



Medford City Council
Medford, Massachusetts

The Twelfth Regular Meeting, June 24, 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/81693916702>

Call-in Number: +13092053325,,81693916702#

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

25-100 - Offered by George Scarpelli, City Councilor, Isaac Bears, Council President

Resolution in Memory of Richard Caraviello

25-101 - Offered by George Scarpelli, City Councilor

Congratulate Karen Breen on Retirement from Medford Public Schools

Records

The Records of the Meeting of June 10, 2025 were passed to Councilor Callahan.

Reports of Committees

24-033 - Offered by Kit Collins, Council Vice President

Planning and Permitting Committee, June 11, 2025, Report to Follow

HEARINGS

25-036

Petition to Amend Special Permit - 282 Mystic Ave

25-044

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

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

24-097

Petition For a Class II/IV Auto License - Asbury BMB, LLC d/b/a Herb Chambers
Certified Preowned Medford

25-099

Petition For a Class I/IV Auto License - MAG Retail Holdings - CJDRM, LLC dba
McGovern Chrysler Jeep Dodge Ram of Medford

25-102

Petition for Amendment to a Common Victualler License - Raising Canes Restaurants
LLC

MOTIONS, ORDERS, AND RESOLUTIONS

25-093 - Offered by Justin Tseng, City Councilor

Resolution to Address Issues on Quincy Street

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)

25-104 - Offered by Isaac Bears, Council President

Resolution in Opposition to *Skrmetti v. United States* Supreme Court Decision

25-105 - Offered by Isaac Bears, Council President

Values-Aligned Local Investments Ordinance

COMMUNICATIONS FROM THE MAYOR

25-106

Submitted by Mayor Breanna Lungo-Koehn

Appropriation of Free Cash

25-107

Submitted by Mayor Breanna Lungo-Koehn

Fiscal Year 2025 Year End Transfers

25-108

Submitted by Mayor Breanna Lungo-Koehn

Establish and Transfer Funds to Medford Public Schools Special Purpose Override Stabilization Fund

PUBLIC PARTICIPATION

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

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

<u>25-090</u>	Proposed Wage Adjustment for Non-Union Personnel	
IN CITY COUNCIL	MAY 27, 2025	APPROVED FOR FIRST READING
ADVERTISED	JUNE 19, 2025	MEDFORD TRANSCRIPT AND 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	SPONSORED BY
June 24, 2025	George Scarpelli, City Councilor, Isaac Bears, Council President

AGENDA ITEM

25-100 - Resolution in Memory of Richard Caraviello

FULL TEXT AND DESCRIPTION

WHEREAS, the Medford City Council has learned with deep sadness of the passing of Richard Caraviello, a proud lifelong resident of Medford, who passed away peacefully on June 3, 2025, at the age of 93; and

WHEREAS, Richard Caraviello was a devoted son of the late Salvatore and Maria (Contrada) Caraviello, and a beloved husband to the late Angela (Mosko) Caraviello and the late Mildred Trifiro; and

WHEREAS, Richard honorably served his country in the United States Army during the Korean War and continued to serve his community as the longtime proprietor of Salvy's Sportswear, a business known for quality women's clothing and family values; and

WHEREAS, Richard was a devoted father to Richard Caraviello and his wife Carol; a proud grandfather to Richard and his wife Lisa, Lauren and her husband Joey Mongiello, and Nicole and her husband Stephen Gaudette; and a cherished great-grandfather to Gianna, Joey, Richie, Nicholas, Giuliana, Isabella, James and Michael; and

WHEREAS, Richard was the dear brother of the late Fred, Salvatore "Junie," Frank "Smokey," Tina, Clara, and Armand Caraviello, and is lovingly remembered by many nieces, nephews, extended family members, and friends; and

WHEREAS, Richard Caraviello will be remembered as a man of deep faith, strong family values, humble service, and unwavering pride in his Medford roots;

NOW, THEREFORE, BE IT RESOLVED, that the Medford City Council extends its sincerest condolences to the Caraviello family and expresses its heartfelt appreciation for the life, service, and legacy of Richard Caraviello; and

BE IT FURTHER RESOLVED, that this Resolution be spread upon the records of the Medford City Council and a suitably engrossed copy be presented to the Caraviello family as a lasting expression of sympathy and gratitude.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 24, 2025	George Scarpelli, City Councilor
AGENDA ITEM	<u>25-101</u> - Congratulate Karen Breen on Retirement from Medford Public Schools
FULL TEXT AND DESCRIPTION	Be it resolved that the City Council thank and congratulate Karen Breen on her retirement after 25 years as a School Nurse at multiple Medford Schools but most recently the McGlynn Elementary and Middle School. Karen has taken care of so many of our children with love and compassion over these years and we recognize and salute you for your dedication. Enjoy your retirement.
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 24, 2025	Kit Collins, Council Vice President
AGENDA ITEM	<u>24-033</u> - Planning and Permitting Committee, June 11, 2025, Report to Follow
FULL TEXT AND DESCRIPTION	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 24, 2025	
AGENDA ITEM	<u>25-036</u> - Petition to Amend Special Permit - 282 Mystic Ave
FULL TEXT AND DESCRIPTION	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 24, 2025	
AGENDA ITEM	<u>25-044</u> - Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94 (Residential Districts) - To Be Continued to a Date Certain
FULL TEXT AND DESCRIPTION	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None

RECEIVED
CITY CLERK
MEDFORD, MASS.

LEGAL NOTICE

CITY OF MEDFORD

2025 JUN 10 PM 3:21

25-097

CLASS II and CLASS IV AUTOMOBILE DEALER/REPAIR LICENSE

Pursuant to Medford City Ordinance, Chapter 14, Article VI, Section 14-462, Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford, located at 60 Mystic Avenue, Medford, MA 02155 hereby provides notice of its intent to apply for a Class II Dealer and Class IV Repair License in Medford Massachusetts. The subject property is presently owned by Herb Chambers 1172, Inc. d/b/a Herb Chambers BMW of Medford and is already authorized to operate as an automobile dealer and repair shop by the local authorities. The subject property is being sold to the applicant Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford.

These license applications will go before the City Council for public hearing on June 24, 2025, 7:00 PM at Medford City Hall, 2nd floor Howard Alden Memorial Chambers, 85 George P. Hassett Drive, Medford, MA 02155.

Applicant Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford.

For any further Questions please feel free to contact the Medford City Clerk's office @ 781-393-2425.

THE COMMONWEALTH OF MASSACHUSETTS

OFF

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? Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford

Business address of concern. No. 60 Mystic Avenue, St.,
Medford, MA City — Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? Limited Liability Company (LLC)

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

4. If a co-partnership, state full names and residential addresses of the persons composing it.
Member-managed LLC - See Secretary of State Business Entity Summary attached hereto.

5. If an association or a corporation, state full names and residential addresses of the principal officers.
President See above.
Secretary See above.
Treasurer See above.

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes.
If so, is your principal business the sale of new motor vehicles? No.
Is your principal business the buying and selling of second hand motor vehicles? Yes (repair facility).
Is your principal business that of a motor vehicle junk dealer? Yes.

