



Medford City Council
Medford, Massachusetts

The Thirteenth Regular Meeting, July 15, 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/82659323725>

Call-in Number: +19292056099,,82659323725#

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

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

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

25-119 - Offered by George Scarpelli, City Councilor

Resolution in Memory of Bryan Hilliard

25-112 - Offered by George Scarpelli, City Councilor

Congratulate Tufts University Government and Community Relations Team

Records

The Records of the Meeting of June 24, 2025 were passed to Vice President Collins

Reports of Committees

25-109 - Offered by Isaac Bears, Council President

Committee of the Whole, June 24, 2025, Report to Follow

HEARINGS

25-110

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94
(Medford Square and West Medford Square Districts) - To Be Continued to a Date
Certain

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

25-120

Petition For a Class II Auto License - OB's Auto Service & Collision LLC

MOTIONS, ORDERS, AND RESOLUTIONS

25-103 - Offered by Kit Collins, Council Vice President

Proposed Amendments to the Medford Zoning Ordinance - Other Corridors Districts
(for referral to the Community Development Board)

25-105 - Offered by Isaac Bears, Council President

Values-Aligned Local Investments Ordinance

25-113 - Offered by George Scarpelli, City Councilor

Resolution to Request an Update from Health Department on Rodent Issues in
Wellington and Glenwood Neighborhoods

25-114 - Offered by Anna Callahan, City Councilor, Isaac Bears, Council President

Resolution to Request Legal Opinion and Estimated Tax Levy Impact of the Good
Landlord Tax Credit

COMMUNICATIONS FROM THE MAYOR

25-115

Submitted by Mayor Breanna Lungo-Koehn

Request for Four Food Truck Permits for Medford Square Fest Days at Clippership
Pop-up Park in August

25-116

Submitted by Mayor Breanna Lungo-Koehn

CPA Appropriation Request – Medford Armory Emergency Façade Restoration

25-117

Submitted by Mayor Breanna Lungo-Koehn

Donation Acceptance

25-118

Submitted by Mayor Breanna Lungo-Koehn

Amendment to Personnel Ordinance - Civil Project Manager

PUBLIC PARTICIPATION

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

Greg Collins

UNFINISHED BUSINESS

24-031

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

IN CITY COUNCIL FEBRUARY 6, 2024

TABLED

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

Reports Due/Deadlines

- 16-574** University Accountability Report (Next Report Due in March 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

July 15, 2025

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

25-119 - Resolution in Memory of Bryan Hilliard

FULL TEXT AND DESCRIPTION

Be it Resolved that we offer our deepest and sincerest condolences to the family of Bryan “Deeb” Hilliard. A fixture in our community for almost thirty years, Bryan was a uniquely talented trumpet player who turned his musical skills into a successful music booking agency, Occasional Brass and Strings. We offer our sympathies to Bryan’s wife Stacey, his children Duncan and Owen, his extended family and his many friends.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

July 15, 2025

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

25-112 - Congratulate Tufts University Government and Community Relations Team

FULL TEXT AND DESCRIPTION

Be it so resolved the Medford City Council recognize the Tufts University Government and Community Relations Team comprised of:

Medford's own Rocco DiRico,
Lisa Perry,
Leah Budrow,
and Aaron Braddock

for the being honored with receipt of the Tufts University Distinction Award recognizing their exceptional accomplishments.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

25-109
COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY, JUNE 24, 2025 @ 6:00 P.M.

Attendees: Council President Isaac “Zac” Bears; Council Vice President Kit Collins; Councillor Emily Lazzaro; Councillor Matt Leming; Councillor George Scarpelli; Councillor Justin Tseng; City Clerk Adam Hurtubise; other participants as noted in the body of this report.

President Bears called the meeting to order at 6:00 p.m. on June 24, 2025 in the City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was to discuss proposed litigation settlements, and potentially to enter executive session to discuss those proposed settlements (Paper **25-109**).

President Bears thanked participants for attending. He read the paper and the Mayor’s request to enter executive session to consider Aleesha Nunley-Benjamin v. City of Medford.

Vice President Collins moved to enter executive session under exception 21 a) 3 and noted that votes may be taken (Councillor Leming second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Callahan absent.

The Committee entered executive session at 6:20 and ended executive session at 6:32 p.m.

The Committee reconvened in open session at 6:35 p.m.

Councillor Leming moved to adjourn at 6:35 p.m. (Councillor Lazzaro second)—approved.

President Bears adjourned the meeting at 6:35 p.m.

25-110
LEGAL NOTICE
MEDFORD CITY COUNCIL
NOTICE OF PUBLIC HEARING

The Medford City Council shall conduct a public hearing on July 15, 2025 at 7:00 p.m. in person in the Medford City Council Chambers on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, MA 02155, and via Zoom, a Zoom link to be posted no later than July 11, relative to the following proposed amendments to the Medford Zoning Ordinance: Amend Sec.94-2.1 (Division into Districts) and Sec.94-9.0 (Special District Regulations) to add the Medford Square District (MSD) and West Medford Square District (WMSD); Amend Sec.94-3.2 Table of Use Regulations by incorporating the MSD and WMSD into the existing table and to designate the uses permitted therein; Amend Sec.94-4.1 Table of Dimensional Requirements by incorporating the MSD and WMSD into the existing table and to state the dimensional requirements therein; Amend Sec.94-12 (Definitions) to amend and add various definitions; Amend the Zoning Map to change the zoning district designations of various properties to the MSD and WMSD as shown on maps entitled, "Medford Square Zoning" and "West Medford Square Zoning Proposal".

The amendment materials can be viewed in the Office of the City Clerk, City Hall Room 103, or on the City's website at [https:// https://www.medfordma.org/boards-commissions/community-development-board](https://www.medfordma.org/boards-commissions/community-development-board).

Email questions/comments to ocd@medford-ma.gov or call 781-393-2480. If you need a reasonable accommodation to attend/participate in either meeting, contact: Frances Nwajei (781-393-2439/fnwajei@medford-ma.gov).

**LAW OFFICE OF
KATHLEEN A. DESMOND, LLC**

580 Main Street, Suite 204
Reading, Massachusetts 01867
Telephone: (978)545-0093
Facsimile: (781)210-9577

Kathleen A. Desmond, Esq.
kdesmond@kadlaw.net

July 2, 2025

Mr. Adam Hurtubise, City Clerk
Office of the City Clerk, Room 207
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

RE: 38 Harvard Avenue, Medford, MA 02155
Petition of OB's Auto Service & Collision LLC
New Class II Auto Dealer Used Car Sales License

Dear Clerk Hurtubise:

Enclosed for filing please find Petitioner's application for a New Class II Auto Dealer Used Car Sales License:

- (1) Application to the City Council for the issuance of a Class II Auto Dealer Used Car Sales License;
- (2) Notice of Petition to the Medford Building Commissioner;
- (3) Notice of Petition to the Fire Chief;
- (4) Affidavit of Petitioner as to Tax Filings and Tax Payment Obligations;
- (5) DOR Letter of Compliance;
- (6) Workers' Compensation Insurance Affidavit of Petitioner;
- (7) Business Certificate; and,
- (8) Evidence of Surety Bond in the amount of \$25,000.00

I have also enclosed a copy of the Class 4 Repair License held by OB's Auto Service and Collision LLC together with a copy of the Decision of the Zoning Board of Appeals granting a use variance that will permit the selling of used motor vehicles on premises subject to the issuance of a Class II Auto Dealer License by the Medford City Council.


