



Medford City Council  
Medford, Massachusetts

## **The Twentieth Regular Meeting, October 29, 2024**

### **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/84212382117>

Call-in Number: +13126266799,,84212382117#

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

To submit written comments, please email [AHurtubise@medford-ma.gov](mailto:AHurtubise@medford-ma.gov).

### **CALL TO ORDER & ROLL CALL**

### **SALUTE TO THE FLAG**

### **ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS**

#### **24-480 - Offered by Isaac Bears, Council President**

Resolution to Thank Two DPW Staff Members for an Act of Kindness and Their Dedicated Service to Medford

## **Records**

The Records of the Meeting of October 15, 2024 were passed to Councillor Tseng

## **Reports of Committees**

### **24-475 - Offered by Isaac Bears, Council President**

Committee of the Whole, October 15, 2024, Report to Follow

### **22-379, 22-453 and 24-470 - Offered by Emily Lazzaro, City Councilor**

Public Health and Community Safety Committee, October 16, 2024, Report to Follow

### **24-069 and 24-354 - Offered by Matt Leming, City Councilor**

Resident Services and Public Engagement Committee, October 22, 2024, Report to Follow

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

Planning and Permitting Committee, October 23, 2024, Report to Follow

## **MOTIONS, ORDERS, AND RESOLUTIONS**

### **24-484 - Offered by Matt Leming, City Councilor**

Resolution to Adopt Local Options of HERO Act

### **24-489 - Offered by George Scarpelli, City Councilor**

Resolution to Request Information on Review of Fire Dept. Policies and Procedures

### **24-490 - Offered by Isaac Bears, Council President, Kit Collins, Council Vice President**

Amendment to Zoning Ordinance - Mystic Avenue Corridor District (for referral to Community Development Board)

## **COMMUNICATIONS FROM THE MAYOR**

### **24-485**

**Offered by Mayor Breanna Lungo-Koehn**

Proposed Wage Adjustment for Parking Union

### **24-486**

**Offered by Mayor Breanna Lungo-Koehn**

Recommendation for Appointment to the Community Preservation Committee

**24-487**

**Offered by Mayor Breanna Lungo-Koehn**

Capital Stabilization Fund Appropriation Requests

**24-488**

**Offered by Mayor Breanna Lungo-Koehn**

Transfer and Acquisition of Rights in Paper Way

**PUBLIC PARTICIPATION**

To participate outside of Zoom, please e-mail [AHurtubise@medford-ma.gov](mailto:AHurtubise@medford-ma.gov).

Public Participation Petition - Marian Tomaszczuk

**UNFINISHED BUSINESS**

**23-412**

**Petition to Amend Deed Restriction - 12 Dell Avenue**

IN CITY COUNCIL

SEPTEMBER 19, 2023

TABLED

**24-031**

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

IN CITY COUNCIL

FEBRUARY 6, 2024

TABLED

**24-352**

**Petition For a Class II Auto Body License - Finest Auto  
Body, Inc**

IN CITY COUNCIL

MAY 14, 2024

TABLED

**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**

October 29, 2024

**SPONSORED BY**

Isaac Bears, Council President

**AGENDA ITEM**

**24-480** - Resolution to Thank Two DPW Staff Members for an Act of Kindness and Their Dedicated Service to Medford

**FULL TEXT AND DESCRIPTION**

Whereas, on Saturday, October 5th, quick thinking by DPW employees Jeff Gangi and Anthony Pompeo helped return a lost wallet to Robert Bohannan, an 82-year-old disabled veteran; and,

Whereas, Mr. Bohannan was deeply thankful to have the wallet returned, both because it was designed by his late brother and because the cards and information would have taken months to replace, describing the act as "as close to a miracle as we have experienced;" and,

Whereas, Mr. Bohannan and his wife wanted to express their gratitude and "do something for these really thoughtful employees" while noting that "they wouldn't take anything" and concluding his letter with the words "We love Medford;" now, therefore:

Be it Resolved by the Medford City Council that we thank Jeff Gangi and Anthony Pompeo from our DPW for their dedicated service to the City of Medford and honor their act of service and kindness that was described by Mr. Bohannan as "the best of many great moments I've experienced in Medford."

