and towns that formally accept its provisions to use bus-mounted cameras to detect and record motor vehicles that illegally pass a stopped school bus displaying flashing red lights and a deployed stop-arm, pursuant to Massachusetts General Laws Chapter 90, Sections 14 and 14C; and

WHEREAS, pilot programs in Peabody and Salem have demonstrated the effectiveness of these systems, with thousands of violations recorded in a single school year, highlighting the urgent need for enhanced enforcement tools to protect students; and

WHEREAS, the law includes strict privacy protections, requiring that non-violation recordings be destroyed within 30 days and violation-related recordings within one year of final disposition; and

WHEREAS, the safety of Medford's children is a top priority, and the implementation of stop-arm cameras has been shown to deter illegal passing and improve compliance with school bus safety laws;

NOW, THEREFORE, BE IT RESOLVED, that the Medford School Committee respectfully requests that the Medford City Council formally accept the provisions of Chapter 399 of the Acts of 2024, thereby enabling the City of Medford to install and operate school bus violation detection monitoring systems;

BE IT FURTHER RESOLVED, that the School Committee recommends the establishment of a joint committee—including one representative from the School Committee, one representative from the City Council, the Chief of Police, the Superintendent of Schools, and the Mayor, or designee—to evaluate and recommend policies regarding the use of revenue generated from citations;

BE IT FURTHER RESOLVED, that the School Committee respectfully requests that the Mayor agree to earmark citation revenue for exclusive use as directed by the recommendations of this committee, with priority given to student safety initiatives, transportation infrastructure improvements, and public awareness campaigns.

Date Submitted: September 3, 2025

Date Requested to be on Agenda: September 8, 2025

Motion to approve 2025-26

Unanimously approved

Intoppa (1)

Branley (2)



9.8.2025MSC REG MTG Final.pdf



Meeting Minutes 9.8.2025MSC REG MTG (1).pdf

Happy Thanksgiving!

Joanne Allen | Executive Assistant
Chief Operations Officer, Ken Lord
Director of Finance, Noel Velez
jallen@medford.k12.ma.us | 781-393-2216
Follow us on <https://www.mps02155.org>
<https://www.facebook.com/mps02155#>



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Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|-------------------|-----------------------------|
| December 16, 2025 | Matt Leming, City Councilor |

AGENDA ITEM

25-191 - Resolution to Withdraw Proposed Zoning Amendments for Residential Districts and ADUs from the Community Development Board for Future Development by the City Council

FULL TEXT AND DESCRIPTION

WHEREAS the Mayor and City Council agreed, as written in the press release unanimously endorsed the December 2nd City Council meeting, that we would use the version of the Zoning Amendment - Neighborhood Residential and Urban Residential Districts, as referred to the Community Development Board on March 25, 2025, as a starting point in future residential rezoning;

BE IT RESOLVED that the City Council withdraw this zoning amendment proposal;

BE IT FURTHER RESOLVED that we notify the Community Development Board that they do not need to consider it further until the City Council submits a draft in the future;

BE IT FURTHER RESOLVED that the residential rezoning draft approved by City Council on March 27th be referred back to the Planning and Permitting Committee;

BE IT FURTHER RESOLVED that Council also withdraw paper 25-086, "Accessory Dwelling Units", from the Community Development Board, for concurrent development within City Council's Planning and Permitting Committee.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|-------------------|-----------------------------|
| December 16, 2025 | Matt Leming, City Councilor |

AGENDA ITEM

25-192 - Resolution to Withdraw Medford Square/West Medford Square Zoning Amendment and Resubmit as Separate Amendments to Community Development Board for Future Consideration

FULL TEXT AND DESCRIPTION

WHEREAS the Community Development Board expressed interest at a recent meeting to sever the joint Medford Square/West Medford Square papers that are currently under consideration by their bodies, but only Council is legally allowed to do so;

WHEREAS the recent agreement between the Council and the Mayor called for Medford Square to be considered by the CDB in January and West Medford Square to only be updated pending the ongoing SWOT study;

BE IT THEREFORE RESOLVED that the City Council withdraw its joint West Medford Square/Medford Square proposal;

BE IT FURTHER RESOLVED that the proposal be received and placed on file

BE IT FURTHER RESOLVED that the proposal be replaced by the two separate zoning proposals for Medford Square and West Medford Square;

BE IT FURTHER RESOLVED that the attached proposal for Medford Square be referred to the Community Development Board for a joint hearing in January;

BE IT FURTHER RESOLVED that the attached proposal for West Medford Square be referred to the City Council Planning and Permitting Committee for further development;

BE IT FURTHER RESOLVED that we further clarify that these are simply the same draft proposals previously under consideration, with the only change being that they are legally severed from each other.

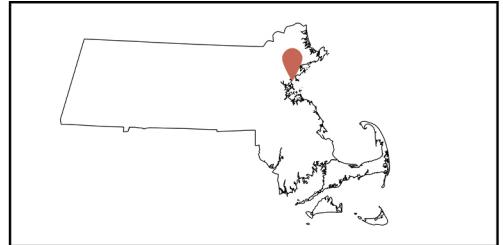
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. MedfordSquare_ZoningMap_20250429
2. Medford Square Zoning (Severed Rewrite)
3. WestMedfordSquare_ZoningMap_20250429
4. West Medford Square Zoning (Severed Rewrite)

Medford Square Zoning



LEGEND

Mixed-Use 1:
Small-Mid Scale.
4 stories by right + 1 IZ

Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ

Mixed-Use 2B
Mid-High Scale.
7 stories by right + 2 IZ

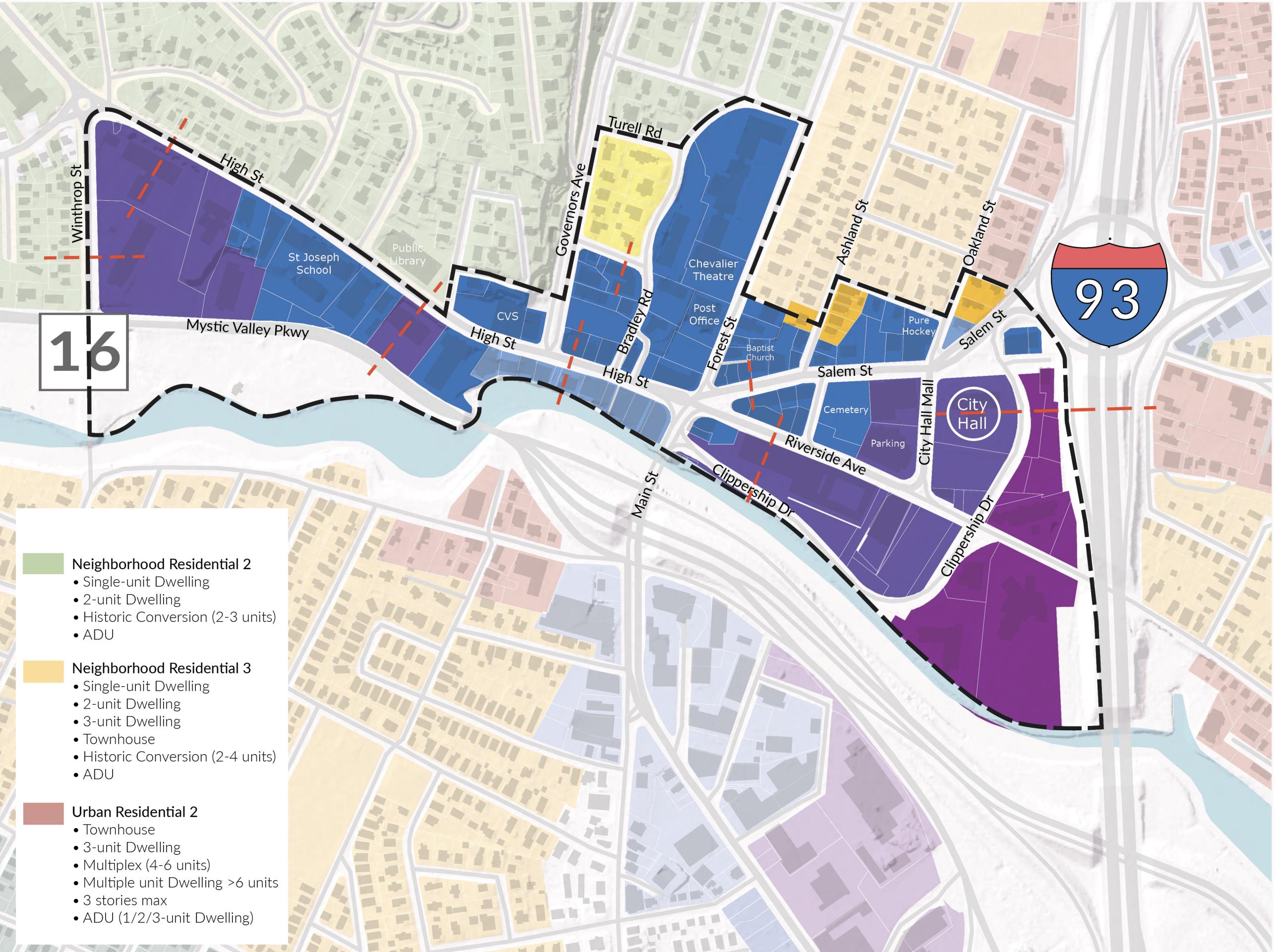
Mixed-Use 3
Mid-High Scale.
8 stories by right + 4 IZ

Neighborhood Residential 3

- Single-unit Dwelling
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)
- ADU

Urban Residential 1

- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- ADU (1/2/3-unit Dwelling)



This map was produced in March 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Innes
Associates Ltd

Medford Square District Zoning Amendment

This memorandum contains draft text for the following proposed zoning changes:

| | |
|---|---------|
| Amend Section 94-2.1. Division into districts | page 2 |
| Amend Section 94-3.2. Table of Use Regulations (Table A) Dimensional Standards | page 3 |
| Amend Section 94-4.1. Table of Dimensional Requirements (Table B) | page 9 |
| Amend Section 94-12.0. Definitions | page 10 |
| Insert Section 94-9.6. Medford Square District | page 11 |

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

| Full Name | Classification | Abbreviation |
|-------------------------|---------------------------------|--------------|
| Medford Square District | Residential, Office, Commercial | MSD |

[the remainder of this page is blank]