Lastly, I have also enclosed the filing fee in the amount of \$125.00, and the fee for the issuance of a Business Certificate in the amount of \$30.00.

It is my understanding that the Notice of Petition to the Collector/Treasurer has been signed and sent in separately to the City Clerk's Office and the Traffic report remains pending.

Please feel free to contact me if you should have any questions with respect to the enclosed materials.

Thank you in advance for your anticipated cooperation.

Best regards,



Kathleen A. Desmond



ADAM L. HURTUBISE
City Clerk
ahurtubise@medford-ma.gov

City of Medford

OFFICE OF THE CITY CLERK

City Hall - Room 103
85 George P. Hasbett Drive
Medford, Massachusetts 02155

RECEIVED
CITY CLERK
MEDFORD, MASS.

2025 JUL -9 PM 3:05

Telephone
(781) 393-2424
FAX: (781) 391-1895
TDD: (781) 393-2516

CITY OF MEDFORD TRAFFIC IMPACT REPORT

To: The Honorable, the City Council DATE June 16, 2025

The following is a Traffic Impact Report on a New Class II Auto Dealer Used Car Sales

LICENSE application of OB's Auto Service & Collision LLC,

located at 38 Harvard Avenue, Medford, MA 02155

No traffic impact anticipated

Signed:


MEDFORD Chief of Police



ADAM L. HURTUBISE
City Clerk
ahurtubise@medford-ma.gov

City of Medford

OFFICE OF THE CITY CLERK

City Hall - Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

Telephone
(781) 393-2424
FAX: (781) 391-1895
TDD: (781) 393-2516

DATE June 16, 2025

TO: **MEDFORD FIRE CHIEF**

A PETITION HAS BEEN FILED BY OB's Auto Service & Collision LLC,

AT 38 Harvard Avenue, Medford, MA 02155

FOR New Class II Auto Dealer Used Car Sales

(TYPE OF LICENSE)

TELEPHONE NO. 781-488-3800

REPORT OF THE FIRE CHIEF

DOES THIS PROPERTY CONFORM TO FIRE DEPARTMENT REGULATIONS?

No obvious violations observed

MEDFORD FIRE CHIEF

Capt. Spear

5/2/25



ADAM L. HURTUBISE
City Clerk
ahurtubise@medford-ma.gov

City of Medford

OFFICE OF THE CITY CLERK

City Hall - Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

Telephone
(781) 393-2424
FAX: (781) 391-1895
TDD: (781) 393-2516

DATE June 16, 2025

TO: THE BUILDING COMMISSIONER

A PETITION HAS BEEN FILED BY OB's Auto Service & Collision LLC,

FOR New Class II Auto Dealer Used Car Sales
(TYPE OF LICENSE)

TO BE LOCATED AT 38 Harvard Avenue, Medford, MA 02155

TELEPHONE NO. 781-488-3800

REPORT OF THE BUILDING COMMISSIONER

DOES THIS PROPERTY CONFORM TO ZONING REGULATIONS?

YES

BUILDING COMMISSIONER



ADAM L. HURTUBISE
City Clerk
ahurtubise@medford-ma.gov

City of Medford

OFFICE OF THE CITY CLERK

City Hall - Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

Telephone
(781) 393-2424
FAX: (781) 391-1895
TDD: (781) 393-2516

CITY OF MEDFORD MASSACHUSETTS

OFFICE OF THE CITY CLERK

DATE June 16, 2025

TO: TREASURER/COLLECTOR

AN APPLICATION FOR A New Class II Auto Dealer Used Car Sales LICENSE, HAS BEEN
RECEIVED, TO BE LOCATED AT 38 Harvard Avenue, Medford, MA 02155

PREVIOUS LICENSE HOLDER

OB's Auto Service & Collision LLC,

PRESENT APPLICANT BUSINESS NAME

TELEPHONE NO. 781-488-3800

PLEASE INDICATE ON THIS FORM, IF THERE ARE ANY OUTSTANDING
TAXES DUE ON THE PROPERTY.

YES _____ IF YES, LIST AMOUNT.

NO ✓

Quintin M. Oshen
TREASURER/COLLECTOR

BUSINESS CERTIFICATE NO. _____

New ☒ Renewal ☐

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

June 2, 2025

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare (s) that a business under the title of:

OB's Auto Service & Collision LLC,

(ADDRESS, Physical Location of Business, No Post Office Boxes or Rental Box Suites)

FULL NAME

RESIDENCE

ORBELIN ABAZI

25 Grand Avenue, Revere, MA 02151

ARBA BOCI

25 Grand Avenue, Revere, MA 02151

E-Mail Address arba boci@yahoo.com

Phone Number 781-219-8241

Signed

Orbelin Abazi
Orbelin Abazi, Manager

Arba Boci
Arba Boci, Manager

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

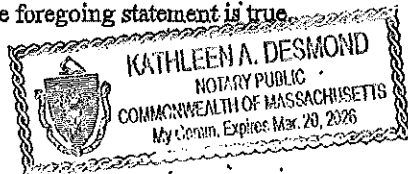
County

20

Personally, appeared before me the above-named Orbelin Abazi, and Arba Bocci Managers of OB's Auto Service & Collision LLC

and made oath that the foregoing statement is true.

(seal)



Kathleen A. Desmond

Kathleen A. Desmond, Notary

Commission (TITLE) 3/20/26
Expires

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 337 OF THE ACTS OF 1985 and CHAPTER 110, SECTION 5 OF MASS. GENERAL LAWS, BUSINESS CERTIFICATES SHALL BE IN EFFECT FOR FOUR YEARS FROM THE DATE OF ISSUE AND SHALL BE RENEWED EACH FOUR YEARS THEREAFTER. A STATEMENT UNDER OATH MUST BE FILED WITH THE CITY CLERK UPON DISCONTINUING RETIRING OR WITHDRAWING FROM SUCH BUSINESS OR PARTNERSHIP.

CERTIFICATE EXPIRES: June 2, 2029

(over)

Notice

I/We understand that filing a Business Certificate is NOT a license from the City Clerk, City of Medford, nor any of its agents or employees to operate a business.

I, We understand that the filing of this Business Certificate DOES NOT necessarily mean that the business is in compliance with the Zoning Laws of the City of Medford (Chapter 94)

I, We understand that a copy of the Business Certificate will be sent to the City of Medford Building and Assessors Department.

I/We understand that this filing is made pursuant to Chapter 110 of the Massachusetts General Laws and is valid for a period of 4 years from the date of acceptance for filing.

I/We understand that copies of such certificate shall be made available at the address such business is physically conducted and furnished upon request during regular business hours to any person who has purchased goods or service from such business.

I/We understand that violations are subject to a fine of not more than three hundred dollars (\$300.00) for each month during which violation occurs.