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

October 29, 2024

**SPONSORED BY**

Matt Leming, City Councilor

**AGENDA ITEM**

**24-484** - Resolution to Adopt Local Options of HERO Act

**FULL TEXT AND DESCRIPTION**

Whereas Governor Healey recently signed in law An Act Honoring, Empowering, and Recognizing Our Servicemembers and Veterans, also known as the HERO Act (Chapter 178 of the Acts of 2024), to increase benefits, modernize services and promote inclusivity for veterans in Massachusetts; and

Whereas the HERO Act allows a local option in which cities may tie property tax exemptions and veteran-specific exemptions to the Consumer Price Index, allowing for automatic year-to-year increases in these exemptions; now, therefore:

Be it Resolved by the Medford City Council that the City of Medford accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by The Department of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025; and

Be it Further Resolved that the City of Medford accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause 22F by up to 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

**RECOMMENDATION**

**FISCAL IMPACT**

## ATTACHMENTS

- I. State DOR HERO Act Tax Bulletin



# Bulletin

---

BUL-2024-5

## RECENT LEGISLATION

TO: Local Officials

FROM: Kenneth Woodland, Chief, Municipal Finance Law Bureau

DATE: August 2024

SUBJECT: An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans ("HERO" Act) Chapter 178 of the Acts 2024.

---

To keep you informed of legislative developments, the Division of Local Services ("Division") periodically publishes a **BULLETIN** summarizing new laws that affect municipal budgets and local tax assessment, administration and collection. Each issue usually contains a cumulative summary of session laws enacted to that time and indicates whether the Division has issued any further implementation guidelines. This edition of the **BULLETIN** instead focuses on a recent legislative change affecting municipal finance found in Chapter 178 of the Acts 2024 (hereinafter "Act"), entitled An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans ("HERO" Act).

These changes provide two new local options that increase certain veteran exemption amounts and changes how to determine eligibility for the motor vehicle exemption for a veteran with a 100% disability rating or is unemployable due to their service-connected disability.

### 1. Generally, what are the municipal finance related provisions in the "HERO" Act?

Section 23 adds two new veteran property tax exemption clauses, Clauses 22I and 22J, to General Laws, c. 59, §5, which is the statute that establishes local property tax exemptions for individuals and organizations. Additionally, Section 24 changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established under G.L. c. 60A, § 1.

## 2. When do these provisions go into effect?

As the Act contained a preamble, the Act's effective date is the date it was signed by the Governor – August 8, 2024. However, for exemptions allowed under G.L. c. 59, § 5, the exemption qualifying date is generally July 1. Changes in property tax exemption laws will generally apply prospectively as of the next qualification date after the effective date of the amendments. As such, municipalities will be able to adopt Clauses 22I and 22J, as described herein, for Fiscal Year 2026.

Conversely, the change under G.L. c. 60A, § 1 is effective presently for calendar year 2024 excises.

## 3. How does a municipality implement these changes?

Clauses 22I and 22J are local options that must be accepted by a city or town to apply in that municipality. Acceptance requires a vote of the legislative body (town meeting, town council or city council) subject to the municipality's charter. G.L. c. 4, § 4. No local action is needed for the change under G.L. c. 60A, § 1 to go into effect.

## 4. What would be the impact of Clause 22I?

Clause 22I, if accepted, would increase the amount of the tax exemption granted to veterans on their domiciles under Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F annually by a cost-of-living adjustment (COLA) determined by the Department of Revenue (DOR) based on the consumer price index (CPI). This would work like the annual COLA adjustment determined by DOR that is already a local option for certain senior exemption amounts and financial means standards. See G.L. c. 59, § 5, Clauses 17E, 17F and 41D.

For example, if a Clause 22 recipient will receive a \$400 exemption and the community accepts this option, and the CPI increases by 5%, the total exemption amount would increase to \$420.

## 5. What would be the impact of Clause 22J?

Clause 22J, if accepted, provides an additional exemption up to 100% of the amount of the tax exemption granted to veterans on their domiciles under Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F. This would work like the optional additional exemption that is already a local option under G.L. c. 59, § 5C½ for all persons granted exemptions on their domiciles as veterans, seniors, blind persons, and surviving spouses. Clause 22J will not apply in a year in which the city or town already uses G.L. c. 59, § 5C½ to grant an additional exemption to all persons granted exemptions. It is an option for cities and towns that do not use that general additional exemption to be able to just grant one for persons granted veteran exemptions. As with the general additional exemption, the application of the Clause 22J additional exemption cannot reduce the tax owed below what the taxpayer would owe on 10% of the current assessed valuation of the domicile. However, unlike the general additional exemption, the exemption granted to veterans can result in the taxpayer paying less than the taxes paid in the preceding fiscal year. To implement, the city or town must vote to accept the statute and establish the additional exemption percentage before the July 1 beginning of the fiscal year in which that percentage will first apply. The voted percentage will continue to apply in subsequent years unless and until another percentage is voted before the July 1 beginning of a later fiscal year.