Amend Section 94-3.2 c Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

| Medford Square District | | | | | PC ⁵ | LC |
|---|-------|--------|--------|-------|------------------------------------|---------------|
| | MX-1B | MX- 2A | MX- 2B | MX-3A | | |
| A. RESIDENTIAL USES | | | | | | |
| 1. Detached one unit dwelling | N | N | N | N | 2 per Dwelling Unit | NA |
| 2. Attached one-unit dwelling (Rowhouse) | N | N | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 3. Detached two unit dwelling (Duplex) | N | N | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 4. Three-unit dwelling, detached | Y | Y | Y | N | 1.5 per Dwelling Unit ⁴ | NA |
| 5. Multiplex (4-6 units) | Y | N | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 6. Multiple dwelling, (> 6 units) | Y | Y | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 7. Dormitory, fraternity or sorority house | N | N | N | N | 1 per 4 beds | 1/15,000 s.f. |
| 8. Lodging or boarding house | CDB | CDB | CDB | CDB | 1 per Guestroom | 1/15,000 s.f. |
| 9. Senior housing facility | CDB | CDB | CDB | CDB | 1 per 2 Units | 1/15,000 s.f. |
| 10. Co-housing | CDB | CDB | CDB | CDB | 1.5 per Dwelling Unit ⁴ | NA |
| 11. Congregate Housing | N | N | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 12. Townhouse | Y | Y | N | N | 1.5 per Dwelling Unit ⁴ | NA |
| 13. Historic Conversion | Y | Y | Y | Y | 1.5 per Dwelling Unit ⁴ | NA |
| B. COMMUNITY USES | | | | | | |
| 1. Museum | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 2. Community center or adult recreational center, nonprofit | CDB | CDB | CDB | CDB | 1 per 750 s.f. | 1/15,000 s.f. |
| 3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination | Y | Y | Y | Y | 1 per 140 s.f. | NA |
| 4. Use of land or structures for educational purposes on land owned or leased by the | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |

| | | | | | | |
|--|--|--|--|--|--|--|
| Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation | | | | | | |
|--|--|--|--|--|--|--|

Table A.3: Table of Use and Parking Regulations—Medford Square District

| | Medford Square District | | | | PC ⁵ | LC |
|--|-------------------------|--------|--------|-------|--------------------|---------------|
| | MX-1B | MX- 2A | MX- 2B | MX-3A | | |
| 5. Child care center or school aged child care program | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 6. Public fire station | Y | Y | Y | Y | 1 per 2 employee s | 1/50,000 s.f. |
| 7. Public library | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 8. Other municipal uses | Y | Y | Y | Y | NA | NA |
| 9. Essential Services | CDB | CDB | CDB | CDB | NA | NA |
| 10. Hospital, non-profit | N | N | N | N | 1 per 4 beds | 1/15,000 s.f. |
| 11. Other Institution | CDB | CDB | CDB | CDB | 1 per 750 s.f. | 1/15,000 s.f. |
| C. OPEN RECREATIONAL AND AGRICULTURAL USES | | | | | | |
| 1. Private open recreational uses, available to the public | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 2. Public open recreational uses | Y | Y | Y | Y | 1 per 750 s.f. | NA |
| 3. Exempt Agriculture | Y | Y | Y | Y | NA | NA |
| 4. Production of crops, horticulture and floriculture | N | N | N | N | NA | 1/15,000 s.f. |
| 5. Keeping and raising of livestock, including animal stable or kennel | N | N | N | N | NA | 1/15,000 s.f. |
| D. COMMERCIAL USES | | | | | | |
| 1. Private entertainment or recreation facility excluding adult uses | Y | Y | Y | Y | 1 per 350 s.f. | 1/15,000 s.f. |
| 2. Public entertainment or recreation facility | N | N | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| 3. Private nonprofit members only recreational club or lodge | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 4. Trade, professional, or other school operated for profit | Y | Y | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 5. Hotel | Y | Y | Y | Y | 1 per Guestroom | 1/15,000 s.f. |
| 7. Mortuary, undertaking of funeral establishment | N | N | N | N | 1 per 140 s.f. | 1/15,000 s.f. |

| | | | | | | |
|------------------------------------|---|---|---|---|-----------------------|----------------------|
| 8. Adult use | N | N | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 9. Brewery or taproom ¹ | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 10. Artisanal Fabrication | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |

Table A.3: Table of Use and Parking Regulations—Medford Square District

| | Medford Square District | | | | <u>PC⁵</u> | <u>LC</u> |
|---|-------------------------|--------|--------|-------|-----------------------|----------------------|
| | MX-1B | MX- 2A | MX- 2B | MX-3A | | |
| 11. Artistic/Creative Production | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 12. Work-Only Artists' Studio | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 13. Co-working Space | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| E. OFFICE USES | | | | | | |
| 1. Business, professional, or government office | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 2. Bank and other financial institution | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 3. Neighborhood Medical Office | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 4. Medical Office | CDB | CDB | CDB | CDB | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 5. Clinic | CDB | CDB | CDB | CDB | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| F. RETAIL AND SERVICE USES | | | | | | |
| 1. Retail Sales | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 2. Convenience retail | Y | Y | Y | Y | <u>1 per 500 s.f.</u> | <u>1/15,000 s.f.</u> |
| 3. Neighborhood retail | N | Y | Y | Y | <u>1 per 750 s.f.</u> | <u>1/15,000 s.f.</u> |
| 4. Drive through retail sales and consumer service | N | N | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 5. Consumer service establishment | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 7. Body art establishment | Y | Y | Y | Y | <u>1 per 850 s.f.</u> | <u>1/50,000 s.f.</u> |
| 8. Adult Use Marijuana Establishment—Cultivation | ZBA | ZBA | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 9. Adult Use Marijuana Establishment—Manufacture and processing | ZBA | ZBA | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 10. Adult Use Marijuana Establishment—Retail | ZBA | ZBA | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 11. Adult Use Marijuana Establishment—Independent laboratory | ZBA | ZBA | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 12. Doggy Daycare | N | Y | Y | Y | | |

Table A.3 Table of Use and Parking Regulations—Medford Square District

| | Medford Square District | | | | <u>PC⁵</u> | <u>LC</u> |
|--|-------------------------|--------|--------|-------|-----------------------|---------------|
| | MX-1B | MX- 2A | MX- 2B | MX-3A | | |
| G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS | | | | | | |
| 1. Eating place, without drive through | Y | Y | Y | Y | 1 per 350 s.f. | 1/50,000 s.f. |
| 2. Eating place, with drive through | N | N | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| 3. Neighborhood Café | Y | Y | Y | Y | 1 per 350 s.f. | 1/50,000 s.f. |
| H. MOTOR VEHICLE RELATED USES | | | | | | |
| 1. Motor vehicle light service station | N | N | N | N | 1 per 350 s.f. | 1/50,000 s.f. |
| 2. Motor vehicle repair establishment | N | N | N | N | 1 per 350 s.f. | 1/50,000 s.f. |
| 3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure | N | N | N | N | 1 per 1,040 s.f. | 1/50,000 s.f. |
| 4. Outdoor motor vehicle sales and storage accessory to H.3 | N | N | N | N | NA | NA |
| 5. Motor Vehicle sales and storage, outdoors | N | N | N | N | NA | NA |
| 6. Class II used motor vehicle sales | N | N | N | N | NA | NA |
| 7. Motor vehicle wash within enclosed structure | N | N | N | N | 1 per 350 s.f. | 1/50,000 s.f. |
| I. MISCELLANEOUS COMMERCIAL USES | | | | | | |
| 1. Parking area or garage not accessory to permitted principal use: | | | | | NA | NA |
| Residential | N | N | N | N | | |
| Nonresidential | N | N | N | N | NA | NA |
| 2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use | Y | Y | Y | Y | NA | NA |
| 3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district | Y | Y | Y | Y | NA | NA |

| | | | | | | |
|--|---|---|---|---|-----------|-----------|
| 4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use | N | N | N | N | <u>NA</u> | <u>NA</u> |
|--|---|---|---|---|-----------|-----------|

Table A.3: Table of Use and Parking Regulations—Medford Square District

| | Medford Square District | | | | <u>PC⁵</u> | <u>LC</u> |
|---|-------------------------|--------|--------|-------|--------------------------|----------------------|
| | MX-1B | MX- 2A | MX- 2B | MX-3A | | |
| 5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³ | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 6. Municipal Parking area or garage as a principal use | N | N | Y | Y | <u>NA</u> | <u>NA</u> |
| 7. Open Storage | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/15,000 s.f.</u> |
| 8. Moving of land | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 9. Radio and television tower | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 10. Solar energy system | Y | Y | Y | Y | <u>NA</u> | <u>NA</u> |
| <i>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</i> | | | | | | |
| 1. Fuel and ice sales | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/50,000 s.f.</u> |
| 2. Motor freight terminal | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 3. Printing and publishing | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/50,000 s.f.</u> |
| 4. Railroad right-of-way | Y | Y | Y | Y | <u>NA</u> | <u>NA</u> |
| 5. Manufacturing | N | N | N | N | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 6. Research and testing laboratory | N | N | N | N | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 7. Plumbing or carpentry shop, and other similar service or repair shops | N | N | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 8. Wholesale bakery or food processing plant | N | N | N | N | <u>1 per 2 employees</u> | <u>1/15,000 s.f.</u> |
| 9. Wholesale laundry, cleaner, dyer, or similar use | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/50,000 s.f.</u> |

| | | | | | | |
|--|-----|-----|-----|-----|--------------------------|----------------------|
| 10. Warehouse, Wholesale establishment | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/15,000 s.f.</u> |
| 11. Mini or self-storage warehouse | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/50,000 s.f.</u> |
| 12. Distillery or winery | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 13. Food Production Facility | Y | Y | Y | Y | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 14. Life Sciences Facility | N | N | N | N | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 15. Light Manufacturing | Y | Y | Y | Y | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 16. Maker Space | Y | Y | Y | Y | <u>1 per 2 employees</u> | <u>1/50,000 s.f.</u> |
| 17. Shared-use Kitchen | CDB | CDB | CDB | CDB | <u>1 per 1,000 s.f.</u> | <u>1/15,000 s.f.</u> |

Table A.3: Table of Use and Parking Regulations—Medford Square District

| | Medford Square District | | | | <u>PC⁵</u> | <u>LC</u> |
|--|-------------------------|---------------|---------------|--------------|--------------------------|----------------------|
| | <u>MX-1B</u> | <u>MX- 2A</u> | <u>MX- 2B</u> | <u>MX-3A</u> | | |
| K. ACCESSORY USES | | | | | | |
| 1. Accessory Dwelling Units (see § 94-8.2) ¹ | Y | N | N | N | <u>Per § 94-8.2</u> | <u>NA</u> |
| 2. Home occupation (see § 94-3.4) As of right | Y | Y | Y | Y | <u>1 per 350 s.f.</u> | <u>NA</u> |
| By special permit | Y | Y | Y | N | <u>1 per 350 s.f.</u> | <u>NA</u> |
| 3. Accessory child care center or school aged child care program | Y | Y | Y | Y | <u>1 per 2 employees</u> | |
| 4. Family day care home | Y | Y | Y | Y | <u>1 per 2 employees</u> | <u>NA</u> |
| 5. Family day care home, large | CDB | CDB | CDB | CDB | <u>1 per 2 employees</u> | <u>NA</u> |
| 6. Adult day care home | CDB | CDB | CDB | CDB | <u>1 per 2 employees</u> | <u>NA</u> |
| 7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers | Y | Y | Y | Y | <u>1 per Guestroom</u> | <u>NA</u> |
| 8. Noncommercial greenhouse, tool shed, or similar accessory structure | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 9. Swimming pool | Y | Y | Y | Y | <u>NA</u> | <u>NA</u> |
| 10. Scientific research and development, as provided at section 94-3.3.3.1 | Y | Y | Y | Y | <u>NA</u> | <u>NA</u> |
| 11. Keno | N | N | N | N | <u>NA</u> | <u>NA</u> |
| 12. Open Storage | N | N | N | N | <u>1 per 1,400 s.f.</u> | <u>1/15,000 s.f.</u> |

| | | | | | | |
|--------------------------------|---|---|---|---|----------------|---------------|
| 13. Heavy repair operations | N | N | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| L. OTHER PRINCIPAL USES | | | | | | |
| 1. Mixed-Use, Community | Y | Y | Y | Y | | |
| 2. Mixed-Use, Development | Y | Y | Y | Y | | |

¹Subject to change with the revision of the new ADU ordinance.