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

All buildings and parking at 60 Mystic Avenue, Certified preowned dealership, repair facility/service center, administrative offices, and parking lot.

8. Are you a recognized agent of a motor vehicle manufacturer? Manufacturer approval pending.
(Yes or No)

If so, state name of manufacturer BMW

9. Have you a signed contract as required by Section 58, Class 1? Pending and will be provided in due course.
(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? No.
(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? No. (Yes or No)

Looking to effectuate transfer of licenses held by Herb Chambers BMW, Certified Nos. 25-1 and 25-307.
Copies of licenses appended hereto.

Sign your name in full.

Brian J. Coughlin
COUNSEL FOR ASBURY BMW, LLC
(Duly authorized to represent the concern herein mentioned)

Residence ArentFox Schiff, LLP, 800 Boylston Street, 32nd Floor, Boston, MA 02199

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)

MASSACHUSETTS USED CAR DEALER'S BOND

KNOW ALL MEN BY THESE PRESENTS, that we,

Asbury BMB, LLC dba BMW Certified PreOwned

of 60 Mystic Avenue, Medford, MA 02155

as Principal, and

Fidelity and Deposit Company of Maryland

1299 Zurich Way, 10th Floor, Schaumburg, IL 60196-1056

authorized to do business in the Commonwealth of Massachusetts, as Surety, are held and firmly bound unto

Commonwealth of Massachusetts, Registry of Motor Vehicles

as Obligee, for the benefit of all natural persons who suffer loss as defined by Chapter 140, Section 58 of the General Laws as amended by Chapter 422 of the Acts of 2002, by reason of purchase of a motor vehicle from the said Principal, in the sum of

Ten Thousand Dollars and 00/100

(\$ 10,000.00), for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assignees, jointly and severally, firmly be these presents.

Whereas the said Principal is a Dealer having an established place of business at

60 Mystic Avenue, Medford, MA 02155

in the Commonwealth of Massachusetts, and is required to furnish a bond in accordance with Chapter 140, Section 58.

Now, therefore, the condition of this obligation is such that if the said Principal shall faithfully observe the provisions of Chapter 140, Section 58, then this obligation shall be void and of no effect; otherwise it shall remain in full force and virtue. The aggregate liability of the Surety shall in no event exceed the amount of this bond regardless of the number of claims against the bond or the number of years the bond remains in force.

The foregoing Agreement is Subject to the Following Conditions and Limitations:

Section 1. Recovery Against this bond may be made by any natural person who obtains a final judgment in court against the dealer for an act or omission on which the bond is conditioned if the act or omission occurred during the term of the bond. No suit may be maintained to enforce any liability on the bond unless brought within one year after the event giving rise to the cause of action.

Section 2. Notice of any suit under this bond must be made in writing to the Obligee (written acknowledgement of receipt of said notice by the Obligee to be prima facie evidence of compliance with this requirement of notice).

Section 3. The Surety may cancel said bond by giving thirty (30) days notice in writing by U.S. First Class mail to the Obligee, and this bond shall be deemed cancelled.

Effective this 5th day of June, 2025.

Witness

Asbury BMB, LLC dba BMW Certified PreOwned (Seal)

By Myra Meier
Principal

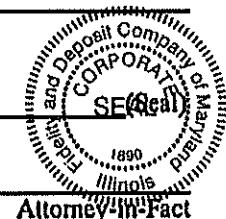
Witness

Fidelity and Deposit Company of Maryland

By Ryan Norman
Surety

Emma J. Bryant

Ryan Norman



Attorney-in-Fact

Bond No. 09428323

Obligee: Commonwealth of Massachusetts, Registry of Motor Vehicles

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

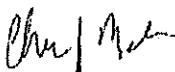
KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Ryan Norman, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

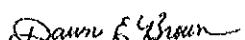
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

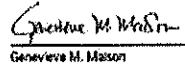

By: Christopher Nolan
Vice President


By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.


Genevieve M. Mason
Notary Public
My Commission Expire January 27, 2029


Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies,
this 5th day of June, 2025.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



CERTIFICATE OF LIABILITY INSURANCE

3/1/2026

DATE (MM/DD/YYYY)

4/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL ADDRESS:	FAX (A/C. No.):
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	1496428 Asbury Automotive Group, Inc. 2905 Premiere Parkway Suite 300 Duluth GA 30097	INSURER A : Arch Insurance Company	11150
		INSURER B : Arch Indemnity Insurance Company	30830
		INSURER C : Ascot Insurance Company	23752
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 19391494 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

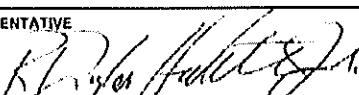
INSR LTR	TYPE OF INSURANCE	ADD'L SUB/R INSD WND	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N N	31GPP1106700	3/1/2025	3/1/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 25,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
	GENL AGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS Hired AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N N	31CAB1106700	3/1/2025	3/1/2026	COMBINED SINGLE LIMIT (Ex accident) \$ 5,000,000 BODILY INJURY (Per person) \$ XXXXXX BODILY INJURY (Per accident) \$ XXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXX Comp/Collision \$ 1,000,000
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR CLAIMS-MADE X EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$	N N	31UPP1106700	3/1/2025	3/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N N/A	34WCII1106700	3/1/2025	3/1/2026	X PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYER \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Garage Keeper Liability	N N	31CAB1106700	3/1/2025	3/1/2026	\$1,000,000 limit
C	Excess Liability	N N	EXNA 2510000919-01	3/1/2025	3/1/2026	\$5,000,000 occurrence \$5,000,000 aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

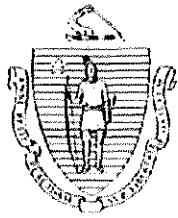
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

CERTIFICATE HOLDER

CANCELLATION

19391494 Evidence of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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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: Asbury BMB, LLC dba BMW Certified PreOwned _____

Address: 60 Mystic Ave., _____

City/State/Zip: Medford, MA 02155

Phone #: _____

Are you an employer? Check the appropriate box:

1. I am a employer with 15 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 Car Dealership

*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: Arch Insurance Company

Insurer's Address: 210 Hudson Street Suite 600

City/State/Zip: Jersey City NJ 07311

Policy # or Self-ins. Lic. # 3WCI1106700

Expiration Date: 03/01/2026

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: Gregory A. Wiley

Digitally signed by Gregory A. Wiley
Date: 2025.04.25 11:27:32 -04'00' Date: 04/25/2025

Phone #: _____

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 #: _____



City of Medford
OFFICE OF THE CITY CLERK

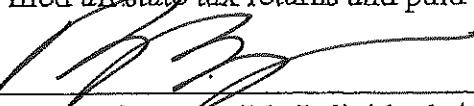
ADAM L. HURTBISSE
City Clerk
ahurtubise@medford-ma.gov

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 5/21/2025

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.


*Signature of responsible Individual / Corporate Officer

Devon C. Bodey - Counsel for Asbury BMB, LLC

Print Name

ArentFox Schiff, LLP, 800 Boylston Street, 32nd Floor, Boston, MA 02199

Home Address

[REDACTED]
** 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.