**6. How does the change to G.L. c. 60A, § 1 effect the veteran motor vehicle excise process?**

This section changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established under G.L. c. 60A, § 1. Currently, the Medical Advisory Board (MAB) within the Registry of Motor Vehicles (RMV) determines that the veteran has the qualifying disability. Under the amendment, eligibility will be based on a disability determination by the U.S. Department of Veteran Affairs (VA), as is the case with other motor vehicle and property tax exemptions available to veterans. Now, a veteran will qualify for a motor vehicle exemption if the VA determines they have a 100% disability rating or deems them unemployable due to their service-connected disability.

**7. What is the impact in a community that adopts both Clause 22I and 22J?**

Both Clauses would operate together. For example, if a Clause 22 recipient will receive a \$400 exemption and the community accepts Clause 22I, and the CPI increases by 5%, the total exemption amount would increase to \$420. If the community further accepts Clause 22J (or G.L. c. 59, § 5C½) and increases by the maximum 100% the amount of the tax exemption granted to veterans, in this example, the total exemption will increase to \$840.

**8. Do any of these provisions effect the state reimbursement?**

As Clauses 22I and 22J are local options that must be accepted by a city or town to apply in that municipality, there is no additional state reimbursement for the cost of the additional exemptions.

Conversely, the veteran exemptions granted pursuant to the new provisions in G.L. c. 60A, § 1 will be fully reimbursed by the Commonwealth.

**SAMPLE ACCEPTANCE VOTES  
(Consult with municipal counsel)**

**ADJUSTED EXEMPTION AMOUNT CLAUSE 22I**

VOTED: That the city/town accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, \_\_\_\_\_.

**OPTIONAL ADDITIONAL VETERAN EXEMPTION CLAUSE 22J**

VOTED: That the city/town accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by [insert percentage increase up to 100% e.g., 50%, 70%, 100%] of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, \_\_\_\_\_.



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

October 29, 2024

**SPONSORED BY**

George Scarpelli, City Councilor

**AGENDA ITEM**

**24-489** - Resolution to Request Information on Review of Fire Dept. Policies and Procedures

**FULL TEXT AND DESCRIPTION**

Be it Resolved that the City Council receive a copy of the final report and any additional preliminary information recently completed by the consultants that reviewed the Medford Fire Department Policies and Procedures.

Be it Further Resolved that that Chief Evans and the consultants attend the next City Council meeting to explain the findings.

Be it Further Resolved that if any details in the consultants' report have any recommendations involving the designs of our Fire Headquarters, that all its findings are immediately presented before the Nov 5th override vote.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

MEETING DATE

October 29, 2024

SPONSORED BY

Isaac Bears, Council President, Kit  
Collins, Council Vice President

AGENDA ITEM

**24-490** - Amendment to Zoning Ordinance - Mystic Avenue Corridor District (for referral to Community Development Board)

FULL TEXT AND DESCRIPTION

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

<b>Amend</b> Section 94-2.1. Division into districts	page 2
<b>Amend</b> Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
<b>Amend</b> Section 94-4.1 Table of Dimensional Requirements (Table B)	page 9
<b>Amend</b> Section 94-12.0 Definitions	page 10
<b>Insert</b> Section 94-9.X Mystic Avenue Corridor District	page 12

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 20241024 Draft Mystic Avenue Corridor District Zoning - 10.23 PP Committee

## MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner Salvatore Di Stefano, Economic Development Director Scott Vandewalle, Building Commissioner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	October 24, 2024
Project	23146 – Medford – Zoning
Subject	Mystic Avenue Corridor– Progress set for review and discussion
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

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

<b>Amend</b> Section 94-2.1. Division into districts	page 2
<b>Amend</b> Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
<b>Amend</b> Section 94-4.1 Table of Dimensional Requirements (Table B)	page 9
<b>Amend</b> Section 94-12.0 Definitions (if needed)	page 10
<b>Insert</b> Section 94-9.X Mystic Avenue Corridor District	page 12

### **AMENDMENTS to Friday submission.**

- Director Hunt:
  - Change SP to CDB.
  - Assign Y in all subdistricts to J6 Research and Testing laboratory.
  - Permit Adult use in Commercial (replaces C-2).
  - Delete D6. Hotel, large; delete or motel, small from D.5 Hotel.
  - Delete E2. Business, professional, or government office, large.
- Danielle Evans:
  - Reorder unit and dwelling in residential uses in the Table of Uses.
- President Bears:
  - Add Low-Income Shared Community Solar under Incentive Zoning. More research is required to set the bonus level and add the appropriate zoning definition.
- Other:
  - Consider additional community or public benefits in the Incentive Zoning.
  - Add initial use standards in the next round of zoning edits.