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Amend Section 94-4.1 Table of Dimensional Requirements (Table B.3) by incorporating the following table:

| Dimensions | Medford Square District | | | |
|--|-------------------------|-------|-------|-------|
| | MX-1B | MX-2A | MX-2B | MX-3A |
| Lot Area sf (Min)-under review | 3,000 | 3,000 | 4,000 | 4,000 |
| Frontage (Min) | 30 | 40 | 40 | 40 |
| Façade Build Out (Min) | 80% | 80% | 80% | 80% |
| Active Ground Floor (Min) | 60% | 60% | 60% | 60% |
| Residential Density (Units per lot) (Min-Max): | - | - | - | - |
| Historical Conversion (Max) ¹ | Y | Y | Y | Y |
| Height | | | | |
| Max Base Height (Stories) | 4 | 5 | 7 | 8 |
| Max Incentive Height (Stories) | 1 | 2 | 2 | 5 |
| Setbacks (ft) | | | | |
| Front (Min/Max) | 0/20 | 0/20 | 0/20 | 0/20 |
| Side | 0 | 0 | 0 | 0 |
| Rear | 0 | 0 | 0 | 0 |
| Stormwater and Landscaping | | | | |
| Building Coverage (Max) | 80% | 80% | 90% | 90% |
| Green Score ² | 25 | 25 | 25 | 25 |
| Pervious Surface (Min) | 20% | 20% | 10% | 10% |
| Open Space Landscape (Min) | 15% | 15% | 10% | 10% |

¹Maximum permissible number of units is determined dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a

minimum area of 900 sf. Additions and expansions to the existing building shall not increase the number of units allowed.

²The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers
- b) Requires Site Plan Review

In those cases, Pervious Surface requirement does not apply.

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Amend Section 94-12.0 Definitions by amending the following definitions:

Building Coverage: The maximum area of a lot that is permitted to be covered by the combination of principal buildings, accessory buildings, and accessory structures. The building coverage of a structure is measured from the outside of the exterior walls at the ground story, including covered porches and building components.

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******The intent is to revise the sections below to apply to all future districts and then point the Mystic Avenue Corridor and Salem Street Neighborhood Corridor to the correct sections in the final rounds of edits.**

94-9.X.3 Dimensional Requirements and Waivers.

94-9.X.4 Development Incentives

94-9.X.5 Design Guidelines and Applicability of Development Standards

94-9.X.6 Development Standards

94-9.X.5 Affordability Requirements

94-9.6 MEDFORD SQUARE DISTRICT

94-9.6.1. Purpose. The purpose of the Medford Square District (MSD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for the square:

1. Wide variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to walkable, urban corridor.
3. Design standard to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Salem Street.

94-9.6.2. Applicability. The MSD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.6 and other relevant sections of the Zoning Ordinance.

1. The MSD is comprised of the following subdistricts:
 - a. Mixed-use 1B. The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
 - b. Mixed-use 2. The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX-2A subdistrict has a lower height limit than the MX-2B district.
 - c. Mixed-use 3A. The Mixed-Use 3A Subdistrict allows a mix of residential and commercial uses at a larger scale of building size and massing.

94-9.6.3. Dimensional Requirements and Waivers. The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the MSD.

- a. Front Setbacks. The building façade must be setback from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction. With an existing City sidewalk. A maximum setback of twenty (20) feet is allowed for the purpose of creating an active public plaza.
- b. Side and Rear Setbacks. If the purposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet wide. The property owner shall maintain the buffer and landscaping.
- c. Height Stepback Requirements. For any lot within the MX-1, MX-2, or MX-3 district that abuts a residential district, a height stepback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1, MX-2, or MX-3 district. The fourth floor and above shall not break the plan of that 45-degree angle.
- d. Multi-Buildings Lots. In the MSD, lots may have more than one principal building.
- e. Ground Floor Active Frontage. Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street, High Street, Riverside Avenue, and Clippership Drive subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses include

retail, restaurant and cafés, personal services, other active commercial uses, publicly-accessible office or residential lobbies, and active building amenity spaces (e.g. gym or residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; public art, such as a mural or sculpture; or any use that provides an engaging ground floor.

- f. Transition to adjacent residential districts. Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the MSD in which the project is located for any buildings between twenty (20) and thirty (30) feet of the rear or side abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no stepback is required.
- g. Setbacks for Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or average of the setback of the two buildings to provide consistency along the street.
- h. Drop-off zone. The required setback distances may be waived to allow for a cut-out along the curb for loading and short term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- i. Height Waiver 1. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- j. Height Waiver 2. The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- k. Stepback Waiver. If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any of the stepbacks, provided that priority is given to retaining in the stepback(s) in 94-9.6.3.c Height Stepback Requirements.
- l. Energy-Efficiency. The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.6.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and

must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.6.4. Development Incentives. In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, that total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, or other dimensional requirements and the development and design standards in 94-9.6.3 Dimensional Requirements and Waivers and 94-9.6.6 Development Standards.

| Table of Development Incentive Bonuses. | | | | | | |
|--|---|--|---|--|---|---|
| Incentive 1: Affordability | | | | | | |
| Incentive 1A: Deeper Affordability | | | | | | |
| # of Lots or Units in Proposed Project | Required Minimum/ Total Percentage of Affordable Units at 80% AMI | For One Additional Floor | | For Two Additional Floors | | |
| | | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI | Minimum Percentage of Affordable Units at 80% AMI |
| 1 | 10-24 | 10% | 8% | 2% | 5% | 5% |
| 2 | 25-49 | 13% | 8% | 5% | 6% | 7% |
| 3 | 50+ | 15% | 10% | 5% | 8% | 7% |
| Incentive 1B: More Affordable Units | | | | | | |
| # of Lots or Units in Proposed Project | Required Minimum Percentage of Affordable Units at 80% AMI | For One Additional Floor | | For Two Additional Floors | | |
| | | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI |
| 1 | 10-24 | 10% | 3% | 13% | 5% | 15% |
| 2 | 25-49 | 13% | 3% | 16% | 5% | 18% |
| 3 | 50+ | 15% | 3% | 18% | 5% | 20% |
| Incentive 2: Community Amenities (privately maintained) | | | | | | |
| <ul style="list-style-type: none"> Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours | | | | 1 additional quarter-story | | |

| | |
|---|----------------------------|
| <ul style="list-style-type: none"> One of the following neighborhood open spaces: <ul style="list-style-type: none"> <input type="checkbox"/> Pocket Park <input type="checkbox"/> Garden <input type="checkbox"/> Playground <input type="checkbox"/> Skate Park | 1 additional half-story |
| <ul style="list-style-type: none"> Fountain/ Water element (maintenance and repair for the life of the associated building) | 1 additional quarter story |
| <ul style="list-style-type: none"> Low-Income Shared Community Solar | Incentive to be confirmed |
| <ul style="list-style-type: none"> Public Parking | Incentive to be confirmed |
| Incentive 3: Community Amenities (publicly maintained) | |
| <ul style="list-style-type: none"> Streetscape Improvements along a public street | 1 additional half-story |
| Incentive 4: Vibrant Neighborhoods | |
| Parking concealed below grade or within a building structure | 1 additional story |
| The development project provides a minimum of 50% or ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local businesses under 10 employees) | 1 additional story |
| Incentive 5: Environmental Resilience | |
| The development project meets the Ideal Green Score | 1 additional story |
| The building(s) is/are certified at Net Zero Emissions Building | 1 additional story |
| The development project is certifiable as LEED Platinum or equivalent standard | 1 additional story |

94-9.6.5. Design Guidelines and Applicability of Development Standards

1. Design Guidelines. The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this MSD. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such a standard or definition clear and understandable.
2. Applicability of Development Standards. Section 94-9.6.6 Development Standards shall apply to all projects submitted under this MSD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.5.6. Development Standards.

1. Site Standards.

- a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage and parking.
- b. **Sidewalk Width.** Along streets named in Section 94-9.6.3.f, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must provide a sidewalk that is at least twelve (12) feet in total width.
- c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
- d. **Vehicular access.** Where feasible curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto the public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [six (6)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skylight.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards

- a. Position relative to the principal street. The primary building shall have its principal façade and entrance facing the principal street.
- b. **Daylight Minimum. TBD**
- c. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

3. Multiple buildings on a lot.

- a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within the buildings

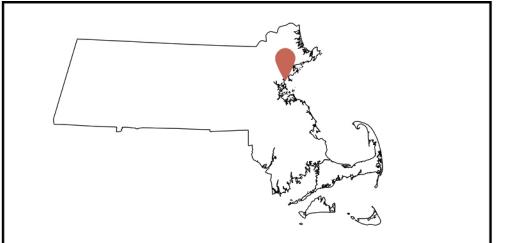
- b. Orientation. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - c. Position relative to the street. Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.
- 4. Mixed-use development.
 - a. Access. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Connections. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
 - c. Material Storage. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- 5. Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Connections. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. Façade Design. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire Exists. Fire exits serving more than one story shall not be located on either of the street-facing façades.
- 6. Parking. Parking shall be subordinate in design and location to the principal building façade.

- a. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. Parking structures. Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed façades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
 - d. Electric Vehicle (EV) Charging Spaces. One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. Bicycle parking. For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. Waivers. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.6.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MSD.