Signed: Corbett Photo

Signed: Arko Boci

Title: MANAGER

Title: MANAGER

City Clerk's Office

85 George P. Hassett Drive, Room 103

Medford, MA. 02155

781-393-2425



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: OB's Auto Service & Collision LLC,

Address: 38 Harvard Avenue

City/State/Zip: Medford, MA 02155 Phone #: 781-488-3800 (business); (781) 219 -8241 (mobile)

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 4 employees (full and/ or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☒ Other Automotive Repair

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: American Zurich Insurance Company

Insurer's Address: 100 High Street, Suite 14

City/State/Zip: Boston, Massachusetts 02110-1757

Policy # or Self-ins. Lic. # 6ZZUB-A400397-7-25 Expiration Date: 05-09-26

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Orbelin Abadi Date: June 2, 2025

Phone #: 781-488-3800 (business); (781) 219 -8241 (mobile)

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. ☐ Board of Health
2. ☐ Building Department
3. ☐ City/Town Clerk
4. ☐ Licensing Board
5. ☐ Selectmen's Office
6. ☐ Other _____

Contact Person: _____ Phone #: _____



**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

TYPE AR INFORMATION PAGE WC 00 00 01 (A)

POLICY NUMBER: (6ZZUB-A400397-7-25)

NEW-25

**INSURER: AMERICAN ZURICH INSURANCE COMPANY
A STOCK COMPANY**

NCCI CO CODE: 17965

1.

INSURED:

OBS AUTO SERVICE & COLLISION
LLC
38 HARVARD AVE
MEDFORD MA 02155

PRODUCER:

POMPEO & SONS INS AGENCY
464 HIGH ST
MEDFORD MA 02155

Insured is A LIMITED LIABILITY COMPANY

Other work places and identification numbers are shown in the schedule(s) attached.

2. The policy period is from 05-09-25 to 05-09-26 12:01 A.M. at the insured's mailing address.

3. A. **WORKERS COMPENSATION INSURANCE:** Part One of the policy applies to the Workers Compensation Law of the state(s) listed here:

MA

B. **EMPLOYERS LIABILITY INSURANCE:** Part Two of the policy applies to work in each state listed in item 3.A. The limits of our liability under Part Two are:

Bodily Injury by Accident:	\$	1000000 Each Accident
Bodily Injury by Disease:	\$	1000000 Policy Limit
Bodily Injury by Disease:	\$	1000000 Each Employee

C. **OTHER STATES INSURANCE:** Part Three of the policy applies to the states, if any, listed here:

COVERAGE REPLACED BY ENDORSEMENT WC 20 03 06B

D. This policy includes these endorsements and schedules:

SEE LISTING OF ENDORSEMENTS - EXTENSION OF INFO PAGE

4. The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All required information is subject to verification and change by audit to be made **ANNUALLY**.

DATE OF ISSUE: 05-21-25 HP

ST ASSIGN: MA

OFFICE: RMD ZURICH 809

PRODUCER: POMPEO & SONS INS AGENCY

297HW



WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

EXTENSION OF INFO PAGE-SCHEDULE WC 00 00 01 (A)

POLICY NUMBER: (6ZZUB-A400397-7-25)

INSURER: AMERICAN ZURICH INSURANCE COMPANY

INSURED'S NAME: OBS AUTO SERVICE & COLLISION
LLC

17965-MA

RATE BUREAU ID: 001221801

CLASSIFICATION	CODE	PREMIUM BASIS ESTIMATED TOTAL ANNUAL REMUNERATION	RATES PER \$100 OF REMUNERATION	ESTIMATED ANNUAL PREMIUM
LOCATION 001 01				
FEIN 873244930 ENTITY CD 001				
OBS AUTO SERVICE & COLLISION LLC				
38 HARVARD AVE MEDFORD, MA 02155 SIC CODE: 5511 NAICS: 441110				
AUTOMOBILE SERVICE OR REPAIR CENTER & DRIVERS	8380	133080	1.72	2289

2.00% EMPL. LIAB. INCREASED LIMITS (9812)	\$	46
ADD FOR INCREASED LIMITS MINIMUM (9848)		29
MERIT RATING/EXPERIENCE MOD: NONE MODIFIED PREMIUM		NONE
TOTAL ESTIMATED ANNUAL STANDARD PREMIUM		2364
EXPENSE CONSTANT (0900)		338
0.0300 TERRORISM (9740)		40
4.68% MA WC SPECIAL FUND AND TRUST FUND		107
TOTAL ESTIMATED PREMIUM		2849
DEPOSIT AMOUNT DUE		2849

DATE OF ISSUE: 05-21-25 HP

ST ASSIGN: MA

SCHEDULE NO: 1 OF LAST



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



OB'S AUTO SERVICE & COLLISION LLC
38 HARVARD AVE
MEDFORD MA 02155-3505

000035

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, OB'S AUTO SERVICE & COLLISION LLC dba:OB'S AUTO SERVICE & COLLISION LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



ADAM L. HURTUBISE
City Clerk
ahurtubise@medford-ma.gov

City of Medford

OFFICE OF THE CITY CLERK

City Hall - Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

Telephone
(781) 393-2424
FAX: (781) 391-1895
TDD: (781) 393-2516

Date June 2, 2025

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Orbelin Abazi

*Signature of responsible Individual / Corporate Officer

Orbelin Abazi, Manager

Print Name

25 Grand Avenue, Revere, MA 02151

Home Address

87-3244930

** Social Security # or
Federal Identification Number

* This license will not be issued unless this certification clause is
signed by the applicant.

** Your Social Security Number and / or FID Number will be forwarded to the
Massachusetts Department of Revenue to determine whether you have met tax
filing or tax payment obligations. Licensees who fail to correct their non-filing or
delinquency will be subject to license suspension or revocation. This request is
made under the authority of Mass. G. L. c. 62C s. 49A.

THE COMMONWEALTH OF MASSACHUSETTS

OF _____

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a
class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with
the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? OB's Auto Service & Collision LLC,

Business address of concern. No. 38 Harvard Avenue St.,
Medford, MA 02155 City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation?
Massachusetts limited liability company

3. If an individual, state full name and residential address.
.....
.....

4. If a co-partnership, state full names and residential addresses of the persons composing it.
.....
.....
.....
.....

5. If an association or a corporation, state full names and residential addresses of the principal officers.

~~President~~ ORBELIN ABAZI, MANAGER, 25 Grand Avenue, Revere, MA 02151

~~Secretary~~ ARBA BOCI, MANAGER, 25 Grand Avenue, Revere, MA 02151

~~Treasurer~~

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? No.

If so, is your principal business the sale of new motor vehicles? N/A

Is your principal business the buying and selling of second hand motor vehicles? N/A

Is your principal business that of a motor vehicle junk dealer? No, the principal business is that of a Class 4 Auto
Repair Shop.

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.
The business will be conducted at 38 Harvard Avenue, Medford, MA in conjunction
with the existing automotive repair and auto-body shop business as an accessory use. Vehicles
for sale will be located in the rear of the property, and no advertising (signage) with respect to
the vehicles for sale will occur on-site. The sale of vehicles will be subject to the grant of a use variance
issued by the Medford Zoning Board of Appeals

8. Are you a recognized agent of a motor vehicle manufacturer? No

If so, state name of manufacturer N/A

9. Have you a signed contract as required by Section 58, Class 1? N/A

(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? N/A

(Yes or No)

If so, in what city — town N/A

Did you receive a license? N/A

(Yes or No)

For what year? N/A

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts
thereof ever been suspended or revoked? N/A

(Yes or No)

Sign your name in full.

Orbelun Abazi

(Duly authorized to represent the concern herein mentioned)

Residence. 25 Grand Avenue, Revere, MA 02151

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH
FULL INFORMATION, AND FALSE STATEMENTS
HEREIN MAY RESULT IN THE REJECTION OF
YOUR APPLICATION OR THE SUBSEQUENT
REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of
the application with the registrar. (See Sec. 59)

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application after investigation
(Approved or Disapproved)

License No. granted 19.... Fee \$.....