[the remainder of this page is blank]

**Amend** Section 94-2.1. Division into districts.

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

Full Name	Classification	Abbreviation
Mystic Avenue Corridor District	Residential, Office, Commercial, and Light Manufacturing	MACD

[the remainder of this page is blank]

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

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

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
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	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
<b>C. OPEN RECREATIONAL AND AGRICULTURAL USES</b>						
1. Private open recreational uses, available to the public	Y	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	NA	1/15,000 s.f.
<b>D. COMMERCIAL USES</b>						
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	Y	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel or motel, small	Y	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
6. Hotel, large						



	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
7. Mortuary, undertaking or funeral establishment	N	N	N	CDB	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	<u>Y</u>	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom <sup>1</sup>	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
<b><u>10. Artisanal Fabrication.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>11. Artistic/Creative Production.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>12. Work-Only Artists' Studio.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>13. Co-working Space.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>E. OFFICE USES</b>						
1. Business, professional, or government office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Business, professional, or government office, large						
3. Bank and other financial institution	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
<b><u>5. Clinic not affiliated with any other institution</u></b>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>6. Clinic affiliated with a hospital or an accredited university medical school</u></b>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>7. Clinic connected to a community center</u></b>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>F. RETAIL AND SERVICE USES</b>						
1. Retail sales <sup>2</sup>	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail <sup>2</sup>	Y	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	<u>CDB</u>	1 per 350 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
5. Consumer service establishment	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Paranormal service and sales					1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	Y	Y	Y	CDB	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	Y	Y	Y	Y		
<b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>						
1. Eating place, without drive through	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	Y	Y	Y	CDB	1 per 350 s.f.	1/50,000 s.f.
<b>H. MOTOR VEHICLE RELATED USES</b>						
1. Motor vehicle light service station	N	N	N	CDB	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	CDB	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	CDB	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	CDB	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	CDB	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	CDB	1 per 350 s.f.	1/50,000 s.f.
<b>I. MISCELLANEOUS COMMERCIAL USES</b>						
1. Parking area or garage not accessory to permitted principal						

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
use:						
Residential	N	N	N	CDB	NA	NA
Nonresidential	N	N	N	CDB	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	<u>NA</u>	<u>NA</u>
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	N	N	N	CDB	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	<u>CDB</u>	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 <sup>3</sup>	N	N	N	N	NA	NA
6. Open Storage	N	N	N	<u>N</u>	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	Y	NA	NA
<b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>						
1. Fuel and ice sales	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	CDB	H	B
4. Railroad right-of-way	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	CDB	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	CDB	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	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	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
11. Mini or self-storage warehouse	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
<b><u>12. Distillery or winery.</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b><u>13. Food Production Facility</u></b>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<b><u>14. Life Science Facility</u></b>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<b><u>15. Light Manufacturing</u></b>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<b><u>16. Maker Space</u></b>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
<b><u>17. Shared-use Kitchen</u></b>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>CDB</u>	<u>1 per 1,000 s.f.</u>	<u>1/15,000 s.f.</u>
<b>K. ACCESSORY USES</b>						
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	N	1 per 350 s.f.	NA
By special permit	Y	Y	Y	N	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	
3. Family day care home	Y	Y	Y	Y	1 per 2 employees	NA
4. Family day care home, large	CDB	CDB	CDB	CDB	1 per 2 employees	NA
5. Adult day care home	CDB	CDB	CDB	CDB	1 per 2 employees	NA
6. 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	N	1 per Guestroom	NA
7. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	CDB	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
More than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	Y	Y	NA	NA
10. Keno	N	N	N	N	NA	NA
11. Open storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.

	Mystic Avenue Corridor District					
	MX-1	MX-2	MX-3	Commercial	PC <sup>5</sup>	LC
<b>L. OTHER PRINCIPAL USES</b>						
1. Mixed-Use, Community	Y	Y	Y	N		
2. Mixed-Use Development	Y	Y	Y	N		

[the remainder of this page is blank]