94-9.5.7 Affordability Requirements. Development in the MSD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

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West Medford Square Zoning Proposal



LEGEND

Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ

Mixed-Use 2B
Mid-High Scale.
7 stories by right + 2 IZ

Urban Residential 2

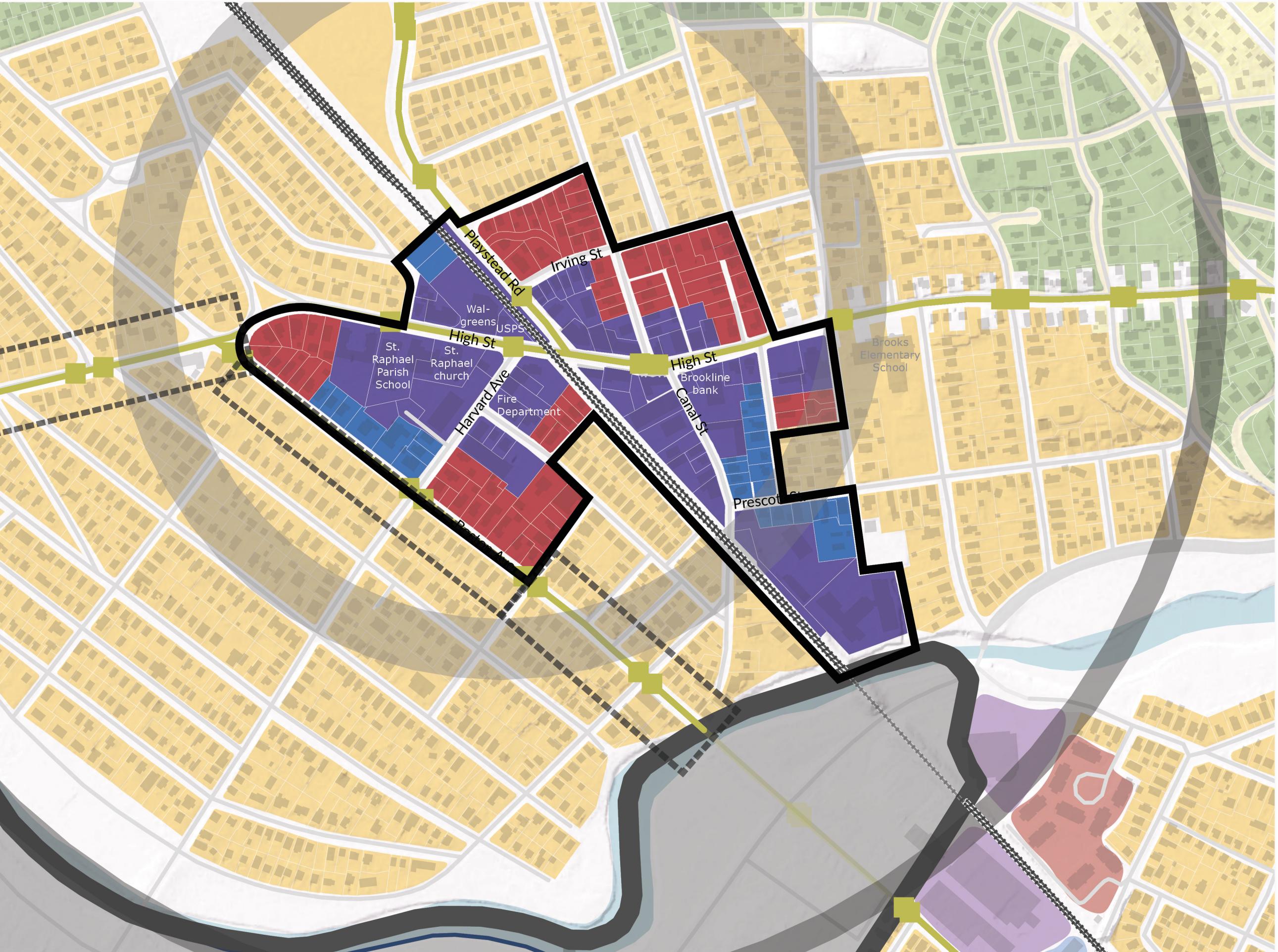
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- Multiple Unit Dwelling (>6 units)
- ADU (1/2/3-unit Dwelling)

Neighborhood Residential 2

- Single-unit Dwelling
- 2-unit Dwelling
- Historic Conversion (2-3 units)
- ADU

Neighborhood Residential 3

- Single-unit Dwelling
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)
- ADU



This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Innes
Associates Ltd

West Medford Square District Zoning Amendment

This memorandum contains draft text for the following proposed zoning changes:

| | |
|---|---------|
| Amend Section 94-2.1. Division into districts | page 2 |
| Amend Section 94-3.2. Table of Use Regulations (Table A) Dimensional Standards | page 3 |
| Amend Section 94-4.1. Table of Dimensional Requirements (Table B) | page 9 |
| Insert Section 94-9.X. West Medford Square District | page 10 |

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

| Full Name | Classification | Abbreviation |
|------------------------------|---------------------------------|--------------|
| West Medford Square District | Residential, Office, Commercial | WMSD |

[the remainder of this page is blank]

Amend Section 94-3.2 c Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

| | | West Medford Square District | | | |
|---|-----|------------------------------|------------------------------------|-----------------|----|
| | | MX- 2A | MX- 2B | PC ⁵ | LC |
| A. RESIDENTIAL USES | | | | | |
| 1. Detached one unit dwelling | N | N | 2 per Dwelling Unit | NA | |
| 2. Attached one-unit dwelling (Rowhouse) | N | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 3. Detached two unit dwelling (Duplex) | N | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 4. Three-unit dwelling, detached | Y | Y | 1.5 per Dwelling Unit ⁴ | NA | |
| 5. Multiplex (4-6 units) | N | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 6. Multiple dwelling, (> 6 units) | Y | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 7. Dormitory, fraternity or sorority house | N | N | 1 per 4 beds | 1/15,000 s.f. | |
| 8. Lodging or boarding house | CDB | CDB | 1 per Guestroom | 1/15,000 s.f. | |
| 9. Senior housing facility | CDB | CDB | 1 per 2 Units | 1/15,000 s.f. | |
| 10. Co-housing | CDB | CDB | 1.5 per Dwelling Unit ⁴ | NA | |
| 11. Congregate Housing | N | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 12. Townhouse | Y | N | 1.5 per Dwelling Unit ⁴ | NA | |
| 13. Historic Conversion | Y | Y | 1.5 per Dwelling Unit ⁴ | NA | |
| B. COMMUNITY USES | | | | | |
| 1. Museum | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. | |
| 2. Community center or adult recreational center, nonprofit | CDB | CDB | 1 per 750 s.f. | 1/15,000 s.f. | |
| 3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination | Y | Y | 1 per 140 s.f. | NA | |
| 4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. | |

Table A.X: Table of Use and Parking Regulations—West Medford Square District

| | West Medford Square District | | PC ⁵ | LC |
|--|------------------------------|--------|-------------------|---------------|
| | MX- 2A | MX- 2B | | |
| 5. Child care center or school aged child care program | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 6. Public fire station | Y | Y | 1 per 2 employees | 1/50,000 s.f. |
| 7. Public library | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 8. Other municipal uses | Y | Y | NA | NA |
| 9. Essential Services | CDB | CDB | NA | NA |
| 10. Hospital, non-profit | N | N | 1 per 4 beds | 1/15,000 s.f. |
| 11. Other Institution | CDB | CDB | 1 per 750 s.f. | 1/15,000 s.f. |
| C. OPEN RECREATIONAL AND AGRICULTURAL USES | | | | |
| 1. Private open recreational uses, available to the public | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 2. Public open recreational uses | Y | Y | 1 per 750 s.f. | NA |
| 3. Exempt Agriculture | Y | Y | NA | NA |
| 4. Production of crops, horticulture and floriculture | N | N | NA | 1/15,000 s.f. |
| 5. Keeping and raising of livestock, including animal stable or kennel | N | N | NA | 1/15,000 s.f. |
| D. COMMERCIAL USES | | | | |
| 1. Private entertainment or recreation facility excluding adult uses | Y | Y | 1 per 350 s.f. | 1/15,000 s.f. |
| 2. Public entertainment or recreation facility | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| 3. Private nonprofit members only recreational club or lodge | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 4. Trade, professional, or other school operated for profit | Y | Y | 1 per 750 s.f. | 1/15,000 s.f. |
| 5. Hotel | Y | Y | 1 per Guestroom | 1/15,000 s.f. |
| 7. Mortuary, undertaking of funeral establishment | N | N | 1 per 140 s.f. | 1/15,000 s.f. |
| 8. Adult use | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| 9. Brewery or taproom ¹ | Y | Y | 1 per 350 s.f. | 1/15,000 s.f. |
| 10. Artisanal Fabrication | Y | Y | 1 per 350 s.f. | 1/15,000 s.f. |

Table A.X: Table of Use and Parking Regulations—West Medford Square District

| | West Medford Square District | | <u>PC⁵</u> | <u>LC</u> |
|---|------------------------------|--------|-----------------------|----------------------|
| | MX- 2A | MX- 2B | | |
| 11. Artistic/Creative Production | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 12. Work-Only Artists' Studio | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 13. Co-working Space | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| E. OFFICE USES | | | | |
| 1. Business, professional, or government office | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 2. Bank and other financial institution | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 3. Neighborhood Medical Office | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 4. Medical Office | CDB | CDB | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 5. Clinic | CDB | CDB | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| F. RETAIL AND SERVICE USES | | | | |
| 1. Retail Sales | Y | Y | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 2. Convenience retail | Y | Y | <u>1 per 500 s.f.</u> | <u>1/15,000 s.f.</u> |
| 3. Neighborhood retail | Y | Y | <u>1 per 750 s.f.</u> | <u>1/15,000 s.f.</u> |
| 4. Drive through retail sales and consumer service | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 5. Consumer service establishment | Y | Y | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 7. Body art establishment | Y | Y | <u>1 per 850 s.f.</u> | <u>1/50,000 s.f.</u> |
| 8. Adult Use Marijuana Establishment—Cultivation | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 9. Adult Use Marijuana Establishment—Manufacture and processing | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 10. Adult Use Marijuana Establishment—Retail | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 11. Adult Use Marijuana Establishment—Independent laboratory | ZBA | ZBA | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 12. Doggy Daycare | Y | Y | | |