Signed.....

.....
.....
.....
.....
.....

CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

SECTION 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles.

SECTION 58. Licenses granted under the following section shall be classified as follows:

Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter and of rules and regulations made in accordance therewith applicable to holders of licenses of class 2.

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license.

Class 3. Any person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts, may be granted a motor vehicle junk license.

SECTION 59. The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no case shall exceed fifty dollars. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles, in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which they may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for addition thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of property abutting on the premises where such license or permit is proposed to be exercised. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder; and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The hearing may be dispensed with if the registrar notifies the licensing board or officer that a licensee is not so complying. Any person aggrieved by any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action, appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decree. The decision of the justice shall be final.

APPLICATION FOR A LICENSE TO BUY, SELL,
EXCHANGE OR ASSEMBLE SECOND HAND
MOTOR VEHICLES OR PARTS THEREOF.

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application No.

Class License No.

Name

St. and No.

City — Town

Date Issued

Remarks

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May 22, 2025

Obs Auto Service & Collision LLC
38 Harvard Ave
Medford, MA 02155

Re: Bond #72466530 - Obs Auto Service & Collision LLC
\$25,000.00 - Second Hand Motor Vehicle Dealer
Company Code: 601 - Western Surety Company

Thank you for the premium payment for the above referenced bond. This document is to serve as notice that payment in full has been remitted for the term of 5-26-2025 through 5-26-2026. This type of bond remains in full force and effect without a renewal bond or Continuation Certificate. If you have any questions, please contact your local agent.

Consider making your payment through CNA Surety ePay. Pay for your bond/policy premium online using your own credit/debit card or ACH at your convenience 24 hours a day. Simply go to: onlinepay.cnasurety.com and follow the easy-to-use prompts. You can pay your bill in minutes, saving you time and money.



Western Surety Company

SECOND HAND MOTOR VEHICLE DEALER BOND

(Mass. Gen. Laws Ann. 140, § 58(c))

Bond No. 72466530

KNOW ALL PERSONS BY THESE PRESENTS:

Effective Date: May 26, 2022

That we, OBS Auto Service & Collision LLC,

as Principal, and WESTERN SURETY COMPANY, a corporation authorized to do surety business in the Commonwealth of Massachusetts, as Surety, are held and firmly bound unto persons who purchase a vehicle from the Principal and who suffer loss on account of a breach of the condition of this bond described below, in the sum of not to exceed TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), for the payment of which well and truly to be made, we bind ourselves and our legal representatives, firmly by these presents.

WHEREAS, the Principal is a second hand motor vehicle dealer and is required to furnish a bond or equivalent proof of financial responsibility pursuant to Mass. Gen. Laws Ann. 140, § 58(c)(1).

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall pay the amount of actual damages, not to exceed the amount of this bond, to any person who purchases a vehicle from the Principal and who suffers loss on account of: (a) the Principal's default or nonpayment of valid bank drafts, including checks drawn by the Principal for the purchase of motor vehicles; (b) the Principal's failure to deliver, in conjunction with the sale of a motor vehicle, a valid motor vehicle title certificate free and clear of any prior owner's interests and all liens, except a lien created by or expressly assumed in writing by the buyer of the vehicle; (c) the fact that the motor vehicle purchased from the Principal was a stolen vehicle; (d) the Principal's failure to disclose the vehicle's actual mileage at the time of sale; (e) the Principal's unfair and deceptive acts or practices, misrepresentations, failure to disclose material facts or failure to honor a warranty claim or arbitration order in a retail transaction; or (f) the Principal's failure to pay off a lien on a vehicle traded in as part of a transaction to purchase a vehicle when the Principal had assumed the obligation to pay off the lien, then this obligation to be void; otherwise to remain in full force and effect.

PROVIDED, that recovery against this bond may be made only by a person who obtains a final judgment in a court of competent jurisdiction against the Principal for an act or omission on which this bond is conditioned, if the act or omission occurred during the term of this bond. No suit may be maintained to enforce any liability on this bond unless brought within one (1) year after the event giving rise to the cause of action. This bond shall cover only those acts and omissions described above. The Surety shall not be liable for total claims in excess of the bond amount, regardless of the number of claims made against this bond or the number of years this bond remains in force.

This bond shall be continuous and may be cancelled by the Surety by giving thirty (30) days' written notice of cancellation to the municipal licensing authority at City of Medford, City Hall - Room 103, 85 George P. Hassett Dr., Medford, MA 02155

by First Class U.S. Mail.

Address

Dated this 8th day of June, 2022.



Form F6333-7-2003

OBS Auto Service & Collision
LLC, Principal

By: _____

WESTERN SURETY COMPANY, Surety

By: Paul T. Bruflat
Paul T. Bruflat, Senior Vice President



24-312

The Commonwealth of Massachusetts

**This is to Certify that a CLASS 4 REPAIR LICENSE is hereby granted to:
OB's Auto Service and Collision LLC**

38 Harvard Avenue
Medford, Massachusetts 02155

This license is granted in conformity with the Statutes and Ordinances relating thereto,
and expires April 30, 2025 unless sooner suspended or revoked.

By Order of the Medford City Council
Licensing Authorities

Attest:

Adam L. Hurtubise

Adam L. Hurtubise
City Clerk

February 15, 2022
License Non-Transferable

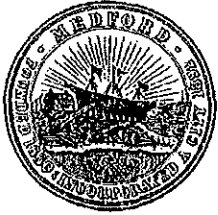
Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 81663
Document Type	: DECIS
Recorded Date	: July 25, 2024
Recorded Time	: 09:11:47 AM
Recorded Book and Page	: 83043 / 570
Number of Pages(including cover sheet)	: 7
Receipt Number	: 3015226
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



Adam L. Hurtubise
City Clerk
ahurtubise@medford-ma.gov

City of Medford RECEIVED
OFFICE OF THE CITY CLERK CITY CLERK
MEDFORD, MASS.

City Hall - Room 103
85 George P. Hassett Drive
Medford, Massachusetts 02155

2024 JUL 18 PM 4:25

Telephone
(781) 393-2425
FAX: (781) 391-1895

July 18, 2024

To Whom It May Concern,

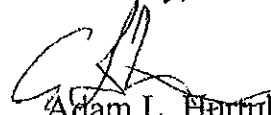
I, Adam L. Hurtubise, being the duly sworn and qualified City Clerk of the City of Medford, do hereby state and affirm that the decisions of the Medford Community Development Board are filed in my office and further that the decision of the Medford City Council regarding the petition of

OB'S Automotive Collision Center, LLC
38 Harvard Street
Medford, Massachusetts 02155

Re: Zoning Board of Appeals Case No. A-2024-3, 38 Harvard Street
was recorded in this office on June 14, 2024, at 1:19 P.M.

I do further attest that there has not been any appeal filed in this office to the above-mentioned decision and that twenty days have elapsed since it was filed.

Sincerely,


Adam L. Hurtubise
City Clerk

Owner: Michael H. Fantasia and Maryellen Fantasia Trustees
38 Harvard Avenue Nominee Trust

Title reference: Book 26356, Page 73

Property address: 38 Harvard Avenue, Medford, MA 02155

RECEIVED
CITY CLERK
MEDFORD, MASS.