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

Dimensions	Mystic Avenue Corridor District			
	MX-1	MX-2	MX-3	Commercial
Lot Width ft (Min)	30	40	60	60
Lot Depth ft (Min)	60	80	120	80
Frontage (Min)	30	40	60	60
Façade Build Out (Min)	80%	80%	80%	60%
Active Ground Floor (Min)	75%	75%	75%	25%
<b>Height</b>				
Min Height. (Stories)	3	3	4	2
Base Height. (Stories)	4	4	10 (Podium 4+ tower 6)	6
Maximum Height for parcels abutting Mystic Ave. (Stories)	6	6	14 (Podium 4+ tower 10)	8
Height (ft). Ground floor story. Min/Max	14 / 18	14/18	14/18	14/18
Height (ft). Upper floor story. Min/Max	10/12	10/12	10/14	10/14
Stepback (above 4 <sup>th</sup> floor)	10 ft	-	20ft	-
<b>Setbacks (ft)</b>				
Front (Min/Max)	3/20	3/20	3/20	10/20
Side	-	-	-	-
Rear	0	10	30	-
<b>Stormwater and Landscaping</b>				
Building Coverage (Max)	80%	80%	80%	70%
Green Score	25	25	25	25
Open Space, Permeable (Min)	20%	20%	20%	15%

[the remainder of this page is blank]

**Amend** Section 94-12.0 Definitions by amending the following definition:

*Retail sales:* A store with more than 45,001 square feet of gross floor area, including, without limiting the generality of the foregoing, a grocer, baker, food store, package store, dry goods, variety, clothing, hardware, paint, household goods, furniture, books, tobacco, flowers, drugs, and general merchandise.

**Amend** Section 94-12.0 Definitions by adding the following definitions:

*Bicycle Parking.* The accessory storage of non-motorized bicycles (which may include trailers or other customary accessories) in a secure manner that allows for quick and convenient access, storage and removal of the bicycles by users who are making trips to or from the associated principal use.

*Façade Build Out.* The ratio of the facade width to the lot width, measured at the front yard setback line, calculated by dividing the cumulative facade width by the lot width.

*Open Space, Permeable.* Open space in which the surface allows water to infiltrate through the surface down to underlying layers of soil and gravel. Including but not limited to landscaped areas, porous asphalt, pervious concrete, paving stones, gravel or grass pavers.

## **Arts and Creative Enterprises**

*Artisanal Fabrication.* Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

*Artistic/Creative Production.* Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.

*Work-Only Artists' Studio.* A space used by an artist for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, jewelry-making, basket weaving, pottery, or other art or craft; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses.

## **Commercial**

*Co-working Space.* A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other.

*Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.* Any manufacturing or fabrication shall be considered a light manufacturing operation incidental to retail or service use and involves products customarily sold on the premises by the producer to the customer.

*Mixed-use, Community.* Development containing a mix of residential uses and small-scale commercial uses such as, but not limited to, Neighborhood Café, Co-working Space, Day Care, and Laundromat.

*Professional Office.* Building housing members of a recognized profession such as doctors, lawyers, dentists, architects, civil engineers, optical services, podiatrists, chiropractors, and medical clinic, subject to special requirements in residential districts and that do not include retail sales as a principal use.

## **Healthcare**

*Clinic.* An institution licensed under Sec. 51, Chapter 111, G.L., for the purpose of providing medical, surgical, dental, or restorative or mental hygienic services to persons not residing therein.

*Hospital.* An institution under Section 51, Chapter 111, G.L., for the purpose of caring for persons admitted thereto for diagnosis, medical, surgical or restorative treatment which is rendered in said institution.

*Medical Office.* Office of a physician, dentist or other medical practitioner not located in a clinic as defined in Section 94.12.0 Definitions.

## **Housing**

*Co-living.* A building in which a group of residents pay rent to occupy a single unit with private bedrooms and shared living spaces, including cooking and sanitary facilities. Such residents have input over the selection of the other residents living in the housing unit.

*Co-housing.* A group of buildings in common ownership which include a combination of single-unit, two-unit, or multiunit buildings and one or more buildings with shared living spaces, such as a common room, library, dining room, kitchen, etc.

*Congregate Housing.* Residential occupancy of a dwelling unit by more than four (4) unrelated individuals that are 'handicapped' as defined in 42 U.S.C. §3602 or have a 'disability' as defined in 42 U.S.C. §12102. Both terms are defined as a physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment not including current, illegal use of or addiction to a controlled substance.

*Dormitory.* Any dwelling (other than a sorority or fraternity house) owned or controlled by an educational institution and occupied primarily as a place of temporary residence for persons who are employed or enrolled at the educational institution.

*Three-dwelling Unit, Detached.* A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. This building type includes triple decker.



*Townhouse.* A group of attached dwelling units occupied by not more than one family in each unit between side walls, each unit having a separate entrance from the street and sharing a common open space. Townhouse shall include condominiums or cooperative ownership.

## **Light Industrial**

*Distillery or Winery.* A small, independently owned facility in which alcoholic beverages produced on-site are bottled and sold, typically in conjunction with a bar, tavern, or restaurant use. This includes the substantial equivalent to distilleries, and wineries.