Table A.X Table of Use and Parking Regulations—West Medford Square District

| | West Medford Square District | | <u>PC⁵</u> | LC |
|--|---------------------------------|--------|-------------------------|----------------------|
| | MX- 2A | MX- 2B | <u>PC⁵</u> | LC |
| G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS | | | | |
| 1. Eating place, without drive through | Y | Y | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 2. Eating place, with drive through | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| 3. Neighborhood Café | Y | Y | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| H. MOTOR VEHICLE RELATED USES | | | | |
| 1. Motor vehicle light service station | N | N | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 2. Motor vehicle repair establishment | N | N | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| 3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure | N | N | <u>1 per 1,040 s.f.</u> | <u>1/50,000 s.f.</u> |
| 4. Outdoor motor vehicle sales and storage accessory to H.3 | N | N | NA | NA |
| 5. Motor Vehicle sales and storage, outdoors | N | N | NA | NA |
| 6. Class II used motor vehicle sales | N | N | NA | NA |
| 7. Motor vehicle wash within enclosed structure | N | N | <u>1 per 350 s.f.</u> | <u>1/50,000 s.f.</u> |
| I. MISCELLANEOUS COMMERCIAL USES | | | | |
| 1. Parking area or garage not accessory to permitted principal use: | | | NA | NA |
| Residential | N | N | | |
| Nonresidential | N | N | NA | NA |
| 2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use | Y | Y | NA | NA |
| 3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district | Y | Y | NA | NA |
| 4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use | N | N | NA | NA |

Table A.X: Table of Use and Parking Regulations—West est Medford Square District

| | West Medford Square District | | PC ⁵ | LC |
|---|------------------------------|--------|-------------------|---------------|
| | MX- 2A | MX- 2B | | |
| 5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³ | N | N | NA | NA |
| 6. Municipal Parking area or garage as a principal use | N | Y | NA | NA |
| 7. Open Storage | N | N | 1 per 1,400 s.f. | 1/15,000 s.f. |
| 8. Moving of land | N | N | NA | NA |
| 9. Radio and television tower | N | N | NA | NA |
| 10. Solar energy system | Y | Y | NA | NA |
| J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES | | | | |
| 1. Fuel and ice sales | N | N | 1 per 1,400 s.f. | 1/50,000 s.f. |
| 2. Motor freight terminal | N | N | NA | NA |
| 3. Printing and publishing | N | N | 1 per 1,400 s.f. | 1/50,000 s.f. |
| 4. Railroad right-of-way | Y | Y | NA | NA |
| 5. Manufacturing | N | N | 1 per 2 employees | 1/50,000 s.f. |
| 6. Research and testing laboratory | N | N | 1 per 2 employees | 1/50,000 s.f. |
| 7. Plumbing or carpentry shop, and other similar service or repair shops | N | N | 1 per 350 s.f. | 1/15,000 s.f. |
| 8. Wholesale bakery or food processing plant | N | N | 1 per 2 employees | 1/15,000 s.f. |
| 9. Wholesale laundry, cleaner, dyer, or similar use | N | N | 1 per 1,400 s.f. | 1/50,000 s.f. |
| 10. Warehouse, Wholesale establishment | N | N | 1 per 1,400 s.f. | 1/15,000 s.f. |
| 11. Mini or self-storage warehouse | N | N | 1 per 1,400 s.f. | 1/50,000 s.f. |
| 12. Distillery or winery | Y | Y | 1 per 350 s.f. | 1/15,000 s.f. |
| 13. Food Production Facility | Y | Y | 1 per 2 employees | 1/50,000 s.f. |
| 14. Life Sciences Facility | N | N | 1 per 2 employees | 1/50,000 s.f. |
| 15. Light Manufacturing | Y | Y | 1 per 2 employees | 1/50,000 s.f. |
| 16. Maker Space | Y | Y | 1 per 2 employees | 1/50,000 s.f. |

| | | | | |
|------------------------|-----|-----|------------------|---------------|
| 17. Shared-use Kitchen | CDB | CDB | 1 per 1,000 s.f. | 1/15,000 s.f. |
|------------------------|-----|-----|------------------|---------------|

Table A.X: Table of Use and Parking Regulations—West Medford Square District

| | West Medford Square District | | <u>PC⁵</u> | <u>LC</u> |
|--|------------------------------|--------|--------------------------|----------------------|
| | MX- 2A | MX- 2B | | |
| K. ACCESSORY USES | | | | |
| 1. Accessory Dwelling Units (see § 94-8.2) ¹ | N | N | <u>Per § 94-8.2</u> | <u>NA</u> |
| 2. Home occupation (see § 94-3.4) | | | <u>1 per 350 s.f.</u> | <u>NA</u> |
| As of right | Y | Y | | |
| By special permit | Y | Y | <u>1 per 350 s.f.</u> | <u>NA</u> |
| 3. Accessory child care center or school aged child care program | Y | Y | <u>1 per 2 employees</u> | |
| 4. Family day care home | Y | Y | <u>1 per 2 employees</u> | <u>NA</u> |
| 5. Family day care home, large | CDB | CDB | <u>1 per 2 employees</u> | <u>NA</u> |
| 6. Adult day care home | CDB | CDB | <u>1 per 2 employees</u> | <u>NA</u> |
| 7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers | Y | Y | <u>1 per Guestroom</u> | <u>NA</u> |
| 8. Noncommercial greenhouse, tool shed, or similar accessory structure | N | N | <u>NA</u> | <u>NA</u> |
| 9. Swimming pool | Y | Y | <u>NA</u> | <u>NA</u> |
| 10. Scientific research and development, as provided at section 94-3.3.3.1 | Y | Y | <u>NA</u> | <u>NA</u> |
| 11. Keno | N | N | <u>NA</u> | <u>NA</u> |
| 12. Open Storage | N | N | <u>1 per 1,400 s.f.</u> | <u>1/15,000 s.f.</u> |
| 13. Heavy repair operations | N | N | <u>1 per 350 s.f.</u> | <u>1/15,000 s.f.</u> |
| L. OTHER PRINCIPAL USES | | | | |
| 1. Mixed-Use, Community | Y | Y | | |
| 2. Mixed-Use, Development | Y | Y | | |

¹Subject to change with the revision of the new ADU ordinance.

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Amend Section 94-4.1 Table of Dimensional Requirements (Table B.3) by incorporating the following table:

| | West Medford Square District | |
|--|------------------------------|-------|
| | MX-2A | MX-2B |
| Lot Area sf (Min)-under review | 3,000 | 4,000 |
| Frontage (Min) | 40 | 40 |
| Façade Build Out (Min) | 80% | 80% |
| Active Ground Floor (Min) | 60% | 60% |
| Residential Density (Units per lot) (Min-Max): | - | - |
| Historical Conversion (Max) ¹ | Y | Y |
| Height | | |
| Max Base Height (Stories) | 5 | 7 |
| Max Incentive Height (Stories) | 2 | 2 |
| Setbacks (ft) | | |
| Front (Min/Max) | 0/20 | 0/20 |
| Side | 0 | 0 |
| Rear | 0 | 0 |
| Stormwater and Landscaping | | |
| Building Coverage (Max) | 80% | 90% |
| Green Score ² | 25 | 25 |
| Pervious Surface (Min) | 20% | 10% |
| Open Space Landscape (Min) | 15% | 10% |

¹Maximum permissible number of units is determined dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a minimum area of 900 sf. Additions and expansions to the existing building shall not increase the number of units allowed.

²The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers
- b) Requires Site Plan Review

In those cases, Pervious Surface requirement does not apply.

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****The intent is to revise the sections below to apply to all future districts and then point the Mystic Avenue Corridor and Salem Street Neighborhood Corridor to the correct sections in the final rounds of edits.

94-9.X.3 Dimensional Requirements and Waivers.

94-9.X.4 Development Incentives

94-9.X.5 Design Guidelines and Applicability of Development Standards

94-9.X.6 Development Standards

94-9.X.5 Affordability Requirements

94-9.X WEST MEDFORD SQUARE DISTRICT

94-9.X.1. Purpose. The purpose of the West Medford Square District (WMSD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for the square:

1. Wide variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to walkable, urban corridor.
3. Design standard to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Salem Street.

94-9.X.2. Applicability. The WMSD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.X and other relevant sections of the Zoning Ordinance.

1. The WMSD is comprised of the following subdistricts:

- a. Mixed-use 2. The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX-2A subdistrict has a lower height limit than the MX-2B district.

94-9.X.3. Dimensional Requirements and Waivers. The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the WMSD.

- a. **Front Setbacks.** The building façade must be setback from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction. With an existing City sidewalk. A maximum setback of twenty (20) feet is allowed for the purpose of creating an active public plaza.
- b. **Side and Rear Setbacks.** If the purposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet wide. The property owner shall maintain the buffer and landscaping.
- c. **Height Stepback Requirements.** For any lot within the MX-2 district that abuts a residential district, a height stepback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-2 district. The fourth floor and above shall not break the plan of that 45-degree angle.
- d. **Multi-Buildings Lots.** In the WMSD, lots may have more than one principal building.
- e. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any building with its principal façade parallel to High Street, Playsted Road, Harvard Avenue, and Canal Street subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses include retail, restaurant and cafés, personal services, other active commercial uses, publicly-accessible office or residential lobbies, and active building amenity spaces (e.g. gym or residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; public art, such as a mural or sculpture; or any use that provides an engaging ground floor.
- f. **Transition to adjacent residential districts.** Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the WMSD in which the project is located for any buildings between twenty (20) and thirty (30) feet of the rear or side abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no stepback is required.
- g. **Setbacks for Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise,

infill buildings may match the setback line of either adjacent building or average of the setback of the two buildings to provide consistency along the street.