City of Medford
OFFICE OF THE CITY CLERK

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

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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 10/6/25

The following is a Traffic Impact Report on a Class II - Motor Vehicle Dealer

LICENSE application of Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford
located at 60 Mystic Avenue, Medford, MA 02155

No traffic impact anticipated

Signed:

A handwritten signature in black ink, appearing to read "Captain Daniel Lento".
MEDFORD Chief of Police



City of Medford
OFFICE OF THE CITY CLERK

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

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 4/3/25

TO: TREASURER/COLLECTOR

AN APPLICATION FOR A Class II - Motor Vehicle Dealer LICENSE, HAS BEEN RECEIVED, TO BE LOCATED AT 60 Mystic Avenue, Medford, MA 02155

Herbert Chambers

PREVIOUS LICENSE HOLDER

Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford

PRESENT APPLICANT BUSINESS NAME

TELEPHONE NO. (617) 731-8100

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

YES IF YES, LIST AMOUNT.

NO ✓

Adam M. O'hearn
TREASURER/COLLECTOR



City of Medford
OFFICE OF THE CITY CLERK

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

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 10/31/25

TO: THE BUILDING COMMISSIONER

A PETITION HAS BEEN FILED BY Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned
Medford

FOR Class II - Motor Vehicle Dealer License
(TYPE OF LICENSE)

TO BE LOCATED AT 60 Mystic Avenue, Medford, MA 02155

TELEPHONE NO. (617) 731-8100

REPORT OF THE BUILDING COMMISSIONER

DOES THIS PROPERTY CONFORM TO ZONING REGULATIONS?

YES

BUILDING COMMISSIONER



RECEIPT FOR FEE

Medford, Mass., 5/22/2025 2025

CLASS II LICENSE

Issued to Activity Party, LLC

Residence _____

Place of Business (10) 110-112 PAID BY CHECK

Expires 5/22/2025 MAY 22 2025

Amount Received \$100 Dollars.

SUBJECT TO COLLECTION
CITY OF MEDFORD

Chk# 114084

City Collector.

Ref. No: G 105902306



RECEIPT FOR FEE

Medford, Mass., 5/22/2025 2025

CLASS IV LICENSE PAID BY CHECK

Issued to Activity Party, LLC MAY 22 2025

Residence _____

Place of Business (10) 110-112 SUBJECT TO COLLECTION CITY OF MEDFORD

Expires 5/22/2025 2025

Amount Received \$100 Dollars.

Chk# 114083

City Collector.

105902306



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner
mass.gov/dor

Letter ID: L2039168928
Notice Date: April 28, 2025
Case ID: 0-002-861-237



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



ASBURY BMB LLC
1168 COMMONWEALTH AVE
BOSTON MA 02134-4618

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, ASBURY BMB 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?

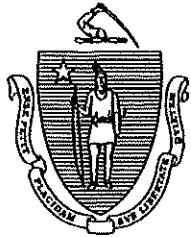
If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

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



*The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133*

William Francis Galvin
Secretary of the
Commonwealth

April 28, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of registration of a Foreign Limited Liability Company was filed in this office by

ASBURY BMB, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on March 4, 2025.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 72 for revocation of said Limited Liability Company's authority to transact business in the Commonwealth; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **DAVID W. HULT, MICHAEL WELCH, SIDNEY BARRON, DANIEL CLARA, MICHAEL MCCOY, MATTHEW J. MEES, AMANDA PARRILLI, CHRIS REEVES, DEAN CALLOWAY**

I further certify that the name of persons authorized to act with respect to real property instruments listed in the most recent filings are: **DAVID W. HULT, MICHAEL WELCH, SIDNEY BARRON, DANIEL CLARA, MICHAEL MCCOY, MATTHEW J. MEES, AMANDA PARRILLI, CHRIS REEVES, DEAN CALLOWAY**

In testimony of which,

I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

The Great Seal of the Commonwealth of Massachusetts, featuring a circular design with an Algonquian Native American figure holding a bow and arrow, surrounded by a circular border with the state motto "Ense petit placidam sub libertate quietem".

William Francis Galvin
Secretary of the Commonwealth

Processed by: TAA

QC by: KM

Delaware

Page 1

The First State

*I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE
STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND
CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "ASBURY BMB,
LLC", FILED IN THIS OFFICE ON THE THIRD DAY OF MARCH, A.D.
2025, AT 8:24 O'CLOCK A.M.*

10116455 8100
SR# 20250883368



You may verify this certificate online at corp.delaware.gov/authver.shtml

C. F. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203058029
Date: 03-03-25

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:24 AM 03/03/2025
FILED 08:24 AM 03/03/2025
SR 20250883368 - File Number 10116455

**CERTIFICATE OF FORMATION
OF
ASBURY BMB, LLC**

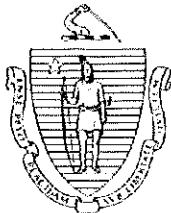
This Certificate of Formation of Asbury BMB, LLC shall be effective upon filing with the Secretary of State and has been duly executed and is being filed in accordance with the Delaware Limited Liability Company Act.

1. The name of the limited liability company is Asbury BMB, LLC.
2. The address of its registered office in the State of Delaware is 251 Little Falls Drive Wilmington, DE 19808-1674 in the County of New Castle. The name of its Registered Agent at such address is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation of Asbury BMB, LLC on this 3rd day of March, 2025.



Dean Calloway, Authorized Person



*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: Asbury BMB, LLC dba BMW Certified PreOwned

Address: 60 Mystic Ave.,

City/State/Zip: Medford, MA 02155

Phone #:

Are you an employer? Check the appropriate box:

1. I am a employer with 15 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 Car Dealership

*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: Arch Insurance Company

Insurer's Address: 210 Hudson Street Suite 600

City/State/Zip: Jersey City NJ 07311

Policy # or Self-ins. Lic. # 3WCI1106700 Expiration Date: 03/01/2026

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: Gregory A. Wiley / Digitally signed by Gregory A. Wiley
Date: 2025.04.25 11:27:32 -04'00' Date: 04/25/2025

Phone #: [REDACTED]

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 #: _____



CERTIFICATE OF LIABILITY INSURANCE

3/1/2026

DATE (MM/DD/YYYY)
4/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:		
		PHONE (A/C, No. Ext):	FAX (A/C, No.):	
INSURED 1496428	Asbury Automotive Group, Inc. 2905 Premiere Parkway Suite 300 Duluth GA 30097	E-MAIL ADDRESS:		
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Arch Insurance Company		11150
		INSURER B: Arch Indemnity Insurance Company		30830
		INSURER C: Ascot Insurance Company		23752
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES

CERTIFICATE NUMBER: 19391494

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

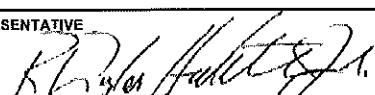
INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N N	31GPP1106700	3/1/2025	3/1/2026	EACH OCCURRENCE	\$ 5,000,000	
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
						MED EXP (Any one person)	\$ 10,000	
						PERSONAL & ADV INJURY	\$ 5,000,000	
						GENERAL AGGREGATE	\$ 25,000,000	
						PRODUCTS - COMP/OP AGG	\$ 10,000,000	
							\$	
	GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC							
	OTHER:							
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS Hired AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N N	31CAB1106700	3/1/2025	3/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 5,000,000	
	X Garage Liab					BODILY INJURY (Per person)	\$ XXXXXXXX	
						BODILY INJURY (Per accident)	\$ XXXXXXXX	
						PROPERTY DAMAGE (Per accident)	\$ XXXXXXXX	
						Comp/Collision	\$ 1,000,000	
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR	N N	31UFP1106700	3/1/2025	3/1/2026	EACH OCCURRENCE	\$ 5,000,000	
	X EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 5,000,000	
	DED RETENTION \$						\$ XXXXXXXX	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N N/A	34WCT1106700	3/1/2025	3/1/2026	X PER STATUTE	OTH-ER	
						E.L. EACH ACCIDENT	\$ 1,000,000	
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
A	Garage Keeper Liability	N N	31CAB1106700	3/1/2025	3/1/2026	\$1,000,000 limit		
C	Excess Liability		EXNA 2510000919-01	3/1/2025	3/1/2026	\$5,000,000 occurrence \$5,000,000 aggregate		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

CERTIFICATE HOLDER

CANCELLATION

19391494 Evidence of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

BUSINESS CERTIFICATE NO.

New Renewal _____

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

103

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:

Herb Chambers BMW Certified Preowned Medford

60 Mystic Ave., Medford, MA 02155

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

FULL NAME

RESIDENCE

Asbury BMB, LLC

2905 Premiere Pkwy, NW, Ste. 300, Duluth, GA 30097

E-Mail Address [REDACTED]

Phone Number [REDACTED]

Signed

My Mees

State: Georgia

XXXXXXXXXXXXXX

Forsyth

County

April 15

2025

Personally, appeared before me the above-named

and made oath that the foregoing statement is true.

(seal)



Yvonne York *Yvonne York*
Notary

(TITLE)

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: April 25, 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: M. Meier

Title: Vice President

City Clerk's Office
85 George P. Hassett Drive, Room 103
Medford, MA. 02155
781-393-2425

BUSINESS CERTIFICATE NO.

New Renewal _____

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

102

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:

BMW Certified Preowned Medford

60 Mystic Ave., Medford, MA 02155

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

FULL NAME

RESIDENCE

Asbury BMB, LLC

2905 Premiere Pkwy, NW, Ste. 300, Duluth, GA 30097

E-Mail Address [REDACTED]

Phone Number [REDACTED]

Signed

Yvonne York Mees

State: Georgia

THE COMMONWEALTH OF MASSACHUSETTS

Forsyth

County

April 15

2025

Personally, appeared before me the above-named

and made oath that the foregoing statement is true.

(seal)



Yvonne York *Yvonne York*
Notary

(TITLE)

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: April 15, 2029

(over)

Notice

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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: M. Meen

Title: Vice President

City Clerk's Office
85 George P. Hassett Drive, Room 103
Medford, MA. 02155
781-393-2425

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? . Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford
- Business address of concern. No. 60 Mystic Avenue, St., Medford, MA City — Town.
2. Is the above concern an individual, co-partnership, an association or a corporation? Limited Liability Company (LLC)
3. If an individual, state full name and residential address.
N/A
4. If a co-partnership, state full names and residential addresses of the persons composing it.
Member-managed LLC - See Secretary of State Business Entity Summary attached hereto.
5. If an association or a corporation, state full names and residential addresses of the principal officers.
President See above.
Secretary See above.
Treasurer See above.
6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes.
If so, is your principal business the sale of new motor vehicles? No.
Is your principal business the buying and selling of second hand motor vehicles? Yes (and repair facility).
Is your principal business that of a motor vehicle junk dealer? Yes.

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

All buildings and parking at 60 Mystic Avenue, Certified preowned dealership, repair facility/service center, administrative offices, and parking lot.

8. Are you a recognized agent of a motor vehicle manufacturer? Manufacturer approval pending.
(Yes or No)

If so, state name of manufacturer BMW

9. Have you a signed contract as required by Section 58, Class 1? Pending and will be provided in due course.
(Yes or No)

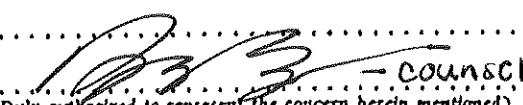
10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? No.
(Yes or No)

If so, in what city — town N/A

Did you receive a license? N.A. For what year? N/A
(Yes or No)

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? No.
(Yes or No)

Looking to effectuate transfer of licenses held by Herb Chambers BMW Certified : Nos. 25-1 and 25-307.
Copies of licenses appended hereto.

Sign your name in full. 
(Duly authorized to represent the concern herein mentioned)

Residence ArentFox Schiff, LLP, 800 Boylston Street, 32nd Floor, Boston, MA 02199

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-nine 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 IN THE FOLLOWING BLANKS

Application No.

Class License No.

Name

St. and No.

City — Town

Date Issued

Remarks

MASSACHUSETTS USED CAR DEALER'S BOND

KNOW ALL MEN BY THESE PRESENTS, that we,

Asbury BMB, LLC dba BMW Certified PreOwned

of 60 Mystic Avenue, Medford, MA 02155
as Principal, and

Fidelity and Deposit Company of Maryland

1299 Zurich Way, 10th Floor, Schaumburg, IL 60196-1056

authorized to do business in the Commonwealth of Massachusetts, as Surety, are held and firmly bound unto

Commonwealth of Massachusetts, Registry of Motor Vehicles

as Obligee, for the benefit of all natural persons who suffer loss as defined by Chapter 140, Section 58 of the General Laws as amended by Chapter 422 of the Acts of 2002, by reason of purchase of a motor vehicle from the said Principal, in the sum of

Twenty Five Thousand Dollars and 00/100

(\$25,000.00), for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assignees, jointly and severally, firmly by these presents.

Whereas the said Principal is a Dealer having an established place of business at

In the Commonwealth of Massachusetts, and is required to furnish a bond in accordance with Chapter 140, Section 58.

Now, therefore, the condition of this obligation is such that if the said Principal shall faithfully observe the provisions of Chapter 140, Section 58, then this obligation shall be void and of no effect; otherwise it shall remain in full force and virtue. The aggregate liability of the Surety shall in no event exceed the amount of this bond regardless of the number of claims against the bond or the number of years the bond remains in force.

The Foregoing Agreement is Subject to the Following Conditions and Limitations:

- Section 1. Recovery Against this bond may be made by any natural person who obtains a final judgment in court against the dealer for an act or omission on which the bond is conditioned if the act or omission occurred during the term of the bond. No suit may be maintained to enforce any liability on the bond unless brought within one year after the event giving rise to the cause of action.
- Section 2. Notice of any suit under this bond must be made in writing to the Obligee (written acknowledgement of receipt of said notice by the Obligee to be prima facie evidence of compliance with this requirement of notice).
- Section 3. The Surety may cancel said bond by giving thirty (30) days notice in writing by U.S. First Class mail to the Obligee and this bond shall be deemed cancelled.