*Food Production Facility.* Food and beverage manufacturing plants that transform raw materials into products for intermediate or final consumption by applying labor, machinery, energy, and scientific knowledge. Food production facilities do not include marijuana establishments or medical marijuana treatment centers.

*Life Sciences Facility.* A facility for the study, testing, and development of products or services related to chemicals, drugs, or biological matter.

*Light manufacturing.* The fabrication, processing, finishing, assembly, packing, or treatment of articles or merchandise conducted solely within a totally enclosed building which will not generate more noise, odor, smoke, vibration, or electrical interference, than the standards set forth in this Zoning Ordinance.

*Maker Space.* A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Maker Spaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; woodworking and cabinet shops; glass or ceramic production; and paper design and production.

*Shared-use Kitchen.* on-Retail Food Processing Establishment. Commercial space and equipment to multiple individuals or business entities to commercially prepare or handle food that will be offered for wholesale, resale, or distribution. Shared-use kitchens may include multiple workstations, professional-grade equipment, freezer, cold and dry storage areas, and proper sanitation equipment. The spaces may serve as a commercial production area, a packaging facility, and/or a commissary for food businesses. Renters or members can rent existing infrastructure for hourly or daily time blocks.

[the remainder of this page is blank]

## Section 94-9.X Mystic Avenue Corridor District

### 94-9.X.1 Purpose

The purpose of the Mystic Avenue Corridor District (MACD) is to allow a mix of uses, including multifamily, commercial, and light industrial to meet the following needs for this corridor:

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 a walkable, urban corridor.
3. Design standards to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Mystic Avenue.

### 94-9.X.2 Applicability

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

1. The MACD is comprised of the following subdistricts:
  - a. **Mixed-use 1.** The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
  - b. **Mixed-use 2.** The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing.
  - c. **Mixed-use 3.** The Mixed-Use 3 Subdistrict allows a mix of residential and commercial uses at the highest scale of building size and massing.
  - d. **Commercial.** The Commercial subdistrict does not include residential uses. The buildings vary in scale and massing. A greater variety of commercial uses are allowed in this district than in the mixed-use districts.

### 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 MACD.

- a. **Front Setbacks.** The building façade must be set back from the lot line at a distance sufficient to create a 12-15-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of an additional ten feet is allowed for the purpose of creating an active public plaza.
- b. **Side and Rear Setbacks.** A setback next to an existing lot with a residential use of fewer than 5 units must include a landscaped buffer at least 10 feet wide or a fence of eight feet

in height a minimum of five feet from the lot line. The area between the lot line and the fence must be landscaped. The property owner must maintain the buffer, landscaping, and fence, as applicable.

- c. **Multi-Building Lots.** In the MACD, lots may have more than one principal building.
- d. **Ground Floor Active Use.** Active uses are required on the ground floor of any building abutting Mystic Avenue subject to the 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.
- e. **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 MACD in which the project is located for any buildings between twenty and thirty feet of the rear or side setback abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no setback is required.
- f. **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.
- g. **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.
- h. **Height Waiver.** 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.
- i. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.X.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

#### **94-9.X.4 Development Incentives**

In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive

Development Incentive Bonuses that allow for certain development permissions beyond what is allowed as of right. These permissions include one or more additional stories, up to the maximum number of stories allowed in each subdistrict. Additional stories must comply with any setback, setback, or other dimensional requirements and the development and design standards in 94-9.X.6 Development Standards.

<b>Table of Development Incentive Bonuses.</b>	
<b>Affordability Requirements</b>	
<ul style="list-style-type: none"> <li>Designate 20% of the total required affordable units at or below 65% AMI, OR</li> <li>Designate 30% of the total required affordable units at or below 65% AMI</li> </ul>	1 additional story OR 2 additional stories
<ul style="list-style-type: none"> <li>Provide an additional 20% additional affordable units above the required number, OR</li> <li>Provide an additional 30% additional affordable units above the required number.</li> </ul>	1 additional story OR 2 additional stories
<b>Community Amenities (privately maintained)</b>	
<ul style="list-style-type: none"> <li>Indoor pedestrian seating or outdoor pedestrian plaza</li> <li>Neighborhood open space: <ul style="list-style-type: none"> <li>Pocket Park</li> <li>Garden</li> <li>Playground</li> <li>Skate Park</li> </ul> </li> <li>Fountain / Water element</li> </ul>	1 additional half-story for each element
<ul style="list-style-type: none"> <li>Low-Income Shared Community Solar</li> </ul>	To be confirmed.
<b>Community Amenities (publicly maintained)</b>	
<ul style="list-style-type: none"> <li>Streetscape Improvements along a public street</li> </ul>	1 additional half-story
<b>Vibrant Neighborhoods</b>	
Provide active ground floor space at more than 75% of the ground floor.	1 additional half-story
Parking concealed below grade or within a building structure.	1 additional half-story
Provide a minimum of 50% of the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local business under 10 employees)	1 additional story
<b>Environmental Resilience</b>	
Ideal Green Score	1 additional story

Table of Development Incentive Bonuses.	
Building is certified as Net Zero Emissions Building	1 additional story
Development is: <ul style="list-style-type: none"> <li>• Certified as LEED Gold or equivalent standard, OR</li> <li>• Certified as LEED Platinum or equivalent standard</li> </ul>	1 additional story OR 2 additional stories

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

1. **Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this MACD. Such Design Guidelines may address the scale and proportions of buildings, 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 MACD. 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 Mystic Avenue, for any lot abutting a public sidewalk that is less than fifteen (15) feet in width, the frontage area must be paved to provide a sidewalk that is at least fifteen (15) feet in total width.
  - c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
  - d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.

- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

## 2. General Building Standards.

- a. **Position relative to the principal street.** The primary building shall have its principal façade and entrance facing the principal street.

- b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

**3. 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.

**4. Mixed-use development.**

- a. **Access.** In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- b. **Connections.** Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
- c. **Material Storage.** Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- d. **Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

**5. Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. **Connections.** Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- b. **Façade Design.** All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- c. **Fire Exits.** Fire exits serving more than one story shall not be located on either of the street-facing façades.

**6. Parking.** Parking shall be subordinate in design and location to the principal building façade.

- a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.

- b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
  - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed 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.
7. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.X.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MACD.

#### **94-9.X.5 Affordability Requirements**

Development in the MACD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

[the remainder of this page is blank]





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

October 23, 2024

**Via Electronic Delivery**

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

**Re: Proposed Wage Adjustment for Parking Union**

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

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

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

**Parking:**

- Effective July 1, 2022: increase the base salary of all Parking union titles by 2.25%
- Effective July 1, 2023: increase the base salary of all Parking union titles by 2.5%
- Effective July 1, 2024: increase the base salary of all Parking union titles by 3.0%
- Effective July 1, 2025: increase the base salary of all Parking union titles by 2.5%
- Effective July 1, 2026: increase the base salary of all Parking union titles by 2.5%

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

Thank you for your kind attention to this matter.

Respectfully submitted,

  
Breanna Lungo-Koehn  
Mayor



**CITY OF MEDFORD**  
**COMMUNITY PRESERVATION COMMITTEE**

85 George P. Hassett Drive, Medford MA 02155  
(781) 393-2480 | [tdupont@medford-ma.gov](mailto:tdupont@medford-ma.gov)

September 9, 2024

Mayor Breanna Lungo-Koehn  
85 George P. Hassett Drive, Room 202  
Medford, MA 02155

RE: Recommendation for Community Preservation Committee Appointment – Myisha Majumder

Dear Mayor,

Please let this memo serve as a formal recommendation for the appointment of Myisha Majumder to the Community Preservation Committee, to fill out the remaining vacant Mayoral-appointee position with a term of one (1) year.

Myisha Majumder has been a resident of Medford for several years, having been a Tufts graduate and staying local to our community. While at Tufts, Myisha studied Civil Engineering and Quantitative Economics, as well as Urban Planning. After Tufts, Myisha continued her studies at The Fletcher School, studying International Finance and International Development/Environmental Policy. Currently, she works for a solar and energy storage development company, where her team builds community solar projects nationally. Myisha's professional portfolio can be reviewed at [www.myishamajumder.com](http://www.myishamajumder.com).

Thank you for your consideration,

Theresa Dupont  
Community Preservation Manager



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

September 11, 2024

**Via Electronic Delivery**

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

**Re:** Recommendation for the **Community Preservation Committee**

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body confirm the appointment of **Myisha Majumder** of Medford to the **Community Preservation Committee** for a term to expire September 10, 2025. Myisha will be present at the meeting and copies of Myisha's resume are attached.

Thank you for your kind attention to this matter.

Sincerely,

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

Breanna Lungo-Koehn  
Mayor

**Enc:** Resume for Myisha Majumder



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

October 23, 2024

**Via Electronic Delivery**

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

Re: Capital Stabilization Fund Appropriation Requests

Dear President Bears and Members of the City Council:

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

- Engine 3 Truck Pump Replacement, in the amount of Fifty-One Thousand Six Hundred Forty-Three Dollars and Twenty-Four Cents (\$51,643.24);
- Cemetery Soil Removal, in the amount of One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00);
- Grant Match for Municipal Vulnerability Preparedness Action Grant for updating the 2019 Climate Change Vulnerability Assessment and developing an Urban Forest Master Plan, in the amount of Twenty-Four Thousand Six Hundred Dollars and Zero Cents (\$24,600); and
- City Hall Howard Alden Memorial Chambers Window Restoration, in the amount of Three Hundred Twenty-Two Thousand Five Hundred Dollars and Zero Cents (\$322,500.00).

As your Honorable Body knows, any appropriation from a stabilization account requires a 2/3rds majority vote of the City Council. The Capital Stabilization Fund currently has a balance of \$3,923,737.00, given the appropriations made by this Council to date. If all the above are approved, the capital stabilization fund would have \$3,404,993.76 that remains.

Fire Chief Todd Evans will be available to answer questions on the pump replacement request, DPW Commissioner Tim McGivern will be in available to answer questions on the cemetery soil removal and grant match requests, and Facilities Director Paul Righi will be available to answer questions on the chambers window restoration.

Thank you for your kind attention to this matter.

Respectfully submitted,

  
Breanna Lungo-Koehn  
Mayor

**85 George P. Hassett Drive, Medford, MA 02155  
781-396-5500 \* [www.medfordma.org](http://www.medfordma.org)**



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

October 24, 2024

**Via Electronic Delivery**

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

Re: Transfer and Acquisition of Rights in Paper Way

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following Transfer and Acquisition of Rights in Paper Way along Dexter Street, which will allow the Mayor to enter into an agreement to release the City's rights in one-half to the referenced paper street, in exchange for the City acquiring rights in the other half of the same paper street. Approval of this transfer and acquisition would allow the owners of 2 Joseph Street the ability to construct a retaining wall on the half of the paper street that abuts their property to shore up or stabilize their home. The City will also benefit as, by adding the half-portion of the paper street to the City's adjacent property, the City property may be used as a 2-family as of right. Building Commissioner Scott Vandewalle will be available to answer questions.

**TRANSFER AND ACQUISITION OF RIGHTS IN PAPER WAY**

Whereas, the City is the owner of property known as 0 Albion Street, Medford, MA, described more particularly in an instrument recorded with the Middlesex South District Registry of Deeds in Book 8131, Page 527, and further shown as Lot 11 on Assessors Map X-11 (the "City Property");

Whereas, Adam Behrens and Jifei Ou, are the owners of property located 2 Joseph Street, Medford, MA, and described more particularly in the deed recorded with the Middlesex South District Registry of Deeds at Book 78815, Page 493 (the "Abutting Property");

Whereas, there is an unconstructed way located at the end of Dexter Street, a public way, which paper way is approximately fifty (50) feet in width and approximately seventy-six feet (76') in width, and lies between the City Property and the Abutting Property (the "Paper Way");

Whereas, the parties wish to release to each other all right, title and/or interest to half of said Paper Way, as it abuts the City Property and the Abutting Property;

NOW, THEREFORE, BE IT

1. The City Council hereby discontinues the Paper Way as a public way, insofar as said Paper Way lies within the layout of Dexter Street, and hereby transfers all right, title and interest in and to said Paper Way from the City Council for public way purposes to the Mayor for general municipal purposes and for the purpose of conveyance;

**85 George P. Hassett Drive, Medford, MA 02155  
781-396-5500 \* [www.medfordma.org](http://www.medfordma.org)**



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

2. That the Mayor be authorized to release the City's right, title and interest in and to the centerline of the Paper Way, as it abuts the Abutting Property;
3. That the Mayor be authorized to accept, in exchange for the release of the City's rights, all right, title and interest held by said abutters to the center line of the Paper Way, as it abuts the City Property; and
4. This resolution shall take effect upon passage.

Thank you for your kind attention to this matter.

Respectfully submitted,

  
Breanna Lungo-Koehn  
Mayor

RECEIVED  
CITY CLERK  
MEDFORD, MASS.

2024 OCT 23 PM 4:20



**City of Medford**  
**Massachusetts**

Oct 23, 2024

**PETITION**

***To the Honorable, the City Council***

***Councillors:***

*The undersigned respectfully pray for*

*Discussion of well used  
parking lot adjacent to  
Medford Senior Center*

**PETITIONER'S SIGNATURE** Marian Tomaszczuk

Marian Tomaszczuk

(Print Name)

**RESIDENCE:**

29 Garfield Ave Medford

**BUS. TEL. NO.**

**HOME TEL. NO.**

781-690-4363