- h. Drop-off zone. The required setback distances may be waived to allow for a cut-out along the curb for loading and short term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- i. Height Waiver 1. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- j. Height Waiver 2. The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- k. Stepback Waiver. If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any of the stepbacks, provided that priority is given to retaining in the stepback(s) in 94-9.X.3.c Height Stepback Requirements.
- l. Energy-Efficiency. The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.X.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.X.4. Development Incentives. In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, that total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, or other dimensional requirements and the development and design standards in 94-9.X.3 Dimensional Requirements and Waivers and 94-9.X.6 Development Standards.

| Table of Development Incentive Bonuses. | | | | | | |
|---|---|--|---|--|---|--|
| Incentive 1: Affordability | | | | | | |
| Incentive 1A: Deeper Affordability | | | | | | |
| # of Lots or Units in Proposed Project | Required Minimum/ Total Percentage of Affordable Units at 80% AMI | For One Additional Floor | | For Two Additional Floors | | |
| | | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI | Minimum Percentage of Affordable Units at 80% AMI | Minimum Percentage of Affordable Units at 65% AMI | Minimum Percentage of Affordable Units at 80% AMI |
| 1 | 10-24 | 10% | 8% | 2% | 5% | 5% |
| 2 | 25-49 | 13% | 8% | 5% | 6% | 7% |
| 3 | 50+ | 15% | 10% | 5% | 8% | 7% |
| Incentive 1B: More Affordable Units | | | | | | |
| # of Lots or Units in Proposed Project | Required Minimum Percentage of Affordable Units at 80% AMI | For One Additional Floor | | For Two Additional Floors | | |
| | | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI | Additional Percentage of Affordable Units at 80% AMI | Total Percentage of Affordable Units at 80% AMI | Additional Percentage of Affordable Units at 80% AMI |
| 1 | 10-24 | 10% | 3% | 13% | 5% | 15% |
| 2 | 25-49 | 13% | 3% | 16% | 5% | 18% |
| 3 | 50+ | 15% | 3% | 18% | 5% | 20% |
| Incentive 2: Community Amenities (privately maintained) | | | | | | |
| <ul style="list-style-type: none"> Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours | | | | | 1 additional quarter-story | |
| <ul style="list-style-type: none"> One of the following neighborhood open spaces: <ul style="list-style-type: none"> <input type="checkbox"/> Pocket Park <input type="checkbox"/> Garden <input type="checkbox"/> Playground <input type="checkbox"/> Skate Park | | | | | 1 additional half-story | |
| <ul style="list-style-type: none"> Fountain/ Water element (maintenance and repair for the life of the associated building) | | | | | 1 additional quarter story | |
| <ul style="list-style-type: none"> Low-Income Shared Community Solar | | | | | Incentive to be confirmed | |
| <ul style="list-style-type: none"> Public Parking | | | | | Incentive to be confirmed | |
| Incentive 3: Community Amenities (publicly maintained) | | | | | | |
| <ul style="list-style-type: none"> Streetscape Improvements along a public street | | | | | 1 additional half-story | |
| Incentive 4: Vibrant Neighborhoods | | | | | | |
| Parking concealed below grade or within a building structure | | | | | 1 additional story | |
| The development project provides a minimum of 50% or ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local businesses under 10 employees) | | | | | 1 additional story | |
| Incentive 5: Environmental Resilience | | | | | | |

| | |
|--|--------------------|
| The development project meets the Ideal Green Score | 1 additional story |
| The building(s) is/are certified at Net Zero Emissions Building | 1 additional story |
| The development project is certifiable as LEED Platinum or equivalent standard | 1 additional story |

94-9.6.5. Design Guidelines and Applicability of Development Standards

1. **Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this WMSD. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such a standard or definition clear and understandable.
2. **Applicability of Development Standards.** Section 94-9.X.6 Development Standards shall apply to all projects submitted under this WMSD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.5.6. Development Standards.

1. **Site Standards.**
 - a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage and parking.
 - b. **Sidewalk Width.** Along streets named in Section 94-9.X.3.f, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must provide a sidewalk that is at least twelve (12) feet in total width.
 - c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
 - d. **Vehicular access.** Where feasible curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for

deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.

- e. Circulation. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto the public rights-of-way.
- f. Open Space. Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. Screening for Surface Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [six (6)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skylight.
- k. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.

- i. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. Stormwater management. Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards

- a. Position relative to the principal street. The primary building shall have its principal façade and entrance facing the principal street.
- b. Daylight Minimum. TBD
- c. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

3. Multiple buildings on a lot.

- a. Location of Mixed Uses. For a mixed-use development, uses may be mixed within the buildings
- b. Orientation. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- c. Position relative to the street. Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.

4. Mixed-use development.

- a. Access. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.

- b. **Connections.** Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
 - c. **Material Storage.** Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. **Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- 5. **Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. **Connections.** Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. **Façade Design.** All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. **Fire Exists.** Fire exits serving more than one story shall not be located on either of the street-facing façades.
- 6. **Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed façades of upper parking levels shall incorporate design treatments such as public art installations, vertical

- planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
- d. Electric Vehicle (EV) Charging Spaces. One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. Bicycle parking. For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. Waivers. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.X.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the WMSD.

94-9.X.7 Affordability Requirements. Development in the WMSD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

[the remainder of this page is blank]

Sec. 38–38 – Overgrowth.

(a) Purpose and Intent.

1. The purpose of this section is to establish guidelines, rules and prohibitions to control and prevent plant overgrowth and other conditions that threaten public health, safety and welfare and that create conditions for attracting rodents or other potential public health hazards.
2. The City may intervene and take action in instances where overgrowth creates conditions where rodents are attracted or creates other public health hazards.
3. This ordinance should not be interpreted in any way to interfere with the authority of the Massachusetts Division of Fisheries and Wildlife, Massachusetts Department of Environmental Protection, the Massachusetts Department of Conservation and Recreation, nor any other state agency with jurisdiction over wildlife or environmental conditions.

Commented [KC1]: This places the ordinance within Nuisances section under Environment. Is this the correct place for this ordinance?

(b) Definitions.

Commented [KC2]: @Attorney Austin - at your discretion

(c) Overgrowth and Prohibited Conditions.

1. All property shall be maintained free of vegetation that is or may reasonably become infested with rodents, vermin, or other animals, conceal pools of stagnant water, or create a fire safety hazard.
2. All property shall be kept free of overgrown, decayed, dead, or hazardous trees, shrubs, or any other vegetation that poses a hazard to the health and safety of any person in the vicinity of the property, including any persons traveling on any portion of any public way, or any surrounding property.

(d) Exceptions.

- a. Nothing in this section shall be interpreted to prohibit regular routine maintenance, gardening, and landscaping. However, when overgrowth is determined to be the cause of a public safety threat or nuisance by the Health Director or designee and Building Commissioner or designee, the overgrowth or offending condition must be remedied timely in accordance with any order issued by the City enforcement officer.

(e) Enforcement and Penalties.

1. The Health Director or their designees acting as Code Enforcement Officers are authorized to administer and enforce this ordinance.
 2. This ordinance shall be enforced in the manner provided in Sec. 1-13 of these Ordinances and G.L. c. 40, § 21D. Any property owner who violates any provision of this ordinance shall be subject to the following penalties:
 - i. First offense: Written warning
 - ii. Second offense: \$50.00
 - iii. Third (and each subsequent) offense: \$100.00. Each day constitutes a separate offense.
- B. Penalty fines collected from enforcement of this ordinance shall be deposited into the Rodent Control Account as established in Article IV, Sec. 6-12X.

(f) Effective Date

This ordinance shall become effective immediately upon passage.

Commented [KC3]: Did I miss anyone?

Commented [TM4]: The DPW should be the entity that enforces sidewalk obstructions, etc in the public ROW. Building/Zoning is applicable to private property and I do not believe they provide enforcement in the public ROW.

Commented [KF5]: This is redundant and not needed to be included anyway.

Commented [KF6]: At this point I do not believe the City follows the enforcement provisions required by the law even though its been cited in City ordinances for decades. We are working to address the enforcement issue.

Commented [TM7]: I heard discussion of a revolving account. That is a good idea. The DPW could use a few revolving accounts. We also just use a flat penalty of \$300/day per violation after a warning. The fines and fees we collect don't go into a revolving account and I wish they did.

Commented [KC8]: Add provision that these should be earmarked to Rodent Control Fund as established in Rodent Control Ordinance

Commented [KF9]: Don't believe this necessarily needs to be included. Additionally, I need to research whether funds received from fines for violation of the overgrowth ordinance can be directed completely to a rodent control account. My sense is that it must be directly related to rodent control, yet this ordinance allows for fines for overgrowth that impedes access to public ways and nothing to do with rodents. I'd like to review this further with input from Janelle Austin at KP

Commented [KC10]: Update section # based on edits to Rodent Control Ordinance.

Commented [KC11]: Attorney Austin will confirm if it is feasible for fines to be deposited into the revolving account.

ARTICLE IV. - RODENT CONTROL

Sec. 6-112. Purpose and Intent.

The purpose of this section is to strengthen the City's ability to control the population growth of rats, mice, and other rodents ("rodents") and thereby prevent the potential spread of infectious and contagious diseases caused by rodents.

Commented [KC1]: We will be amending the existing ordinance.

Commented [KF2]: Note: The existing ordinance uses numbered Sec. 6-112 through Sec. 6-121 and must be replaced with the proposed numbered sections and then renumbered at the end

Sec. 6-113. Definitions.

As used herein, the following terms shall have the meanings ascribed to them below:

- (1) "Exterminate" shall mean to eliminate rodents through lawful methods utilized by a licensed pest control management company in the Commonwealth of Massachusetts.
- (2) "Exterminator" shall mean an individual worker duly licensed and in good standing in the Commonwealth of Massachusetts to provide extermination services.
- (3) "Infestation" shall mean recurrent, persistent presence of rodents as determined by observation of burrows, droppings, gnaw marks, tracks and other physical evidence that is determined by the City to be a threat to public health, safety and welfare.
- (4) "Private backyard composting" shall mean the natural process of recycling organic matter such as food scraps and yard waste, which decomposes into a nutrient rich soil amendment known as compost.
- (5) "Curbside composting" shall mean a way to handle private backyard composting through a curbside pick-up service rather than at home.

Commented [KC3]: Looking for advice from Legal on if these definitions are sufficient, and if there are other terms in the Ordinance that should be defined in this section.

Sec. 6-114. General requirements on private property.

- (a) All properties within the City including private property must be maintained to reduce and eliminate the threat of infestation by rodents and property owners must take such reasonable preventive and remedial measures when ordered by the Board of Health.
- (b) All private properties must be maintained to prevent conditions that are conducive to attracting rodents and rodent activity, or conducive to rodent harborage.
- (c) Property owners may be required to implement rodent-proofing preventative measures and mitigation by order of the Board of Health.
 - a. Property owners shall, when ordered, implement rodent-proofing and extermination measures as specified to prevent rodents from gaining access to food and water, including human food, domestic animal food, and bird food.
 - b. All trash, waste and debris must be stored securely and disposed of properly in accordance with City ordinances so that excessive or accessible waste does not become an attractant or harborage for rodents.

Commented [KC4]: It was suggested that we add a definition of "private backyard composting" and "curbside composting." With rollout of city compost program, I think many laypeople would assume the curbside bins are private composting.

- i. Property owners shall take reasonable measures to prevent the accumulation of materials stored in a manner capable of providing food, harborage or other attractants for rodents, including, but not limited to, household garbage, litter, excrement, filth, lumber, tree limbs, firewood, motor vehicle bodies or parts, construction and demolition debris, appliances, wood, scrap metal, overgrown vegetation, decaying animals or vegetable matter, animal waste, and any other articles that provide shelter and protection for rodents.
- ii. Trash barrels, compost bins, and all other waste receptacles must be kept well-maintained, undamaged and intact so as to avoid becoming a lure or attractant for rodents. Property owners should replace and may be ordered to replace trash barrels or other waste receptacles that have been damaged or compromised within 15 days of order by the Health Department.
- c. Property owners may be required to respond to infestation or rodent burrows when evidence of a rodent infestation occurs, including evidence of untreated rodent burrows. Property owners must take all measures required by the Board of Health, at the owner's sole cost and expense, in order to eradicate the infestation and prevent future infestation.