Effective this 30th day of May, 2025.

Witness

Asbury BMB, LLC dba BMW Certified PreOwned

(Seal)

Ashley York

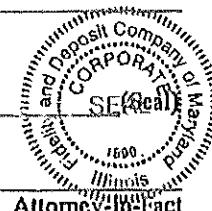
By Ryan Norman
Principal

Witness

Fidelity and Deposit Company of Maryland

Ryan Norman

By Ryan Norman
Surety Ryan Norman



Ashley Burns

Bond No. 09428318

Obligee: Commonwealth of Massachusetts, Registry of Motor Vehicles

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Ryan Norman, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeseth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Anne M. Masson
Notary Public
My Commission Expire January 27, 2020

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies,
this 30th day of May, 2025.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



City of Medford
OFFICE OF THE CITY CLERK

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

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 05/16/2024

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.

*Signature of responsible Individual / Corporate Officer

Devon C. Bodey - Counsel for Asbury BMB, LLC

Print Name

ArentFox Schiff, LLP, 800 Boylston Street, 32nd Floor, Boston, MA 02199

Home Address

[REDACTED] IN of Asbury BMB, LLC)

** 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.



City of Medford
OFFICE OF THE CITY CLERK

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ahurtubise@medford-ma.gov

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CITY OF MEDFORD
MASSACHUSETTS

OFFICE OF THE CITY CLERK

DATE 6/3/25

TO: TREASURER/COLLECTOR

AN APPLICATION FOR A Class 4 - Repair LICENSE, HAS BEEN
RECEIVED, TO BE LOCATED AT 60 Mystic Avenue, Medford, MA 02155

Herbert Chambers

PREVIOUS LICENSE HOLDER

Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford

PRESENT APPLICANT BUSINESS NAME

TELEPHONE NO. [REDACTED]

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

YES IF YES, LIST AMOUNT.

NO ✓

Adam M. O'Brien
TREASURER/COLLECTOR



City of Medford
OFFICE OF THE CITY CLERK

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

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
TRAFFIC IMPACT REPORT

To: The Honorable, the City Council

DATE 10/10/25

The following is a Traffic Impact Report on a Class 4 - Repair

LICENSE application of Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned Medford
located at 60 Mystic Avenue, Medford, MA 02155

No traffic impact anticipated

Signed:

Captain Barry Clements
MEDFORD Chief of Police



City of Medford
OFFICE OF THE CITY CLERK

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

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 6/3/25

TO: THE BUILDING COMMISSIONER

A PETITION HAS BEEN FILED BY Asbury BMB, LLC d/b/a Herb Chambers Certified Preowned
Medford

FOR Class 4 - Repair License

(TYPE OF LICENSE)

TO BE LOCATED AT 60 Mystic Avenue, Medford, MA 02155

TELEPHONE NO. [REDACTED]

REPORT OF THE BUILDING COMMISSIONER

DOES THIS PROPERTY CONFORM TO ZONING REGULATIONS?

YES

A handwritten signature in black ink, appearing to read "J. [Last Name]".

BUILDING COMMISSIONER

LEGAL NOTICE
CITY OF MEDFORD

RECEIVED
CITY CLERK
MEDFORD, MASS.

25-099

2025 JUN 12 PM 2:41

CLASS I and Class IV AUTOMOBILE DEALER/REPAIR LICENSE

Pursuant to Medford City Ordinance, Chapter 14, Article VI, Section 14-462, MAG RETAIL HOLDINGS - CJDRM, LLC (McGovern CJDR of Boston), 29 MYSTIC AVE hereby provides notice of its intent to apply for a Class I Dealer License in Medford Massachusetts. The subject property is presently owned by GRAVA REALTY TRUST 29 MYSTIC AVE MEDFORD MA 02155 and is already authorized to operate as an automobile dealer by the local authorities. The subject property is being sold to the applicant MAG RE HOLDINGS – MEDFORD, LLC (MAG RETAIL HOLDINGS - CJDRM, LLC, McGovern CJDR of Boston will be the tenant).

These license applications will go before the Medford City Council for public hearing on June 24, 2025, 7:00 PM at Medford City Hall, 2nd floor Howard Alden Memorial Chambers, 85 George P. Hassett Drive, Medford, MA 02155.

Applicant MAG RETAIL HOLDINGS – CJDRM, LLC (McGovern CJDR of Boston).

If there are any questions, please reach out to the Medford City Clerk's office @ 781-393-2425

NOTES

RECEIPTDATE 6/9/25

NO. 984505

RECEIVED FROM McGovernADDRESS 39 MILETIC Ave
MedfordFOR Use of IV License\$ 125**PAID BY CHECK**

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	<input checked="" type="checkbox"/>
AMT. PAID	<u>125</u>	CHECK	<input checked="" type="checkbox"/>
BALANCE DUE		MONEY ORDER	

JUN - 9 2025

BY SUBJECT TO COLLECTION
CITY OF MEDFORD REDIFORM © 81802

PAGE 1C

NET AMOUNT
- 125.00
125.00

NOTES

RECEIPTDATE 6/9/25

NO. 984504

RECEIVED FROM McGovernADDRESS 39 MILETIC Ave
MedfordFOR Use of IV License\$ 125**PAID BY CHECK**

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	<input checked="" type="checkbox"/>
AMT. PAID	<u>125</u>	CHECK	<input checked="" type="checkbox"/>
BALANCE DUE		MONEY ORDER	

JUN - 9 2025

BY SUBJECT TO COLLECTION
CITY OF MEDFORD REDIFORM © 81802

TOTAL 20200 125.00

DETACH AT PERFORATION BEFORE DEPOSITING CHECK

REMITTANCE ADVICE





City of Medford
MASSACHUSETTS

Medford, MA June 4th 2025

PETITION

To the Honorable, the City Council

Councillors:

The undersigned respectfully pray that your Honorable Council
Grant a license for permission to operate an automotive repair shop
under that Medford City ordinance, Chapter 13, Article 5; Sections 26 - 30.

Petitioner Signature 

(Print Name) Matt McGovern

MAILING ADDRESS PLEASE USE: [REDACTED]

Home Address 65 Commercial Wharf Boston MA 02110

Home Phone NA

Business Phone [REDACTED]



City of Medford

OFFICE OF THE CITY CLERK

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

City Hall - Room 103
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Medford, Massachusetts 02155

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 06/04/2025

The following is a Traffic Impact Report on a Class I Dealer License
LICENSE application of MAG RETAIL HOLDINGS - CJDRM, LLC
dba McGovern Chrysler Jeep Dodge Ram of Boston

located at 29 Mystic Ave Medford, MA 02155

Signed:

MEDFORD Chief of Police

BUSINESS CERTIFICATE NO.