2024 JUN 14 PM 1:19

**CITY OF MEDFORD
ZONING BOARD OF APPEALS**

Decision of the Board No. A-2024-3

I. PETITIONER

OB's AUTOMOTIVE COLLISION CENTER LLC,
HARVARD AVENUE NOMINEE TRUST

Attorney for Petitioner: Kathleen A. Desmond, Esquire

II. PROPERTY LOCATION

38 Harvard Avenue, Medford, MA 02155

III. APPLICATION

Appeal from Building Permit Refusal Letter of Building Inspector, Michael Malerba, dated July 27, 2023, regarding the petitioner's request to sell a limited number of Class 2 used vehicles on the premises, not an allowed use in Commercial-1 (C-1) Zoning District. Specifically, the petitioner requires a variance from Chapter 94 Table A- Table of Use and Parking Regulations, Section H-6.

IV. DATE OF PUBLIC HEARING

March 28, 2024,
Continued Hearing April 25, 2024

V. MEMBERS OF THE BOARD PRESENT AND VOTING

Jamie Thompson, Chairman
Michael Caldara, Voting Member
Yvette Velez, Voting Member
Mary K.Y. Lee, Alternate Member, Designated Voting Member
Christopher D'Aveta, Alternate Member, Designated Voting Member

Denis MacDougall, Clerk

VI. EVIDENCE PRESENTED AND REVIEWED

In addition to un-sworn testimony offered at the public hearing, including the statements presented by the petitioner, the Board has also considered the following documents and submissions:

Owner: Michael H. Fantasia and Maryellen Fantasia Trustees
38 Harvard Avenue Nominee Trust

1

Title Reference: Book 26356, Page 73

Property Address: 38 Harvard Avenue, Medford, MA 02155

- a. Permit Refusal dated July 27, 2023;
- b. Petition for Zoning Relief dated January 16, 2024;
- c. Worksheet in support of Application for Zoning Relief;
- d. Zoning Evaluation Sheet dated March 14, 2023, prepared by Medford Engineering and Survey of Medford, MA 02155;
- e. Survey dated March 14, 2023, prepared by Medford Engineering and Survey of Medford, MA 02155;
- f. City of Medford Certified Abutters List dated April 11, 2023;
- g. Area Plan; and,
- h. Memorandum submitted by Building Commissioner Mochi to City Clerk Hurlbise dated February 9, 2022, as to use of 38 Harvard Avenue as an Automotive Repair & Auto-Body Shop.

VII. APPLICABLE LAW

A. The Board's Power to Grant Variances

(i) This Board is empowered to grant variances from the Medford Zoning Ordinance pursuant to state statute. *See*, M.G.L. c.40A, § 10. Massachusetts General Laws, Chapter 40A, Section 10 provides a four-part test to determine when a variance may be granted, stating that the Board has the power to grant a variance from the terms of the applicable zoning bylaw where the Board specifically finds that:

1. [O]wing to circumstance relating to the soil conditions, shape, or topography of such land or structures;
2. [A]nd especially affecting such land or structures but not affecting generally the zoning district in which it is located;
3. [A] literal enforcement of the provisions of the ordinance or bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant; and,
4. [T]hat desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.

See, M.G.L. c. 40A, § 10.

(ii) This Board is further authorized and empowered to grant use variances pursuant to Section 11.4.2 (2) of the Medford Zoning Ordinance (hereinafter "Ordinance").

See, Chapter 94, Section 11.4.2(2).

VIII. FACTS AND FINDINGS

The petitioner's application for a building permit to sell a limited number of Class 2 used motor vehicles on the premises was denied as the use is not allowed in the C-1 zoning district pursuant to Chapter 94 Table A – Table of Use and Parking Regulations. The petitioner seeks a

variance from Chapter 94 Table A- Table of Use and Parking Regulations, Section H-6. No dimensional relief is requested.

An initial public hearing was held on March 28, 2024. At the initial hearing, a question was raised by the Building Commissioner as to whether the legal notice was sufficient to advise interested parties that the petitioner was seeking relief by way of a use variance, or alternatively a special permit in accordance with Section 5.2 of the Ordinance. Specifically, the legal notice failed to include the relief sought by way of special permit. The matter was continued to April 25, 2024, for purposes of obtaining clarification from the City's legal counsel as to the sufficiency of the notice. At the continued hearing, the legal notice to interested parties was deemed to be sufficient; however, the Board has determined that a special permit is not appropriate in this instance and has limited its consideration to petitioner's request for a use variance.

By way of background, the subject property is an approximately 31,101 square foot parcel of land situated in a C-1 zoning district on which a one-story 8,380 square foot structure sits. The current use of the building and land is that of an automotive repair and auto-body shop, a pre-existing nonconforming use. The petitioner intends to continue the operation of the automotive repair and auto-body shop as its primary business, but seeks to include the addition of a limited number of Class-2 used motor vehicles for sale on the property that would be accessory to the primary use of the premises.¹ The petitioner's testimony at the public hearing indicated that the addition of this accessory use would not serve to substantially change the operation of the business. Specifically, there is no intent by the petitioner to change the existing hours of operation to include weekends or evenings, or to hire additional sales staff. Moreover, the petitioner indicated that there would be no on-premises advertising with respect to the sale of the used motor vehicles; instead, the vehicles would be offered for sale to existing customers, and through internet advertisement. Of significance, the petitioner further directed the Board's attention to M.G.L. c. 40, Section 58 that requires a licensed Class 2 used motor vehicle dealer to maintain or have access to repair facilities, such as exist on premises, for purposes of warranty repairs in accordance with Chapter 90, Section 7N ¼ of the Massachusetts General Laws.

The Board finds that the existing parcel is generous in size and oddly shaped, the narrowest portion of the premises abutting Harvard Avenue, becoming substantially wider to the rear of the subject property. As depicted on the site plan provided by the petitioner, the rear of the property has more than adequate parking available for employees, vehicles in the process of repair, and the limited number of used vehicles that the petitioner proposes for sale. In addition to the generously sized lot, the one-story building that houses the automotive repair operation is also generous in size while meeting the dimensional requirements of the Ordinance. The petitioner made note, and the Board credits the fact that the Ordinance is silent with respect to whether the sale of Class 2 used motor vehicles is necessarily prohibited in the district as an accessory use. The Board finds that the size and shape of the lot, the nonconforming use of the building as a repair shop, and the licensing requirements set forth in M.G.L.c. 40, Section 58 for

¹ The petitioner asserted in both his written submission and testimony during the public hearing that the number of vehicles would be likely no more than six (6) to nine (9) vehicles on premises at any given time. The Board will leave the exact number to a determination by the City Council in conjunction with its consideration of the request for a Class 2 Dealer's License.

the sale of used vehicles creates a unique set of circumstances affecting the land and the building that do not generally affect other properties within the zoning district.

As to substantial hardship financial or otherwise, the Board finds that the denial of relief in this instance would in fact create a substantial hardship to the petitioner. First, the addition of a limited number of vehicles will be accessory to and will not serve to alter in any meaningful way the operation of the existing nonconforming use as an auto-body repair shop. Second, the repair shop itself is integral to the licensing requirements necessary to sell Class 2 used motor vehicles. The denial of relief would require the petitioner to seek a secondary location, arguably at substantial cost, for purposes of selling only a small number of used vehicles that are easily accommodated for on this particular site. Third, the Board finds that the vagueness of the Ordinance with respect to the sale of used vehicles as an accessory use, also weighs in favor of a finding of hardship.

The Board further does not find that the granting of a use variance in this instance would cause any substantial detriment to the public good or nullify or substantially derogate from the purpose or intent of the Ordinance. First, the testimony elicited at the public hearing clearly indicated that the proposed additional use will be accessory in nature and will not meaningfully alter the operation of the existing nonconforming business. Second, the availability of an on-site repair shop to perform warranty work in connection with the sale of used vehicles complies with statutory licensing requirements for the sale of Class 2 used motor vehicles and is therefore in the interest of the public good. Lastly, the Board received several letters of support from both neighbors and existing customers familiar with the petitioner's business that welcomed the convenience associated with the ability to purchase a used vehicle from an existing repair shop in the community and with whom they have an existing business relationship.

In accordance with the petitioner's assertions at the public hearing, and as an express condition of the Board's grant of relief, on-site signage advertising the sale of used motor vehicles shall be prohibited. The petitioner shall further comply with screening and buffer requirements as set forth in Section 6.3.4 of the Ordinance. The Board shall defer to the Medford City Council with respect to the number of Class 2 used vehicles permitted for sale on site, not to exceed nine (9) vehicles.

IX. DECISION OF THE BOARD

Application for Variances:

Accessory Use to allow the sale of Class-2 motor vehicles.

Allowed

Accordingly, the petition for the aforesaid use variance is granted based upon the survey that was presented at the hearing on April 25, 2024.

X. VOTE OF THE BOARD

Use Variance

Unanimous (5:0)

XI. RECORDING

To take effect pursuant to M.G.L. ch. 40A, §§ 10 and 11, a copy of this decision shall be recorded in the Middlesex Southern District Registry of Deeds.

Zoning Board of Appeals,

Jamie Thompson

Jamie Thompson, Chair

Michael Caldera

Michael Caldera

Yvette Velez

Yvette Velez

Mary Lee

Mary K. Y. Leo

Christopher D'Aveta

Christopher D'Aveta

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC
From	Emily Keys Innes, AICP, LEED AP ND, President
Date	July 10, 2025.
Project	23146 – Medford – Zoning
Subject	Other Corridors
Cc:	Paula Ramos Martinez, Chief Resilience Officer Grant Perry, Planner Jimmy Rocha, Spatial Analyst/ Data Scientist

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 13
Add Section 94-9.X Neighborhood Corridors	page 14

We have removed the Neighborhood Residential (N-R) and Urban Residential (U-R) components of the original corridors. We have also removed the reference to the proposed ADU structure in the Table of Use Regulations. If the proposed N-R and U-R districts and the new ADU zoning are adopted, we will propose additional changes for the areas that are no longer included in the corridors.

We have removed the daylight standard from the development standards and the community solar and public parking benefit from the incentive structure until those requirements have been confirmed as acceptable.

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

Full Name	Classification	Abbreviation
Main Street Neighborhood Corridor District	Residential, Office, and Commercial	MSNCD
Broadway Neighborhood Corridor District	Residential, Office, and Commercial	BNCD
Boston Avenue Corridor Neighborhood District	Residential, Office, and Commercial	BANCD
Harvard Street Neighborhood Corridor District	Residential, Office, and Commercial	HSNCD
West Medford Neighborhood Corridor District	Residential, Office, and Commercial	WMNCD

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

	MX-1B	MX-2A	MX-2B	PC⁵	LC
A. RESIDENTIAL USES					
1. Detached one-unit dwelling	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two-unit dwelling (Duplex)	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Three-unit dwelling, Detached.	N	N	N	1.5 per Dwelling Unit ⁴	NA
5. Multiplex (4-6 units)	Y	N	N	1.5 per Dwelling Unit ⁴	NA
6. Multiple dwelling (>6 units)	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
7. Dormitory, fraternity or sorority house	N	N	N	1 per 4 beds	1/15,000 s.f.
8. Lodging or boarding house	CDB	CDB	CDB	1 per Guestroom	1/15,000 s.f.
9. Senior housing facility	CDB	CDB	CDB	1 per 2 Units	1/15,000 s.f.
10. Co-housing.	CDB	CDB	CDB	1.5 per Dwelling Unit ⁴	NA
11. Congregate Housing.	N	N	N	1.5 per Dwelling Unit ⁴	NA
12. Townhouse	N	N	N	1.5 per Dwelling Unit ⁴	NA
13. Historic Conversion	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES					

	MX-1B	MX-2A	MX-2B	PC⁵	LC
1. Museum	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	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	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	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.

	MX-1B	MX-2A	MX-2B	PC ⁵	LC
C. OPEN RECREATIONAL AND AGRICULTURAL USES					
1. Private open recreational uses, available to the public	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES					
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	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	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
6. Mortuary, undertaking or funeral establishment	N	N	N	1 per 140 s.f.	1/15,000 s.f.
7. Adult use	N	N	N	1 per 350 s.f.	1/15,000 s.f.

	MX-1B	MX-2A	MX-2B	PC ⁵	LC
8. Brewery or taproom ¹	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
9. Artisanal Fabrication.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artistic/Creative Production.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
11. Work-Only Artists' Studio.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Co-working Space.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES					
1. Business, professional, or government office	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES					
1. Retail sales ²	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.

	MX-1B	MX-2A	MX-2B	PC⁵	LC
3. Neighborhood retail	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Body art establishment	Y	Y	Y	1 per 850 s.f.	1/15,000 s.f.
7. Adult Use Marijuana Establishment — Cultivation	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
8. Adult Use Marijuana Establishment — Manufacture and processing	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment —Retail	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
10. Adult Use Marijuana Establishment — Independent laboratory	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
11. Doggy Daycare	Y	Y	Y		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS					
1. Eating place, without drive through	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES					

	MX-1B	MX-2A	MX-2B	PC⁵	LC
1. Motor vehicle light service station	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	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	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	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	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:					
Residential	N	N	N	NA	NA
Nonresidential	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	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal	Y	Y	Y	NA	NA

	MX-1B	MX-2A	MX-2B	PC⁵	LC
use but not necessarily in the same district					
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	NA	NA
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	NA	NA
6. Open Storage	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	NA	NA
8. Radio and television tower	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES					
1. Fuel and ice sales	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	NA	NA
3. Printing and publishing	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	1 per 2 employees	1/50,000 s.f.

	MX-1B	MX-2A	MX-2B	PC ⁵	LC
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
12. Distillery or winery.	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Food Production Facility	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
14. Life Science Facility	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
15. Light Manufacturing	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
16. Maker Space	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
17. Shared-use Kitchen	CDB	CDB	CDB	<u>1 per 1,000 s.f.</u>	<u>1/15,000 s.f.</u>
K. ACCESSORY USES					
1. Accessory Dwelling Units (see §94-8.2)	N	N	N	N	N
2. Home occupation (see § 94-3.4)				1 per 350 s.f.	NA
As of right	Y	Y	Y		
By special permit	Y	Y	Y	1 per 350 s.f.	NA

	MX-1B	MX-2A	MX-2B	PC⁵	LC
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	
4. Family day care home	Y	Y	Y	1 per 2 employees	NA
5. Family day care home, large	CDB	CDB	CDB	1 per 2 employees	NA
6. Adult day care home	CDB	CDB	CDB	1 per 2 employees	NA
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	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	NA	NA
9. Swimming pool	Y	Y	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	Y	Y	NA	NA
11. Keno	N	N	N	NA	NA
12. Open storage	N	N	N	NA	NA
13. Heavy repair operations	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES					
1. Mixed-Use, Community	Y	Y	Y		
2. Mixed-Use Development	Y	Y	Y		

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

Dimensions	MX-1B	MX-2A	MX-2B
Lot Area sf (Min)	3,000	3,000	5,000
Frontage (Min)	30	40	40
Façade Build Out (Min)	80%	80%	80%
Active Ground Floor (Min)	75%	75%	75%
Residential Density (Units per lot) (Min-Max)	-	-	-
Historical Conversion (Max) ¹	Y	Y	Y
Height			
Max Base Height. (Stories)	4	5	7
Max Incentive Height (Stories)	1	2	2
Setbacks (ft)			
Front (Min/Max)	0/20	0/20	0/20
Side	-	-	-
Rear	0	0	0
Stormwater and Landscaping			
Building Coverage (Max)	80%	80%	80%
Green Score	25	25	25
Open Space, Permeable (Min)	20%	20%	20%
Pervious Surface (Min)	-	-	-
Open Space Landscape (Min)	-	-	-

¹ The Maximum permissible number of units is determined by 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 400 sf. Additions and expansions to the existing building shall not increase the number of units allowed. Historic Conversion in mixed-use districts could be converted into a mixed-use building.

² The 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; or
- b) requires Site Plan Review.

In those cases, Pervious Surface requirement does not apply.

Add Section 94-9.X Neighborhood Corridors

94-9.X.1 Purpose

The purpose of the Neighborhood Corridors is to allow a mix of uses, including residential, multifamily, and commercial, to meet the following needs for the neighborhood corridors:

1. Wider 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 the historic walkable, economic centers.
3. Design standards to buffer abutting neighborhoods from the higher intensity of uses and reinforce the identity of the neighborhood corridors as local and regional destinations.

94-9.X.2 Applicability

The Main Street Neighborhood Corridor District (MSNCD), Broadway Neighborhood Corridor District (BNCD), Boston Avenue Corridor Neighborhood District (BANCD), Harvard Street Neighborhood Corridor District (HSNCD) and West Medford Neighborhood Corridor District (WMNCD) replace the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within these districts in accordance with the provisions of Section 94-9.X and other relevant sections of the Zoning Ordinance.

1. The MSNCD 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 2A.** The Mixed-Use 2A 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.
2. The BNCD 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 2A.** The Mixed-Use 2A 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.
3. The BANCD 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 2A.** The Mixed-Use 2A 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 2B.** The Mixed-Use 2B Subdistrict allows a mix of residential and commercial uses at a larger scale of building size and massing.
4. The HSNCD is comprised of the following subdistrict:
- a. **Mixed-use 2A.** The Mixed-Use 2A 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.
5. The WMNCD is comprised of the following subdistrict:
- 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.

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 MSNCD, BNCD, BANCD, HSNCD and WMNCD.

- b. **Front Setbacks.** The building façade must be set back 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 20 feet is allowed for the purpose of creating an active public plaza.
- c. **Side and Rear Setbacks.** If the proposed 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.
- d. **Height Stepback Requirements.** For any lot within the MX-1B, MX-2A, or MX-2B district that abuts a NR-3, GR, or APT-1 district, a height setback 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-1B, MX-2A, or MX-2B district. The fourth floor and above shall not break the plane of that 45-degree angle.
- e. **Multi-Building Lots.** In the Neighborhood Corridor Districts, lots may have more than one principal building.

- f. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any building with its principal façade parallel to Boston Avenue, Main Street, Broadway, Harvard St, and High Street in WMNCD are subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses are defined as arts-related uses, retail (including retail accessory to an artisanal, maker, or manufacturing use), restaurant, personal services, publicly-accessible spaces, residential lobbies and common amenities, and other uses that encourage high levels of pedestrian activity and create a perception of safety.
- g. **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 MSNCD, BNCD, BANCD, HSNCD and WMNCD in which the project is located for any buildings between twenty and thirty feet of the rear or side setback abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no setback is required.
- h. **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 an average of the setback of the two buildings to provide consistency along the street.
- i. **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.
- j. **Height Waiver 1.** The limitation on the 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.
- k. **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.
- l. **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 the stepback(s) in 94-9.X.3.c Height Stepback Requirements.

- m. **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

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
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
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)						
Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours.				1 additional half-story		

Table of Development Incentive Bonuses.	
One of the following neighborhood open spaces: <ul style="list-style-type: none"> • Pocket Park • Garden • Playground • Skate Park 	1 additional half-story
Fountain / Water element (maintenance and repair for the life of the associated building)	1 additional half-story
Incentive 3: Community Amenities (publicly maintained)	
Streetscape Improvements along a public street	1 additional half-story
Incentive 4: Vibrant Neighborhoods	
Parking is concealed below grade or within a building structure.	1 additional half-story
The development project provides a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits or 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 as Net Zero Emissions Building	1 additional story
The development project is certifiable as LEED Platinum or equivalent standard	1 additional story

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, the 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, stepback, 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.

94-9.X.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 Neighborhood Corridor Districts. 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 standard or definition clear and understandable.

2. **Applicability of Development Standards.** Sections 94-9.X.6 Development Standards shall apply to all projects submitted under this MSNCD, BNCD, BANCD, HSNCD and WMNCD. 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.X.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 the 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 be paved to 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 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 [6 (six)] 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 skyglow.
- 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. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- c. **Multiple buildings on a lot.**
 - a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within the buildings or in separate 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.

3. 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.
4. **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 Exits.** Fire exits serving more than one story shall not be located on either of the street-facing façades.
5. **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 facades 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. **Electrical 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.
6. **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 Neighborhood Corridor Districts.

94-9.X.5 Affordability Requirements

Development in the Neighborhood Corridor Districts is subject to the requirements of Section 94-8.1 Inclusionary Housing.

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Proposed Medford Values-Aligned Local Investments Ordinance

CHAPTER 2 – ADMINISTRATION

ARTICLE IV. - OFFICERS AND EMPLOYEES

DIVISION 5. - CITY TREASURER AND COLLECTOR

Sec. 2-696. - Purpose and Intent.

The City of Medford will strive to invest its funds in ways that promote the wellbeing of our communities and our environment, favoring investment of its funds in entities that support the needs of peacetime in daily life and meet the city's goals of conducting local government in an "accountable, transparent, innovative, stable, ethical, representative, and responsible" way.

This ordinance shall be known as the Values-Aligned Local Investments Ordinance.

Sec. 2-697. - Prohibiting Certain Local Investments.

(A) No public funds under the care and custody of the Treasurer-Collector of the city shall be invested or remain invested in the stocks, securities or other obligations of any company which derives more than 15% of its revenue from the combustion, distribution, extraction, manufacture or sale of fossil fuels, which shall include coal, oil and gas, or fossil fuel products.

(B) No public funds under the care and custody of the Treasurer-Collector of the city shall be invested or remain invested in the stocks, securities or other obligations of any company which derives more than 15% of its revenue from the operation, maintenance, servicing or supply of jails, prisons, or detention facilities.

(C) No public funds under the care and custody of the Treasurer-Collector of the city, as specified in Sec. 2-682, shall be invested or remain invested in the stocks, securities, or other obligations of any company which derives any of its revenue from the manufacture or sale of weapons of any kind, including defense contractors.

(D) No public funds under the care and custody of the Treasurer-Collector of the city, as specified in Sec. 2-682, shall be invested or remain invested in the stocks, securities or other obligations of any company or entity that is directly, knowingly and over time contributing to severe violations of human rights and international humanitarian law as determined by international legal and humanities bodies including the United Nations, including, but not limited to, war crimes, crimes against humanity, apartheid, genocide, ethnic cleansing, and illegal occupation.

(E) This section shall not apply to public funds under the custody of the retirement system when application would result in a violation of the city's fiduciary responsibilities to its pensioners and beneficiaries.

Sec. 2-698. - Effective Date of Prohibition of Certain Local Investments.

Upon enactment of this ordinance, the Treasurer-Collector of the city shall review the investment portfolio of the city and identify any investments that may be deemed to violate the provisions established in this ordinance. The Treasurer-Collector shall divest public funds under their care from investments defined in Sec. 2-697 no later than December 31, 2025.

Sec. 2-699. - Disposition of Proceeds of Sales Required by Prohibition of Certain Local Investments.

Any proceeds of the sales required under this Subsection shall be invested as much as reasonably possible in institutions or companies which invest or conduct business or operations in the city or the commonwealth of Massachusetts so long as such use is consistent with sound and prudent investment policy, subject to the provisions of M.G.L. c.44, §§ 54 and 55 and the Prudent Investor Act, M.G.L. c. 203C.

Sec. 2-700. - Report on Local Investment.

Upon achieving compliance with Sec. 2-696, the Treasurer-Collector shall submit a report within 120 days to the Medford City Council regarding the status of investments affected by Sec. 2-697.

The Treasurer-Collector shall review all investments annually and submit a report on an annual basis regarding the status of investments affected by Sec. 2-697.

Secs. 2-701—2-720. - Reserved.



Medford City Council
Medford, Massachusetts

MEETING DATE

July 15, 2025

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

25-113 - Resolution to Request an Update from Health Department on Rodent Issues in Wellington and Glenwood Neighborhoods

FULL TEXT AND DESCRIPTION

Be it resolved the City Council get an update from the Health Department for rodent issues in the Wellington-Glenwood neighborhoods (Middlesex Ave area)

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

July 15, 2025

SPONSORED BY

Anna Callahan, City Councilor,
Isaac Bears, Council President

AGENDA ITEM

25-114 - Resolution to Request Legal Opinion and Estimated Tax Levy Impact of the Good Landlord Tax Credit

FULL TEXT AND DESCRIPTION

Whereas, as part of its 2024-2025 Governing Agenda and previous resolutions, the Council has stated its intention to implement the Good Landlord Tax Credit in order to help keep rents affordable and support landlords who offer below-market rental rates; and

Whereas, the state law enabling the Good Landlord Tax Credit (S.1795) specifically limits the “Qualified residential rental property” to any unsubsidized 2- to 4-unit residential rental property; and

Whereas, the reason the Council has not yet adopted this provision of state law is because of an analysis by the Assessing Department that stated that the tax credit would not be limited to small 2-4 unit rental properties and thus would provide a significant unintended benefit to corporate owners of large properties and impact the city’s property tax levy; now, therefore:

Be it Resolved by the Medford City Council that we request that the City Solicitor provide a written legal opinion on whether the local adoption of the Good Landlord Tax Credit could be limited to 2- to 4-unit properties and provide both the City Council and the Chief Assessor with said opinion; and

Be it Further Resolved that we request that the Chief Assessor provide the City Council with the potential impact of a Medford Good Landlord Tax Credit on the city’s property tax levy based on the opinion provided by the City Solicitor.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

July 7, 2025

Via Electronic Delivery

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

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Bono Appetit

Date + Time: 8/2/2025
1:00 – 5:00PM

Location: Clippership Pop-up
75 Riverside Drive
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn".

Breanna Lungo-Koehn, Mayor



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

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Medford, MA 02155

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On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Crop Circle Pizza

Date + Time: 8/9/2025
1:00 – 5:00PM

Location: Clippership Pop-up
Clippership Drive
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn".

Breanna Lungo-Koehn, Mayor



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

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Medford, MA 02155

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On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Babcis Pierogis

Date + Time: 8/16/2025
1:00 – 5:00PM

Location: Clippership Pop-up
75 Riverside Drive
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn", is written over a horizontal line.

Breanna Lungo-Koehn, Mayor



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

July 7, 2025

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

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Bobo Appetit

Date + Time: 8/23/2025
1:00 – 5:00PM

Location: Clippership Pop-up
75 Riverside Dr.
Medford, MA 02155

Event: Medford Square Fest: Brews, Bites & Beats

About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn".

Breanna Lungo-Koehn, Mayor



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

July 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 – Medford Armory Emergency Façade Restoration

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 \$37,280.00 from the CPA Historic Preservation Reserve to the Fonzi Condominium Trust, to provide funding for emergency façade restoration repairs.

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

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn", is written over the printed name.

Breanna Lungo-Koehn
Mayor

Enclosure



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



Funding Recommendation Decision

July 8, 2025

Applicant Name: Fonzi Condominium Trust

Applicant Address: 92 High Street, Medford MA 02155

Project: Emergency Façade Restoration

On July 8, 2025, the City of Medford Community Preservation Committee ("CPC") voted 7-0 to recommend to City Council that the Fonzi Condominium Trust be awarded \$37,280.00 of Community Preservation Act ("CPA") funds for the Medford Armory Emergency Façade Restoration project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. The Applicant will work with the Community Preservation Act Manager to coordinate one to two public events annually for a ten (10) year period, in which the Project Building at 92 High Street will be open to the public. These events will be mutually agreed upon between the City of Medford and the Fonzi Condominium Trust. This condition can be revisited with any subsequent CPA funding for future phases of the restoration.
3. The Applicant will work with their restoration partner to ensure materials, color, and profile of the mortar/joints are restored to historically-accurate specifications.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee

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



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

July 10, 2025

Via Electronic Delivery

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

Re: Donation Acceptance

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves under M.G.L. Chapter 44, Section 53A, a donation in the amount of \$500 donated by the Boston Proud Corp in honor of Pride month and for Pride related activities.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor



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

June 10, 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 Non-Union Public Works "NPW" shall be amended to include the following position:

"Civil Project Manager"

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn", is written over the printed name.

Breanna Lungo-Koehn
Mayor

RECEIVED
CITY CLERK
MEDFORD, MASS.

7/25 JUL 10 AM 8:48



City Of Medford
Massachusetts

7/10 2025

PETITION

To The Honorable City Council:

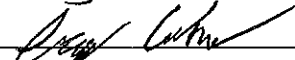
The undersigned respectfully request for:

(Please write brief request below) "Tree Removal"

I am a home owner in Medford since 2016. I am currently in the process of Building a new home on Walcott Street.

Unfortunately I need to remove a tree located on a public sidewalk in order to have a functioning Driveway. I have followed the protocols with the tree warden/DPW and they have ignored my rightful Due Process to have a public hearing in order to remove the tree.

Petitioner's Name: Greg Collins Date: 7/10/25

Petitioner's Signature: 

Residence: 41 Fulton Street / 77 Walcott Street

Place of Business (if applicable): _____

Home/Cell Phone: 774-217-3825

Business Phone: _____