Sec. 6-115. Composting—Private, curbside and maintenance.

- (a) Private backyard composting is permissible under the following conditions:
 - (1) All compost bins must be constructed out of hardware cloth/welded wire, wood, plastic barrels, or other durable material;
 - (2) The entire bin must be lined with rodent proof hardware cloth/wire mesh one-fourth inches or smaller;
 - (3) The lid must be tight fitting, secure lid;
 - (4) There must be adequate drainage provided to the compost bin at all times;
 - (5) The compost pile must be located away from areas that may be attractive animal nest locations like wood piles, carports, sheds or brush piles; and
 - (6) The compost pile must be located away from attractive food sources like bird feeders, pet food bowls, garbage cans, fruit trees or berry bushes.
 - (7) In accordance with Sec. 6-114(c)(b)(ii), compost bins that are damaged or otherwise compromised must be replaced within 15 days of order by the Health Department.
- (b) Curbside composting is permissible when the following conditions are met:
 - (1) All compost bins must have a tight-fitting, secure lid and must meet any and all rules, standards and policies associated with current City of Medford curbside composting.
 - (2) The bins must be lined with compostable plastic or paper bags to help keep the bins clean and odors to a minimum; and

Commented [KF5]: Discussed the arbitrary 15 day rule earlier

Commented [KC6]: Suggestion was made that first replacement fee be waived and \$60 replacement fee kicks in after that; and that replacement fees always be waived for seniors. Have to run this by DPW.

- (3) Compost bins must be maintained and rinsed or cleaned as needed.
- (4) In accordance with Sec. 6-114(c)(b)(ii), curbside compost bins that are damaged or otherwise compromised must be replaced within 15 days of order by the Health Department.

Sec. 6-116. Enforcement, penalties and violations.

- (a) All complaints about rodent activity should be directed in writing to the Health Department and may be referred to other appropriate City departments as necessary.
- (b) The Building Commissioner, Director of Public Works, Director of Health, and their designees as enforcement officers of the City are authorized to administer and enforce this ordinance.
- (c) Any property owner of a residential building with three or fewer units who violates any provision of this ordinance shall be subject to the following penalties:
 - i. First offense: Written warning
 - ii. Second offense: \$100.00
 - iii. Third (and each subsequent) offense: \$200.00 (per day until corrected)
- (d) Any property owner of a commercial building or residential building with more than three units who violates any provision of this ordinance shall be subject to the following penalties:
 - i. First offense: Written warning
 - ii. Second offense: \$200.00
 - iii. Third (and each subsequent) offense: \$300.00 (per day until corrected)
- (e) All eligible fees and receipts collected pursuant to this Ordinance or for violations thereof shall go into the designated Rodent Control Account.

Sec. 6-117. Permits for buildings, earthworks, street openings and utility installation.

- (a) *Buildings and earthworks.*
 - (1) All permits issued by the building commissioner for earth displacement and land clearing activities on residential and commercial property will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed at the request of the Board of Health.
 - (2) In addition to the fee required above, building permits issued for certain activities will require the implementation of an Integrated Pest Management (IPM) plan as a condition of the permit. IPM plans must be submitted to the Health Department and implemented a minimum of 14 days prior to the start of the project. IPM plans will be required for:

Commented [TM7]: We now have a City curbside composting program. There are no lids that "lock". There are lids that "latch", and we have latching lids. This section should be checked against the current city service. For example, liners may not be required. It's possible that a requirement could exist to use Official City of Medford compost bins.

Commented [KC8R7]: Maybe language like this to replace (b)(1) and (b)(2)?

"All compost bins must comply with any and all rules and policies associated with current City of Medford curbside composting service."

Commented [TM9]: The only enforcement obligation I would have that is new to the Solid Waste section would be the section on curbside containers.

Commented [KF10]: I do not recommend having different levels of fines based solely upon the number of units at the property. If there are multiple violations for a property with more than 3 units each should be given a separate violation, but we should not charge more for the same violation to a property owner merely because they have more than three units. It hardly seems fair or reasonable and therefore arbitrary and capricious.

Commented [KC11R10]: Need rational basis/Emerson College Test basis for different fine approaches

Commented [KC12]: Per our discussion, I think there is a rational basis for having the fines for violations be lower for non-commercial/fewer-unit buildings and greater for many-unit residential buildings and commercial buildings.

Commented [KF13]: Believe this is handled later

Commented [KF14]: Looks like Secs. 6-121-127 come from existing ordinance so haven't made any edits at this point

Commented [KC15]: Legal is reviewing feasibility of fines going into the revolving account

- a. Demolition.
- b. Renovation or construction work on abandoned properties.
- c. Large-scale commercial projects valued at over \$1,000,000.
- d. Construction of residential subdivisions.

(3) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

(b) *Permits for street openings and utility installation.*

(1) All permits issued by the department of public works for the following activities will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.

- a. The disturbance of an existing underground utility within the paved right-of-way of a distance greater than 500 linear feet;
- b. The installation of a new underground utility within the paved right-of-way greater than 500 linear feet;
- c. The disturbance of an existing underground utility outside of the paved right-of-way greater than 250 feet;
- d. The installation of a new underground utility outside of the paved right-of-way greater than 250 feet.
- e. Street opening fees do not apply to emergency repair or maintenance work that is required for public safety.

(2) In addition to the fee required above, permits issued by the department of public works for the following activities will require the implementation of an Integrated Pest Management (IPM) plan as a condition of the permit. IPM plans must be submitted to the health department and implemented a minimum of 14 days prior to the start of the project. The 14-day advance period may be waived by the director of the department of public works in emergency situations. IPM plans will be required for:

- a. The disturbance of an existing underground utility within the paved right-of-way of a distance greater than 1,500 linear feet;
- b. The installation of a new underground utility within the paved right-of-way greater than 1,500 linear feet;
- c. The disturbance of an existing underground utility outside of the paved right-of-way greater than 750 feet;
- d. The installation of a new underground utility outside of the paved right-of-way greater than 750 feet;

(3) Disturbance shall be defined as excavating the earth immediately around an existing utility. The length of disturbance shall be measured by the overall linear length of excavation required to unearth the utility. Activities that do not require the excavation of soil shall not be considered disturbance for the purposes of this article.

- (4) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.
- (5) Integrated Pest Management (IPM) permit fees shall be deposited into the Rodent Control Account.

Sec. 6-118. Permits for dumpsters.

- (a) All permits issued by the Health department for dumpsters on residential and commercial property will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years. Dumpsters associated with building projects for which the building permit rodent control fee has been assessed are exempt from this additional fee.
- (b) In addition to the fee required above, dumpster permits will require the implementation of an integrated pest management plan as a condition of the permit. IPM plans must be submitted to the health department and updated annually before a permit will be issued by the health department.
- (c) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

Sec. 6-119. Permits for food establishments.

- (a) All permits issued by the Health Department to operate a food establishment will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.
- (b) All applicants to the health department for a permit to sell retail food or operate a food service establishment are required to develop and provide an integrated pest management plan as a condition of the permit. IPM plans must be submitted to the health department and updated annually.
- (c) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.
- (d) Temporary food service applicants are exempt from these requirements.
- (e) Establishments not required to hold a local food establishment permit, but which serve, store, process, or distribute food on-site, including but not limited to food manufacturing facilities, food distribution facilities, breweries, and retail establishments exempted under the Federal Food Code, are also subject to the requirements for a rodent control fee and IPM plan.

Sec. 6-120. Permits for landfills, transfer stations, recycling facilities, and offal vehicles.

- (a) All permits issued by the health department to operate a landfill or transfer station will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.
- (b) All applicants to the health department for a permit to operate a landfill or transfer station are required to develop and provide an integrated pest management plan as a condition of

Commented [KC16]: We don't currently allow transfer stations

the permit. IPM plans must be submitted to the health department along with the permit application and updated annually.

- (c) All applicants to the health department for a permit to remove, transport, or dispose of garbage, offal, or other offensive substances are required to provide a copy of an integrated pest management plan for the facility where the vehicles are garaged in Medford. Such IPM plan must include procedures for surveillance and control activities specific to the vehicles. IPM plans must be submitted to the health department and updated annually.
- (d) Facilities not required to hold a local health department permit, but which receive, store, sort, process, or transfer recyclable materials on-site are also subject to the requirements for a rodent control fee and IPM plan.
- (e) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

Sec. 6-121. Permits for keeping of animals.

All applicants to the health department for a new or renewal permit to keep certain animals (as defined within city ordinance or board of health regulation) are required to provide evidence that the lot and any structures thereon have been assessed by a licensed pest control operator and have been treated for, or are free from, rodents in accordance with State Sanitary Code, 105 CMR, Section 410.550.

Sec. 6-122. Requirements for public property.

- (a) Dumpsters on public properties are subject to the requirement for an IPM plan.
- (b) IPM plans shall be developed for all public buildings and parks and updated annually.

Sec. 6-123. Content of integrated pest management plans.

Integrated pest management plans required under this article must include, at minimum:

- (1) Names and certifications of licensed pest control operators. An Initial survey by a licensed pest control operator documenting presence or absence of rodent activity, burrows, and sanitation conditions that could support rodent activity on the site and accessible public areas adjacent to the site.
- (2) Details about rodent control measures to be implemented on the site, including locations of traps and bait stations, types and amounts of pesticides used, schedule for follow-up monitoring, cleanup of bait stations and rodent carcasses, staff training and notification procedures, and management of sources of food, water, and harborage on the site, including vegetation management.
- (3) Procedures for responding to rodent complaints associated with the site, including name and contact information for management-level individuals to respond to complaints.

Sec. 6-124. Establishment of Rodent Control Account.

- (a) This Section establishes a designated Rodent Control Account to be used for rodent control measures.
- (b) All **eligible fees and receipts** collected pursuant to this Ordinance or for violations thereof shall go into the designated Rodent Control Account.

Sec. 6-125. Fee schedule.

All eligible fees and receipts collected pursuant to this Ordinance or for violations thereof shall go into the designated Rodent Control Account.

Updates to Appendix A – Fee Schedule.

| <i>Article IV. Rodent Control</i> | | |
|--|--------|--|
| (a) Health department annual rodent control fees: | | 6-121 |
| (1) Food establishment | 25.00 | Commented [KC17]: Separate food establishment from food processing/storage facility, increase the fee for the latter. |
| (2) Food processing or storage facility | 50.00 | Commented [KC18R17]: Working with M O'C on new amounts. |
| (3) Landfill, transfer recycling facility | 250.00 | |
| (4) Offal business | 100.00 | |
| (5) Dumpster | 100.00 | |
| (b) Public works department rodent control fees: \$250.00 plus \$1.00 per foot | | 6-121 |
| (c) Building permit rodent control fees: | | 6-121 |
| (1) Commercial projects, per permit | 300.00 | |
| (2) Residential projects, per permit | 250.00 | |



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

November 25, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Twenty Year Contract Request

Dear President Bears and City Councilors:

I respectfully request and recommend that the City Council approves the following twenty-year contracts with Solect Energy. As the Council is aware, M.G.L. c. 30B §12 requires City Council approval for a contract that exceeds three (3) years.

Agreement

Authorize the City to enter into a twenty-year lease agreement to allow for installation of solar photovoltaic (PV) on the McGlynn school roof, as well as a power purchase agreement to purchase electricity produced by said installation. This is a type of financial agreement that was previously used on the Department of Public Works solar installation. It avoids any upfront capital cost to the City; instead, the installer owns the solar panels, and the city purchases the electricity produced by them. The contract is for 20 years, the anticipated useful lifespan of the solar panels. It stretches the cost of the panels over a length of time that reduces the per-kilowatt-hour cost of electricity from the current supply cost of \$0.1311/kWh to \$0.0467/kWh.

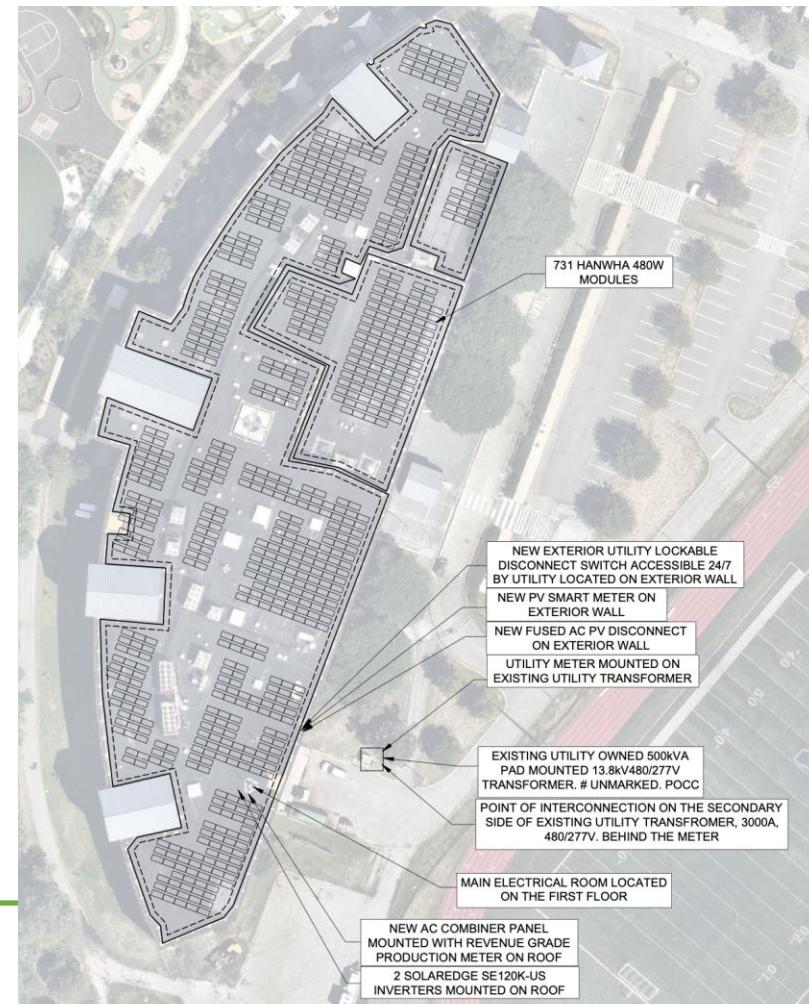
Respectfully submitted,


Breanna Lungo-Koehn

Mayor

McGlynn Solar

- 731 panels totaling 360 kW DC (240 kW AC)
- Power purchase agreement
 - \$0.0467/kWh (compared to current \$0.1311 supply rate)
 - 20 years (no rate escalator)
 - 434,000 kWh/year (48% of current McGlynn electricity usage)
 - Projected \$64,000 savings in year 1 (including avoided delivery costs)
- Installation start fall 2026 (after HVAC replacement and roof refurbishment)
- Signed contract by December 31, 2025 to meet federal tax credit requirements





**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

December 10, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Proposed Wage Adjustment for 911 Dispatchers Union

I respectfully request and recommend that the City Council approve the following amendments to the Revised Ordinances Chapter 66, Article II.

**CITY OF MEDFORD
AMENDMENT TO REVISED ORDINANCES
CHAPTER 66, ARTICLE II**

BE IT ORDAINED by the City Council of the City of Medford in Chapter 66 entitled "Personnel," Article II entitled "Reserved" the city's classification and compensation plan, formerly included as Art. II, §§ 66-31—66-40, amend the figures as they presently appear next to the following title by adjusting each to reflect the following percentage wage increases and effective dates:

911 Dispatchers:

- Effective July 1, 2022: increase the base salary of all 911 Dispatchers union titles by 2.5%
- Effective July 1, 2023: increase the base salary of all 911 Dispatchers union titles by 2.75%
- Effective July 1, 2024: increase the base salary of all 911 Dispatchers union titles by 3%
- Effective July 1, 2025: increase the base salary of all 911 Dispatchers union titles by 2.5%
- Effective July 1, 2026: increase the base salary of all 911 Dispatchers union titles by 2.5%
- Effective July 1, 2027: increase the base salary of all 911 Dispatchers union titles by 2.5%

Human Resources Director Lisa Crowley will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

December 10, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: CPA Appropriation Request – Riverside Plaza Shade Improvements Additional Contingency

Dear President Bears and City Councilors:

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following recommendation of the Community Preservation Committee:

Requesting the appropriation of \$40,000.00 from the CPA Open Space Reserve to the City of Medford's Office of Planning, Development, and Sustainability, to fund additional contingency needs for the Riverside Plaza Shade Improvements Project.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letter is attached and incorporated. Community Preservation Act Manager Theresa Dupont will be in attendance to address the Council.

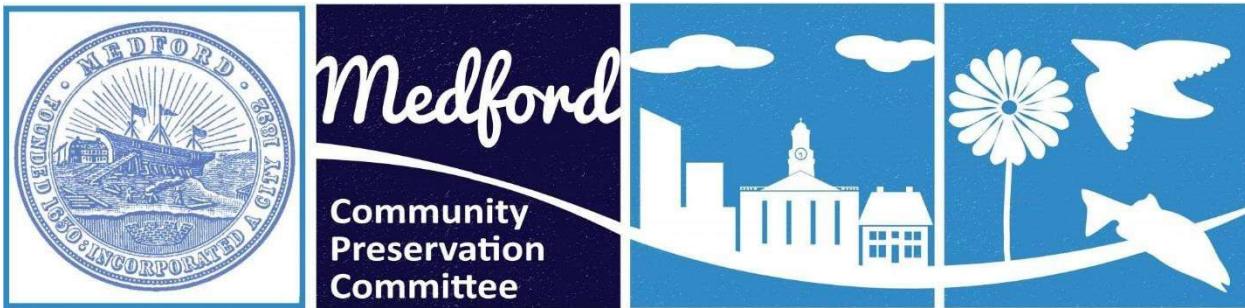
Thank you for your consideration.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

Enclosure

85 George P. Hassett Drive, Medford, MA 02155
781-396-5500 * www.medfordma.org



Funding Recommendation Decision

December 9, 2025

Applicant Name: City of Medford – Office of Planning, Development, and Sustainability

Applicant Address: 85 George P. Hassett Drive, Room 308, Medford MA 02155

Project: Riverside Plaza Shade Improvements Additional Contingency

On December 9, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 8-0 to recommend to City Council that the City of Medford’s Office of Planning, Development, and Sustainability be awarded \$40,000 of Community Preservation Act (“CPA”) funds for the Riverside Plaza Shade Improvements Project, to meet additional contingency funding needs. In reaching their decision, the CPC found that the project meets the CPA objective of improving Medford’s open space amenities.

Conditions of Approval:

1. The project shall have public engagement opportunities on the final design choices, including any art installation(s).
2. This project is to result in no net reduction to tree canopy; PDS must ensure that all displaced trees are replanted in an appropriate location or replaced in-kind.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

December 10, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Capital Stabilization Fund Appropriation Request

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves the following appropriation from the Capital Stabilization Fund:

- Innes Contract Extension, in the amount of Eighty-Five Thousand Three Hundred Thirty Dollars and Zero Cents (\$85,330.00).

The Capital Stabilization Fund currently has a balance of \$10,653,899.00.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

December 10, 2025

Via Electronic Delivery

To The Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Memorandum of Understanding with Mystic Valley Development Commission

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body authorize a Memorandum of Understanding with the Mystic Valley Development Commission (MVDC) under M.G.L. c. 40, §4A for payments to the City of Malden covering FY26 through FY30, ranging from \$31,683 in FY26 to \$47,848 in FY30, in connection with the Rivers Edge Project.

As the Council knows, this agreement is the product of months of discussions and successful negotiations with the MVDC related to the properties at 100 and 200 Rivers Edge, which are no longer exempt from taxation by the City of Medford under Massachusetts General Law Chapter 59 for FY26 and subsequent years. Accordingly, those properties were “rolled off” the PILOT agreement and are being taxed. As part of the negotiations, in the interest of avoiding litigation between the parties, Medford agreed to mitigate the financial impact on Malden through these payments.

Chief Assessor Jared Yagjian will be present to provide the Council with an overview and answer questions.

Thank you for your kind attention to this matter.

Respectfully submitted,



Breanna Lungo-Koehn

Mayor



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

December 11, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Personnel Ordinance

Dear President Bears and City Councilors:

I respectfully request and recommend that the City Council approve the following amendment to the Revised Ordinances Chapter 66 entitled “Personnel,” Article II entitled “Reserved” (the city’s “Classification and Compensation Plan),” formerly included as Art. II §§, 66-31—66-40, by adopting the following change:

Amendment A

The language of “NPW-21” shall be amended to remove the following position and a new classification of “NPW-21.5” be created to include the following position, as per the below table:

“Assistant City Engineer”

| step 1 | step 2 | step 3 | step 4 |
|----------|----------|----------|----------|
| 2,036.09 | 2,124.80 | 2,200.54 | 2,278.61 |

Amendment B

A new classification of “NPW-16” be created to include the following position, as per the below table:

“Project Manager”

| step 1 | step 2 | step 3 | step 4 |
|----------|----------|----------|----------|
| 1,364.12 | 1,416.54 | 1,471.49 | 1,528.81 |

DPW Commissioner Tim McGivern and City Engineer Owen Wartella will be available to speak to this request.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

**85 George P. Hassett Drive, Medford, MA 02155
781-396-5500 * www.medfordma.org**