New Renewal

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

101

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:

MAG Retail Holdings - CJDRM, LLC dba McGovern CJDR of Medford

29 Mystic Avenue, Medford MA 02155

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

FULL NAME

RESIDENCE

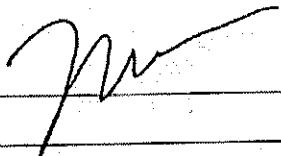
Matthew McGovern

65 Commercial Wharf Boston MA 02110

E-Mail Address [REDACTED]

Phone Number [REDACTED]

Signed



THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

County

April 22nd

2025

Personally, appeared before me the above-named

Matthew McGovern

and I made oath that the foregoing statement is true.

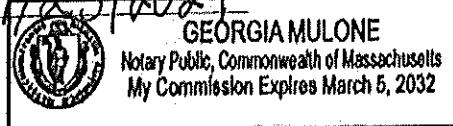
(seal)

Georgia Mulone
Notary Public
(TITLE)

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: 4/23/2029

(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.

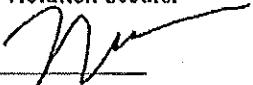
I, We understand that the filing of this Business Certificate DOES NOT necessarily mean that the business is in compliance with the Zoning Laws of the City of Medford (Chapter 94)

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: 

Title: President

City Clerk's Office

85 George P. Hasseit Drive, Room 103

Medford, MA, 02155

781-393-2425



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner
mass.gov/dor

Letter ID: L0419795040
Notice Date: June 2, 2025
Case ID: 0-002-880-878



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



MAG RETAIL HOLDINGS - CJDRM, LLC
29 MYSTIC AVE
MEDFORD MA 02155-4620



Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, MAG RETAIL HOLDINGS - CJDRM, 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



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: MAG RETAIL HOLDINGS - CJDRM, LLC

Address: 29 Mystic Ave

City/State/Zip: Medford MA 02155 Phone #: 978-699-3939

Are you an employer? Check the appropriate box:

1. I am a employer with 38 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

*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: The Travelers Indemnity Company

Insurer's Address: Travelers CL Remittance Center - PO BOX 660317

City/State/Zip: Dallas, TX 75266-0317

Policy # or Self-ins. Lic. # UB-B3758745 Expiration Date: 06/01/2026

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: [Signature] Date: 06/04/2025

Phone #: [Redacted]

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 #: _____



City of Medford

OFFICE OF THE CITY CLERK

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

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 06/04/2025

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.


President - MAG Retail Holdings - CJDRM, LLC

*Signature of responsible Individual / Corporate Officer

Matt McGovern - MAG Retail Holdings - CJDRM, LLC

Print Name

65 Commercial Wharf Boston MA 02110

Home Address

** 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.



City of Medford

OFFICE OF THE CITY CLERK

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

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 06/04/2025

TO: **THE BUILDING COMMISSIONER**

A PETITION HAS BEEN FILED BY MAG RETAIL HOLDINGS - CJDRM, LLC
dba McGovern Chrysler Jeep Dodge Ram of Boston

FOR Class I Dealer License

(TYPE OF LICENSE)

TO BE LOCATED AT 29 Mystic Ave Medford, MA 02155

TELEPHONE NO. 520-2210

REPORT OF THE BUILDING COMMISSIONER

DOES THIS PROPERTY CONFORM TO ZONING REGULATIONS?

YES



BUILDING COMMISSIONER



City of Medford
OFFICE OF THE CITY CLERK

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

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

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

TO: MEDFORD FIRE CHIEF

DATE 6/16/25

(new)

A PETITION HAS BEEN FILED BY [REDACTED]

AT 29 mystic Ave.

mcGovern

FOR Class I/II Auto
(TYPE OF LICENSE)

TELEPHONE NO. [REDACTED]

REPORT OF THE FIRE CHIEF

DOES THIS PROPERTY CONFORM TO FIRE DEPARTMENT REGULATIONS?

No obvious violations observed

Todd Cais
MEDFORD FIRE CHIEF

6-9-2025

D/C Sheq



City of Medford

OFFICE OF THE CITY CLERK

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

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 06/04/2025

TO: TREASURER/COLLECTOR

AN APPLICATION FOR A Class I Dealer License LICENSE, HAS BEEN
RECEIVED, TO BE LOCATED AT 29 Mystic Ave Medford, MA 02155

PREVIOUS LICENSE HOLDER

PRESENT APPLICANT BUSINESS NAME

TELEPHONE NO. [REDACTED]

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

YES IF YES, LIST AMOUNT.

NO ✓

Judith M. O'heir
TREASURER/COLLECTOR

City of Medford
MASSACHUSETTS



Medford, MA

June 16

2025

PETITION

To the Honorable, the City Council

Councillors: The undersigned respectfully request an Amendment to our operating hours for our Common Victualler License:

5:00 a.m. to 7:00 a.m.	5:00 a.m. to 7:00 a.m.
Monday <u>11:00 p.m. to 12:00 a.m.</u>	Tuesday <u>11:00 p.m. to 12:00 a.m.</u>
5:00 a.m. to 7:00 a.m.	5:00 a.m. to 7:00 a.m.
Wednesday <u>11:00 p.m. to 12:00 a.m.</u>	Thursday <u>11:00 p.m. to 12:00 a.m.</u>
5:00 a.m. to 7:00 a.m.	5:00 a.m. to 7:00 a.m.
Friday <u>11:00 p.m. to 12:00 a.m.</u>	Saturday <u>11:00 p.m. to 12:00 a.m.</u>
5:00 a.m. to 7:00 a.m.	
Sunday <u>11:00 p.m. to 12:00 a.m.</u>	

Brief Explanation for the request:

The Petitioner is seeking to extend the morning hours of operation to 5:00 a.m. soley for the purpose of accepting deliveries of product and supplies to avoid congestion associated with deliveries during, or in close proximity to, normal business hours of the Plaza and the restaurant itself.

In addition, the Petitioner is requesting an extension of the evening hours of operation from 11:00 p.m. to 12:00 a.m. The requested extension of the hours of operation is consistent with the hours of operation of similarly situated restaurants both within the Fellsway Plaza and also the surrounding area.

Business Name: Raising Cane's Chicken Fingers

Business Address: 519 Riverside Avenue, Medford, MA 02155

Business Telephone: (972) 769-3100

Cellphone #: _____

Business Owner: Raising Cane's Restaurants LLC

Signature: _____
Kathleen A. Desmond, Esq.,
Attorney for Raising Cane's Restaurants LLC
Law Office of Kathleen A. Desmond, LLC
335 Main Street, Suite 103A, Stoneham, MA 02180
kdesmond@kadlaw.net ; (978) 545-0093



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 24, 2025	Justin Tseng, City Councilor
AGENDA ITEM	<u>25-093</u> - Resolution to Address Issues on Quincy Street
FULL TEXT AND DESCRIPTION	Be it Resolved that the City Council discuss issues on Quincy Street, in particular regarding a large rat infestation, needed street paving, and needed stop signs at the intersection of Quincy St. and Osgood St.
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None

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 Paula Ramos Martinez, Chief Resilience Officer

Date June 11, 2025.

Project 23146 – Medford – Zoning

Subject Other Corridors

Cc: Emily Keys Innes, AICP, LEED AP ND,
 President

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 11
Amend Section 94-12.0 Definitions (progress update)	page 12
Additional sections to be reviewed per conversation with the check-in April 28	Page 13

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

[the remainder of this page is blank]

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

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
A. RESIDENTIAL USES							
1. Detached one-unit dwelling	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	Y	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two-unit dwelling (Duplex)	Y	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Three-unit dwelling, Detached.	Y	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
5. Multiplex (4-6 units)	Y	Y	Y	N	N	1.5 per Dwelling Unit ⁴	NA
6. Multiple dwelling (>6 units)	N	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
7. Dormitory, fraternity or sorority house	N	N	N	N	N	1 per 4 beds	1/15, 000 s.f.
8. Lodging or boarding house	CDB	CDB	CDB	CDB	CDB	1 per Guestroom	1/15, 000 s.f.
9. Senior housing facility	CDB	CDB	CDB	CDB	CDB	1 per 2 Units	1/15, 000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
10. Co-housing.	CDB	CDB	CDB	CDB	CDB	1.5 per Dwelling Unit ⁴	NA
11. Congregate Housing.	Y	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
12. Townhouse	Y	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
13. Historic Conversion	Y	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES							
1. Museum	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	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	Y	Y	1 per 750 s.f.	1/15,000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES							
1. Private open recreational uses, available to the public	CDB	CDB	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	NA	1/15,000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
D. COMMERCIAL USES							
1. Private entertainment or recreation facility excluding adult uses	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	N	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	N	N	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
6. Mortuary, undertaking or funeral establishment	N	N	N	N	N	1 per 140 s.f.	1/15,000 s.f.
7. Adult use	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Brewery or taproom ¹	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
9. Artisanal Fabrication.	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artistic/Creative Production.	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
11. Work-Only Artists' Studio.	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Co-working Space.	N	N	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.	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES							
1. Business, professional, or government office	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	N	N	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	N	N	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES							
1. Retail sales ²	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
2. Convenience retail ²	N	N	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	N	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Body art establishment	N	N	Y	Y	Y	1 per 850 s.f.	1/15,000 s.f.
7. Adult Use Marijuana Establishment — Cultivation	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
8. Adult Use Marijuana Establishment — Manufacture and processing	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Retail	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
10. Adult Use Marijuana Establishment — Independent laboratory	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
11. Doggy Daycare	N	N	Y	Y	Y		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS							

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
1. Eating place, without drive through	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES							
1. Motor vehicle light service station	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES							

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
1. Parking area or garage not accessory to permitted principal use:							
Residential	CDB	CDB	N	N	N	NA	NA
Nonresidential	NA	NA	N	N	N	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	Y	Y	Y	Y	Y	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	CDB	CDB	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	N	N	NA	NA
6. Open Storage	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	NA	NA

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
9. Solar energy system	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES							
1. Fuel and ice sales	N	N	N	N	N	1 per 1,400 s.f.	1/50, 000 s.f.
2. Motor freight terminal	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	N	1 per 2 employees	1/50, 000 s.f.
6. Research and testing laboratory	N	N	N	N	N	1 per 2 employees	1/50, 000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	1 per 350 s.f.	1/15, 000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	N	1 per 2 employees	1/15, 000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	H	1/50, 000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	N	N	1 per 1,400 s.f.	1/15, 000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	N	1 per 1,400 s.f.	1/15, 000 s.f.

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
12. Distillery or winery.	N	N	Y	Y	Y	1 per 350 s.f.	1/15, 000 s.f.
13. Food Production Facility	N	N	Y	Y	Y	1 per 2 employees	1/50, 000 s.f.
14. Life Science Facility	N	N	N	N	N	1 per 2 employees	1/50, 000 s.f.
15. Light Manufacturing	N	N	Y	Y	Y	1 per 2 employees	1/50, 000 s.f.
16. Maker Space	N	N	Y	Y	Y	1 per 2 employees	1/50, 000 s.f.
17. Shared-use Kitchen	N	N	CDB	CDB	CDB	1 per 1,000 s.f.	1/15, 000 s.f.
K. ACCESSORY USES							
1. Accessory Dwelling Units (see §94-8.2)							
Protected Use ADUs	N	N	N	N	N	Per §94-8.2	NA
Local ADU	Y*1	Y*1	N	N	N	Per §94-8.2	NA
Local ADU-Special Permit	Y*1	Y*1	N	N	N	Per §94-8.2	NA
Local ADU-Historic Structure	Y*1	Y*1	N	N	N	Per §94-8.2	NA
2. Home occupation (see § 94-3.4)						1 per 350 s.f.	NA

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
As of right	Y	Y	Y	Y	Y		
By special permit	CDB	CDB	Y	Y	Y	1 per 350 s.f.	NA
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	
4. Family day care home	Y	Y	Y	Y	Y	1 per 2 employees	NA
5. Family day care home, large	CDB	CDB	CDB	CDB	CDB	1 per 2 employees	NA
6. Adult day care home	CDB	CDB	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	Y	Y	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	Y	Y	N	N	N	NA	NA
9. Swimming pool	Y	Y	Y	Y	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	Y	Y	Y	Y	NA	NA
11. Keno	N	N	N	N	N	NA	NA
12. Open storage	N	N	N	N	N	NA	NA

	Neighborhood Corridors						
	UR-1	UR-2	MX-1B	MX-2A	MX-2B	PC ⁵	LC
13. Heavy repair operations	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES							
1. Mixed-Use, Community	N	N	Y	Y	Y		
2. Mixed-Use Development	N	N	Y	Y	Y		

*1 Only applicable for 1, 2 and 3 Dwelling Units

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

Dimensions	Neighborhood Corridors				
	UR-1	UR-2	MX-1B	MX-2A	MX-2B
Lot Area sf (Min)	4,000	4,000	3,000	3,000	5,000
Frontage (Min)	40	40	30	40	40
Façade Build Out (Min)	60%	60%	80%	80%	80%
Active Ground Floor (Min)			75%	75%	75%
Residential Density (Units per lot) (Min-Max)	2-6 units	2-N/A	-	-	-
Historical Conversion (Max) *1	Y	Y	Y	Y	Y
Height					
Max Base Height. (Stories)	3	3	4	5	7
Max Incentive Height (Stories)	N/A	1	1	2	2
Setbacks (ft)					
Front (Min/Max)	10	5	0/20	0/20	0/20
Side	5	5	-	-	-
Rear	10	10	0	0	0
Stormwater and Landscaping					
Building Coverage (Max)	60%	60%	80%	80%	80%
Green Score	-	25*2	25	25	25
Open Space, Permeable (Min)	-	-	20%	20%	20%
Pervious Surface (Min)	25%	25%	-	-	-
Open Space Landscape (Min)	15%	15%	-	-	-

*1 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.
- b) Requires Site Plan Review.

In those cases, Pervious Surface requirement does not apply.

The intent is to revise the sections below to apply to all future districts and then point the Mystic Avenue Corridor, the Salem Street Neighborhood Corridor, Medford Square, and West Medford Square to the correct sections in the final round of edits.

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

94-9.X.4 Development Incentives

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

94-9.X.6 Development Standards

94-9.X.5 Affordability Requirements

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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 MSNCD, BNCD, BANCD, HSNCD and 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. **Urban Residential 1.** The Urban Residential 1 Subdistrict allows buildings of 2-6 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- b. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of min 3 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- c. **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.
- d. **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. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of min 3 units within a corridor, square, or neighborhood hub district. This

district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.

- b. **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.
- c. **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:

- d. **Urban Residential 1.** The Urban Residential 1 Subdistrict allows buildings of 2-6 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- e. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of min 3 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- f. **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.
- g. **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.
- h. **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 subdistricts:

- a. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of min 3 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- 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.

5. The WMNCD is comprised of the following subdistricts:
 - c. **Urban Residential 1.** The Urban Residential 1 Subdistrict allows buildings of 2-6 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
 - d. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of min 3 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
 - e. **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.

- f. **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.
- g. **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.
- h. **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.
- i. **Multi-Building Lots.** In the Neighborhood Corridor Districts, lots may have more than one principal building.

- j. **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.
- k. **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 stepback is required.
- l. **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.
- m. **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.
- n. **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.
- o. **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.
- p. **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.

- q. **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 65% AMI
		Minimum Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	
1 10-24	10%	8%	2%	5%	5%	5%
2 25-49	13%	8%	5%	6%	7%	7%
3 50 +	15%	10%	5%	8%	7%	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		Total Percentage of Affordable Units at 80% AMI
		Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	
1 10-24	10%	3%	13%	5%	15%	15%
2 25-49	13%	3%	16%	5%	18%	18%
3 50 +	15%	3%	18%	5%	20%	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		
One of the following neighborhood open spaces: Pocket Park Garden Playground Skate Park				1 additional half-story		

Table of Development Incentive Bonuses.	
Fountain / Water element (maintenance and repair for the life of the associated building)	1 additional half-story
Low-Income Shared Community Solar	Incentive to be confirmed.
Public parking	Incentive to be confirmed.
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

- 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 skylight.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards.

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

MEETING DATE	SPONSORED BY
June 24, 2025	Isaac Bears, Council President
AGENDA ITEM	<u>25-104</u> - Resolution in Opposition to <i>Skrmetti v. United States</i> Supreme Court Decision
FULL TEXT AND DESCRIPTION	<p>Whereas, the recent <i>Skrmetti v. United States</i> majority opinion by the United States Supreme Court enables and protects unjust laws that discriminate against transgender people in the United States, and;</p> <p>Whereas, the Fourteenth Amendment to the United States Constitution obviously prevents federal, state, and local governments from passing laws or taking actions that violate the Equal Protection Clause; now, therefore:</p> <p>Be it Resolved by the Medford City Council that we strongly oppose the <i>Skrmetti v. United States</i> decision.</p> <p>Be it Further Resolved that we call on our state government to pass the strongest possible protections for transgender people and protect their inalienable right to medical care.</p>
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None

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, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

June 18, 2025

Via Electronic Delivery

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

Re: Use of Free Cash and Retained Earnings

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves the appropriation of Free Cash in the amount of Eight Million, Twenty-Two Thousand, Twenty-One Dollars and Eighty Cents (\$8,022,021.80) on the following items:

1. \$8,000,000.00 to the Capital Stabilization Fund, given the decades long backlog of capital improvements needed by the City of Medford (partially outlined below); and
2. \$22,021.80 for washers, dryers and appurtenances and a stove for the Fire Department.

The balance of free cash before this vote is \$20,023,923.94.

As your Honorable Body knows, there is a long list of needs by the City, including, but not limited to the below matters for which we will be starting the complete review and planning this summer. The numbers shown are estimates and this list does not include water & sewer infrastructure work that lies ahead.

- \$200 Million street and sidewalk backlog;
- \$15 Million for Freedom Way;
- \$4 Million for Oak Grove design and construction;
- \$3 Million for equipment and vehicles;
- \$3 Million for accounting software;
- \$1.5 Million for City Hall ADA bathroom renovations;
- \$1 Million for the Hegner Center;
- \$125k for Dive Equipment; and
- Unknown amount for the City Hall HVAC costs.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor



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

June 18, 2025

Via Electronic Delivery

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

Re: Fiscal Year 2025 Year End Transfers

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves the following end of year transfers for FY2025:

Transfer to	Amount	Transfer From	Amount
Legislative Salaries	500.00	Legislative Expenses	500.00
Finance - Expenses	15,000.00	Finance - Salaries	15,000.00
Finance - Expenses	40,000.00	Assessor - Salaries	40,000.00
Workers' Compensation	186,000.00	Negotiated Salaries	186,000.00
Workers' Compensation	225,000.00	Negotiated Salaries	225,000.00
Elections - Salaries	78,000.00	Police - Salaries	78,000.00
Elections - Expenses	2,000.00	DPW Highway - Expenses	2,000.00
Fire - Salaries	175,000.00	Police - Salaries	175,000.00
Fire - Expenses	40,000.00	DPW Highway - Expenses	40,000.00



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

PDS - Salaries	10,000.00	Police - Salaries	10,000.00
Parking - Expenses	175,000.00	DPW Highway - Expenses	175,000.00
Electrical - Expenses	60,000.00	DPW - Parks	60,000.00
Facilities - Expenses	10,000.00	DPW Highway - Expenses	10,000.00
Building - Expenses	40,000.00	DPW Highway - Expenses	40,000.00
Legal - Expenses	115,255.00	Legal - Salaries	115,255.00
Human Resources - Salaries	20,000.00	Treasury - Salaries	20,000.00

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

June 18, 2025

Via Electronic Delivery

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

Re: Establish and Transfer Funds to Medford Public Schools Special Purpose Override Stabilization Fund

Dear President Bears and Members of the City Council:

In accordance with Chapter 40, Section 5B of the General Laws, I respectfully request and recommend that your Honorable Body create a special purpose stabilization fund, to be named the "Medford Public Schools Special Purpose Override Stabilization Fund" to be used to fund educational expenses for the Medford Public Schools in future fiscal years, and, further, transfer to that fund the sum of Two Million, One Hundred Eighty-Five Thousand Dollars (\$2,185,000) from the balance remaining in the FY25 Medford Public Schools budget.

As your Honorable Body is aware, Question 8 on the November 5, 2024 state election ballot approved an override for the FY2025 Medford Public Schools in the amount of \$4,000,000. Based on the outcome of negotiations, and when negotiated payments will be due, MPS anticipates having a balance at the end of the FY25 fiscal year. We are requesting to segregate said balance in a special account to ensure that the full amount of the override is available to MPS to meet its contractual requirements in future years. The special account will be used solely for school purposes as outlined in Question 8.

In particular, Chapter 40, Section 5B of the General Laws stipulates that "Cities, towns, and districts may create 1 or more stabilization funds and appropriate any amount into the funds..." Creation of a special purpose stabilization fund requires a two-thirds vote, and appropriation of monies into and out of the fund require only a majority vote.

By taking this action, we will have a source of funding available to supplement the Medford Public Schools annual operating budget in the upcoming fiscal year, or in future fiscal years.

Thank you for your kind attention to this matter.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor