

The Records of the Special Meeting of November 26, 2024 were passed to Councilor Leming.

The Records of the Meeting of December 3, 2024 were passed to Councilor Scarpelli.

Reports of Committees

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

Planning and Permitting Committee, December 3, 2024, Report to Follow

24-468 - Offered by Justin Tseng, City Councilor

Governance Committee, December 10, 2024, Report to Follow

23-055, 24-073, and 24-354 - Offered by Matt Leming, City Councilor

Resident Services and Public Engagement Committee, December 10, 2024, Report to Follow

24-502 - Offered by Emily Lazzaro, City Councilor

Public Health and Community Safety Committee, December 11, 2024, Report to Follow

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

Planning and Permitting Committee, December 11, 2024, Report to Follow

HEARINGS

24-490

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

24-514

Amendment to Special Permit for Signs - 3850 Mystic Valley Parkway (Meadow Glen)

24-516

Petition for a Common Victualler License - Mrs. Murphy's

MOTIONS, ORDERS, AND RESOLUTIONS

24-513 - Offered by Isaac Bears, Council President

Resolution to Request Changes to Proposed Tufts Dormitory Project

23-055 - Offered by Justin Tseng, City Councilor

Welcoming City Ordinance

24-502 - Offered by Kit Collins, Council Vice President

Amendments to the Community Control Over Public Surveillance Ordinance

24-515 - Offered by Vice President Collins

Proposed Amendments to the Medford Zoning Ordinance - Salem Street Corridor District (for referral to the Community Development Board)

24-518 - Offered by George Scarpelli, City Councilor

Resolution Regarding a Number of Issues with the City Administration

24-519 - Offered by George Scarpelli, City Councilor

Resolution to Request Update on Meeting About Medford Fire Department

COMMUNICATIONS FROM THE MAYOR

24-510

Submitted by Mayor Breanna Lungo-Koehn

Loan Order - School HVAC Infrastructure and Roof Bonds

24-517

Submitted by Mayor Breanna Lungo-Koehn

Water and Sewer Capital Stabilization Fund Appropriation Request

PUBLIC PARTICIPATION

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

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

24-494 **Riverside Plaza Loan Order**

APPROVED FOR NOVEMBER 19, 2024
FIRST READING

ADVERTISED MEDFORD TRANSCRIPT AND SOMERVILLE JOURNAL

ELIGIBLE FOR THIRD DECEMBER 17, 2024
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

December 17, 2024

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

24-512 - Resolution to Congratulate Barbara Kerr on 40 Years of Service to MPL

FULL TEXT AND DESCRIPTION

Be it Resolved that the Medford City Council commend and congratulate Barbara Kerr for her 40 years of tireless and selfless service at the Medford Public Library. We thank her for her work with our residents, and for providing a welcoming hub for our community.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



City of Medford

Office of Planning, Development and Sustainability

City Hall - Room 308
85 George P. Hassett Drive
Medford, Massachusetts 02155

RECEIVED
CITY CLERK
MEDFORD, MASS.

NOV - 5 PM 3: 39
Contact:

(781)393-2480
Fax: (781)393-2342
ocd@medford-ma.gov

PUBLIC HEARINGS NOTICES

Medford Community Development Board: November 20, 2024

Medford City Council: December 3, 2024

Chapter 94, Zoning

The **Medford Community Development Board** shall conduct a public hearing on **November 20, 2024 after 6:30 p.m.** via Zoom Remote Videoconferencing relative to the following proposed amendments to the City of Medford Zoning Ordinance and Zoning Map:

1. Amend Section 94-2.1 (Division into Districts) to add the Mystic Avenue Corridor District.
2. Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the Mystic Avenue Corridor District into the existing table and to designate the uses permitted therein.
3. Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the Mystic Avenue Corridor District and to state the dimensional requirements therein.
4. Amend Section 94-12 (Definitions) to amend and add various definitions.
5. Amend Section 94-9.0 to insert a new subsection to create the Mystic Avenue Corridor District.
6. Amending the Zoning Map to create a new Mystic Avenue Corridor District, and to change the zoning district designation of various properties along Mystic Avenue to place them within said district, as shown on a map entitled, "Mystic Ave Corridor Zoning Map" dated October 9, 2024.

The Zoom link to the meeting is <https://us06web.zoom.us/j/95629298475> and also posted on the City website calendar.

A subsequent public hearing on the same matter will be held by the **Medford City Council** on **December 3, 2024 at 7pm** in the Medford City Council Chamber, on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, MA, and via Zoom. A link to the public hearing will be posted no later than November 29, 2024.

The full materials for the amendment can be viewed in the Office of the City Clerk, City Hall Room 103, or on the City's website at <https://www.medfordma.org/boards-commissions/community-development-board> by clicking on '**Current CD Board Filings.**' Questions and comments may be submitted via email to ocd@medford-ma.gov or via phone to 781-393-2480.

If you need a reasonable accommodation to attend/participate in either meeting, please contact: Frances Nwajei (Telephone: 781-393-2439 Email: fnwajei@medford-ma.gov).

Per Order
Jacqueline McPherson, AICP, Community Development Board Chair
S/Adam Hurtubise, City Clerk



66 Gold Ledge Avenue
Auburn NH 03032
P: 603.437.1200
F: 603.437.1222
NHSigns.com

Tuesday, December 3, 2024

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

Re: Special Permit, 3850 Mystic Valley Parkway

Dear Vice President Collins, President Bears and Members of the City Council

NH Signs, on behalf of Jones Lang LaSalle, are requesting a Special permit to add 48 sf of signage to the Main Ground sign for the Meadow Glen Mall, 3850 Mystic Valley Parkway, Medford, MA 02155 in terms of S 4-11.6.1 Special Permit Granting Authority.

Background:

A special permit was previously granted for this sign in 2017. The sign comprises 2 single faced signs in a plow shape; we wish to add 2 24 sq ft single faced signs to the existing structure, and to move the decorative accents to accommodate the new signage. The signage we wish to add promotes Bank of America, a new tenant in a newly built building on a pad site.

The sign promotes the anchor tenants of the property, Bank of America being one of them.

Criteria:

1. Social, economic, or community needs which are served by the proposal;

Use of this space for a Bank of America office with a drive through is an efficient use of scarce land. Clear signage ensures the success of the branch. Using the existing sign rather than adding a new sign reduces clutter and is an efficient use of existing resources.

2. Traffic flow and safety, including parking and loading;

The proposed new sign will have no effect on parking and loading but will improve traffic safety by providing motorists with clear notice of the services provided by the bank.

3. Adequacy of utilities and other public services

The addition to this sign has no appreciable effect on utilities or public services.

4. Compatibility with the size, scale, and design of other structures in the neighborhood;

The height and width of the sign do not change; we intend to use dead space under the sign for the Bank of America addition; there is no noticeable change to the scale of this sign and thus, it remains compatible with other local structures.

5. Impacts on the natural environment;

The sign will be lit with LED illumination, the benchmark for eco-friendly illumination.

6. The proposal's compatibility with the purposes of the city's Comprehensive Plan.

This request is sympathetic to the Comprehensive Plan in several respects;

- a. Centers and Squares The land use plan highlights existing medium and large commercial centers to reinforce, grow, or stabilize through greater density, mix of uses, and mobility connections. This center has used existing land to build a pad site for an existing use, a bank, within the confines of the footprint of the mall rather than using new land.
- b. Develop appropriate design guidelines for storefronts and signage that reinforce the unique identity of each commercial center. This sign builds on an existing sign rather than employing a new one; the sign is well known, familiar and well designed.
- c. Create commercial centers that meet residents' shopping needs. This sign represents a diversity of services needed by local residents.

The substance of this request is that we are asking to amend a Special permit issued by the City to account for new business conditions; these conditions arise out of favorable circumstances for the City, a new service offered to residents, and an addition to the tax base.

Thank you for your consideration,

Best Regards,

A handwritten signature in dark ink, appearing to read "Peter March". The signature is written in a cursive, slightly slanted style.

Peter March, President

[a](#)



City of Medford

wegmans

Application for Sign Design Review

For building department completion	
Property Address	3850 MYSTIC VALLEY PKWY
Zoning District	I Building Dept. Representative JB
Is Use In Compliance With Zoning:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Are Existing Signs To Remain Currently Permitted:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Business Certificate/License Issued:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> City Clerk
Health Dept. Inspection Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Health Dept.

Applicant Information

Name Medford Associates LLC Phone# (617) 243-7070
 Are You A Tenant At This Location Requesting A Sign? Yes ☐ No ☒
 If Yes, Provide The Name And Address Of The Property Owner:
 Name: Address:

New Sign Information

Please Complete One Application Per Sign

Address Of Sign 3850 Mystic Valley Parkway, Medford, MA
 Zoning District Industrial Number Of Signs 16/16 Sign "P" (Wegmans Secondary)
 Type Of Sign: Primary ☐ Secondary ☒ Freestanding ☐ Other ☐
 Illumination: None ☒ Internal ☐ External ☐
 Projecting Yes ☒ No: If So, Length of Projection Over a public way?
 Type of Materials? LED lights, Bronze Channel Sides, Plastic (See attached Plans and Detail Sheets)
 Color Of Sign, Background and Lettering Brick and tan background, lettering will be white in daytime and red at night
 Length of Sign 24' Height of Sign approx. 8' 4" Total Square Footage 200 sf
 Primary Wall Signs: Building length at sign location
 Secondary Wall Signs: Building length at sign location approx. 320 feet
 Setback or Distance from property line: 117 feet

For OCD Use

Date Application Accepted As Complete OCD Sign Review # 201710P
 Approved ☐ Denied ☒
 Written Reason For Denial excessive signage - number size
 OCD Representative [Signature] Date 6/24/17

17-572

SIGN DENIAL REVERSAL
BRIAN DUGDALE, GOULSTON & STORRS
MEDFORD ASSOC. LLC
MEADOW GLEN MALL
3850 MYSTIC VALLEY PKY
OCD 2017-10-A THRU 2017-10P

JULY 18, 2017

A - P PASSED EXCEPT K REFERRED TO

SUB COMMITTEE FOR SIGNS

IN Comm. Hec - 8/15/17

*IN Councillor
Committee Report
17-615*

SIG K - Granted

*Letter sent to
Brian Dugdale
for 2017-10K*

24-500
NOTICE OF PUBLIC HEARING
CITY OF MEDFORD
MEDFORD CITY COUNCIL
DECEMBER 17, 2024

The Medford City Council will conduct a public hearing on December 17, 2024, at 7:00 p.m. in the Howard F. Alden Memorial Auditorium, on the second floor of Medford City Hall, at 85 George P. Hassett Drive, Medford Massachusetts, relative to an Appeal filed by Peter March of NH SIGNS 66 Gold Ledge Ave, Auburn, NH 03032, on behalf of the property located at 3850 Mystic Valley Parkway. The petitioner's request was to add a single-sided 2' x 12' sign cabinet to two existing single sided street directory signs. The petitioner's original petition was denied because the existing freestanding sign received City Council approval and this additional request would then require City Council approval. A copy of the full text of the proposed appeal can be viewed in the Office of the City Clerk, Room 103, Medford City Hall, 85 George P. Hassett Drive, Medford, MA 02155

Please call the Medford City Clerk's Office at (781) 393-2425 for any accommodations/aids.

By order of the Medford City Council.

S/Adam L. Hurtubise
City Clerk

RECEIVED
CITY CLERK
MEDFORD, MASS.

BUSINESS CERTIFICATE NO. 436

New ✓ Renewal

2024 MAR -7 AM 11:58

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

March 7, 2024

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:

25 Salem Street LLC dba ~~Murphy's Yard~~ MRS MURPHY'S ^{BE}

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

FULL NAME

RESIDENCE

Barry Rafferty

51 Crocker Rd

Medford, MA 02155

E-Mail Address BarM.Rafferty@gmail.com Phone Number [REDACTED]

Signed

B. Rafferty

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

County

March 7

2024

Personally, appeared before me the above-named

Barry Rafferty

and made oath that the foregoing statement is true.

(seal)

Abel S. Antubisi

AK Kelly

Clerk

(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: March 7, 2028

(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: B. Zafferty

Title: ~~City Clerk~~

City Clerk's Office

85 George P. Hassett Drive, Room 103

Medford, MA. 02155

781-393-2425

CITY OF MEDFORD
MASSACHUSETTS

OFFICE OF THE CITY CLERK

DATE

11/13/24
~~March 7, 2024~~

TO: THE BUILDING COMMISSIONER

A PETITION HAS BEEN FILED BY:

Barry Rafferty
(Petitioner's Name)

BUSINESS NAME:

MRS MURPHY'S

~~MURPHY'S~~ - 25 Salem St LLC

FOR

Common Victraller

(TYPE OF LICENSE)

TO BE LOCATED AT

25 Salem Street

TELEPHONE NO.

~~858-888-8888~~

REPORT OF THE BUILDING COMMISSIONER

DOES THIS PROPERTY CONFORM TO ZONING REGULATIONS?

YES


BUILDING COMMISSIONER

CITY OF MEDFORD
MASSACHUSETTS

OFFICE OF THE CITY CLERK

DATE 11/13/24 BR
~~March 7, 2024~~

TO: THE BOARD OF HEALTH

A PETITION HAS BEEN FILED BY Barry Rafferty
(petitioners name)

BUSINESS NAME MRS Murphy's ~~Hotel~~

FOR Common Vic AT 25 Salem Street
TYPE OF LICENSE STREET AND NUMBER

TELEPHONE # [REDACTED]

REPORT BY THE BOARD OF HEALTH OF CONDITIONS

DO YOU APPROVE OF GRANTING THIS LICENSE yes

WHAT ARE THE SANITARY CONDITIONS? Pending Inspection/Permit

ENVIRONMENTAL REPORT

Mary Ann Connor
BOARD OF HEALTH INSPECTOR

CITY OF MEDFORD
MASSACHUSETTS

OFFICE OF THE CITY CLERK

DATE 11/13/24 ^{BR}
~~March 7, 2024~~

TO: MEDFORD FIRE CHIEF

A PETITION HAS BEEN FILED BY Barry Rafferty, MRS MURPHY'S
~~Mrs. Murphy's~~

AT 25 Salem Street

FOR Common Victaller License
(TYPE OF LICENSE)

TELEPHONE NO: 857-205-9462

barmrafferty@gmail.com

REPORT OF THE FIRE CHIEF

DOES THIS PROPERTY CONFORM TO FIRE DEPARTMENT REGULATIONS?

No obvious violations

4/26/24

Under construction

by Chuck Casella

Lt. Chuck Casella

T. O'Leary
MEDFORD FIRE CHIEF

CITY OF MEDFORD
MASSACHUSETTS

TRAFFIC IMPACT REPORT

To the Honorable, the City Council
Medford City Hall
Medford, Massachusetts 02155

DATE

11/13/24 BR
~~11/13/24~~

Gentlemen:

The following is a Traffic Impact Report on an application of

Barry

Rafferty,

MRS MURPHY'S
~~MURPHY'S~~

COMMON VICTUALER

25 Salem Street

located at

No traffic impact anticipated

Signed:

MEDFORD Chief of Police

11-13-2024

CITY OF MEDFORD
MASSACHUSETTS

OFFICE OF THE CITY CLERK

November 13th (32)

DATE ~~March 17~~ 2024

TO: TREASURER/COLLECTOR

AN APPLICATION FOR A Common Victroler LICENSE, HAS BEEN
RECEIVED, TO BE LOCATED AT 25 Salem Street

32 PREVIOUS LICENSE HOLDER
MRS Murphy ~~4222~~
PRESENT APPLICANT BUSINESS NAME

TELEPHONE NO. ~~857-2222~~

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

YES _____ IF YES, LIST AMOUNT.

NO ☒

Justin M. O'Leary
TREASURER/COLLECTOR

LIQUOR LIABILITY APPLICATION-RENEWAL

Applicant's Name: 25 Salem Street LLC

Location Address: 25 Salem St Medford MA

Type of Establishment: (Advise % of sales per each applicable category)

<input checked="" type="checkbox"/> Family Style Restaurant	<input type="checkbox"/> White Linen Upscale Restaurant
<input type="checkbox"/> Pub Style Restaurant	<input type="checkbox"/> Delicatessen
<input type="checkbox"/> Grocery Store/Convenience Store	<input type="checkbox"/> Package Store
<input type="checkbox"/> Off Premises Caterer	<input type="checkbox"/> Catering/Banquet Hall
<input type="checkbox"/> Hotel/Motel/Inn	<input type="checkbox"/> Other (Describe): _____

Does applicant have a valid liquor license? ☒ Yes ☐ No License # _____

License Category: ☒ Full Liquor ☐ Wine & Beer

Has applicant ever been cited for a Liquor Control Board violation? ☐ Yes ☒ No

If yes, please explain: _____

Gross Annual receipts (If Hotel/Motel/Inn total restaurant receipts): 1000000

Revenue from alcoholic beverages: 40,000

Hours of operation: Mon-Thurs: 11-11 Fri: 11-11 Sat: 11-11 Sun: 11-9

Licensed to serve until what hour? 11

What is the average age of patrons? ☐ 18 - 21 ☐ 21 - 25 ☒ 26 - 30 ☐ 31 - 40 ☐ 41+

Does applicant feature any entertainment? ☐ Yes ☒ No Entertainment consists of: (Check all applicable items)

<input type="checkbox"/> Juke Box	<input type="checkbox"/> Piano Bar	<input type="checkbox"/> Solo Vocalist	<input type="checkbox"/> Band	<input type="checkbox"/> Dancing	<input type="checkbox"/> Comedian
<input type="checkbox"/> DJ	<input type="checkbox"/> Karaoke	<input type="checkbox"/> Other (Please describe): _____			

Please indicate if any of the following amusement devices are on premises?

<input type="checkbox"/> Electronic /Video Games	<input type="checkbox"/> Pinball Machines	<input type="checkbox"/> Pool Tables	<input type="checkbox"/> Gambling Devices
<input type="checkbox"/> Darts	<input type="checkbox"/> Large Screen TV's	<input type="checkbox"/> Other (Describe): _____	

Any special consumption promotions where drinks are offered at a discount? ☐ Yes ☒ No

If yes, please explain: _____

Does applicant have written guidelines for checking ID's? ☒ Yes ☐ No Please describe: _____

All alcohol serving employees are certified in a formal alcohol awareness-training program? ☒ Yes ☐ No

Is training required of new hires? ☒ Yes ☐ No If yes, please provide the name of the course: TIPS

No. of bartenders: 2 No. of Waiters/waitresses: 5 No. of bouncers: 0

Does applicant currently carry Liquor Liability Insurance? ☒ Yes ☐ No

Name of Carrier: Arbella Limit of Liability: 1M

Within the last 5 years, has the applicant had any reported liquor liability claims or notification of potential liquor liability claims? ☐ Yes ☒ No If yes, please explain: _____

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND {NY: SUBSTANTIAL} CIVIL PENALTIES SUCH AS FINES OR CONFINEMENT IN PRISON. (Not Applicable in CO, HI, NE, OH, OK, OR VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)

Signature of Applicant: [Signature] Title: Owner Date: 11/21/2024

Producing Agency: _____ Signature of Producer: _____

RESTAURANT SUPPLEMENTAL QUESTIONNAIRE



Applicant Name: 25 Salem Street LLC Policy #: _____ Agency Code: _____

Address: 25 Salem St Medford MA 02155 Gross Annual Receipts: \$ 1,000,000

Experience as a restaurant owner? YES 25+years How long at this location: 0

Is this location seasonal? ☐ Yes ☒ No If yes, months of operation: _____

Are lounge / restaurant hours different? ☐ Yes ☒ No Hours of operation: from: 11am to: 11pm

Number of full-time employees: 4 Number of part-time employees: _____

Seating capacity in restaurant: 120 Seating capacity in bar / lounge: 30

Any outstanding tax liens or bankruptcy? ☐ Yes ☒ No If yes, explain: _____

Any citations for Health Board violations? ☐ Yes ☒ No If yes, explain: _____

Is the property located near water? ☐ Yes ☒ No If yes, distance to water: _____

Is the building sprinklered? ☒ Yes ☐ No Type and age of system: _____

Contractor performing sprinkler system inspection, testing and maintenance: _____

What types of alarms protect the premises?

<input checked="" type="checkbox"/> Smoke Detection	<input checked="" type="checkbox"/> Central Station	<input type="checkbox"/> Local
<input checked="" type="checkbox"/> Heat Detection	<input checked="" type="checkbox"/> Central Station	<input type="checkbox"/> Local
<input checked="" type="checkbox"/> Burglar	<input checked="" type="checkbox"/> Central Station	<input type="checkbox"/> Local
<input type="checkbox"/> Other: _____		

Number of Cooking Appliances

Ranges: 2 Ovens: 1 Deep fryers: 1 Baskets: 1 Char-broilers: _____ Flat grills: _____ Woks: _____

Fuel Type: ☐ Oil ☒ Gas ☐ Electric ☐ LPG ☐ Wood ☐ Other: _____

Do all hoods have an automatic fire extinguishing system? ☒ Yes ☐ No Last inspection date: _____

Is there a hood / duct cleaning contract? ☒ Yes ☐ No Last inspection date: _____

Is there tableside cooking? ☐ Yes ☒ No If yes, how much? _____

Describe training employees receive for safe food-handling practices: _____

Does the applicant provide valet parking? ☐ Yes ☒ No If yes, specify location: _____

Does the restaurant offer delivery service? ☐ Yes ☒ No If yes, describe: _____

Is there entertainment? ☐ Yes ☒ No If yes, describe: _____

Is there a dance floor? ☐ Yes ☒ No If yes, how often used? _____

Is there an on-premises banquet facility? ☐ Yes ☒ No If yes, what % of total sales? _____

Is there catering off-premises? ☐ Yes ☒ No If yes, what % of total sales? _____

Do you have a liquor license? ☒ Yes ☐ No If yes, what type of license? Full Liquor

If Liquor Liability coverage is requested, complete separate Liquor Liability Application.

RESTAURANT SUPPLEMENTAL QUESTIONNAIRE



ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY: SUBSTANTIAL) CIVIL PENALTIES SUCH AS FINES OR CONFINEMENT IN PRISON. (NOT APPLICABLE IN CO, HI, NE, OH, OK, OR VT; in DC, LA, ME, TN AND VA, INSURANCE BENEFITS MAY ALSO BE DENIED).


Applicant's Signature & Date

11/21/2024

Producer's Signature & Date





City of Medford
Office of the City Clerk
City Hall - Room 103
85 George P. Hassett Drive

Date: 11/22 2024

PETITION

To the Honorable City Council,

Councillors:

The undersigned respectfully pray for renewal of Common Victualler License.

MRS MURPHY'S

Applicant Business Name

25 Salem Street, MEDFORD

Street Address

Petitioner's printed name BARRY RAFFERTY

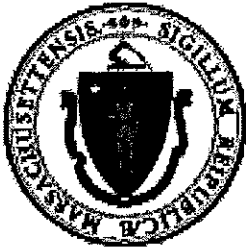
Petitioner's signature B. Rafferty

Residence: 51 Crocker Road

MEDFORD, MASS

Business Telephone Number: [REDACTED]

Home Telephone Number: [REDACTED]



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001586417

1. The exact name of the limited liability company is: 25 SALEM STREET LLC

2a. Location of its principal office:

No. and Street:

City or Town:

MEDFORD

State: MA

Zip: 02155

Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street:

City or Town:

MEDFORD

State: MA

Zip: 02155

Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE OPERATION OF A PUB, RESTAURANT, BAR, AND OTHER HOSPITALITY RELATED BUSIN
ESS, AND ANY OTHER BUSINESS PERMITTED UNDER THE LAWS OF THE COMMONWEALTH
OF MASSACHUSETTS

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name:

BARRY RAFFERTY

No. and Street:

51 CROCKER ROAD

City or Town:

MEDFORD

State: MA

Zip: 02155

Country: USA

I, BARRY RAFFERTY resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	BARRY RAFFERTY	<u>[REDACTED]</u> MEDFORD, MA 02155 USA
MANAGER	HEATH LANDRY	<u>[REDACTED]</u> DORCHESTER, MA 02125 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Permit Number: 5355

Fees: \$325.00



Must be visibly displayed at all times

**The Commonwealth of Massachusetts
CITY OF MEDFORD
BOARD OF HEALTH**

**PERMIT TO OPERATE A FOOD ESTABLISHMENT
TYPE III - RETAIL/FOOD SERVICE - HIGH RISK MENU**

is issued to: Mrs. Murphy's

located at: 25 SALEM STREET MEDFORD, MA 02155

in the City of Medford, County of Middlesex, in the Commonwealth of Massachusetts.

This license is granted in conformity with the Statutes, Ordinances and Medford Board of Health regulations. This permit is not transferable. The level of compliance is to be maintained at all times.

01/01/2025
Date Permit Issued

12/31/2025
Date of Permit Expiration
(unless suspended or revoked)

MaryAnn O'Connor, Director of Public Health

Per 105 CMR 590.000, US Dept. of Health and Human Service Food Code 2013 and Medford Board of Health Regulation 1 - Permits may be suspended, revoked, or modified by the Board of Health, its agents, or employees for the failure of the owner, manager, staff or agent to comply with the conditions and requirements of these regulations. Notice will be served in writing, sent by certified mail to the last known address of the alleged violator. Upon seven days of the written notice, a written request may be submitted to request a hearing before the Board. In the event the Board of Health, its agents or employees deem that the health, safety or welfare of the occupants or residents of the City of Medford is jeopardized and that an emergency exists, it may order all operations terminated and the establishment closed, pending a BOH hearing.



Medford City Council
Medford, Massachusetts

MEETING DATE

December 17, 2024

SPONSORED BY

Isaac Bears, Council President

AGENDA ITEM

24-513 - Resolution to Request Changes to Proposed Tufts Dormitory Project

FULL TEXT AND DESCRIPTION

Whereas, Tufts University has proposed a new dormitory project at 401 Boston Avenue; and,

Whereas, the City Council strongly supports legislative efforts to pass fairer state laws to encourage collaboration and partnership between large non-profit institutions like Tufts and municipalities like Medford; and,

Whereas, the City Council also strongly supports the goal and intent of providing significant additional on-campus housing by Tufts; and,

Whereas, the City Council thanks area residents for voicing their concerns and attempting to have more robust and collaborative public input on the Tufts dormitory proposal; and,

Whereas, the City Council does not have a decision-making role regarding this project; now, therefore:

Be it Resolved by the Medford City Council that we request that Tufts University use an alternative site plan or add another site to the project to reduce height and impact of shadows on the surrounding neighborhood, while also increasing the tree canopy and adding additional streetscape improvements to their project.

Be it Further Resolved that we request that Tufts University drop opposition to and/or state their support for state legislation to implement the Institutional Master Plan Home Rule Petitions proposed for nearly a decade by the cities of Medford and Somerville and state legislation to create a mandatory PILOT (Payment in Lieu of Taxes) law for large educational and medical non-profit institutions.

Be it Further Resolved that we thank the Community Development Board and our city staff team for their work as this proposal moves through the public process.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Chapter 50, Article IV - Welcoming City Ordinance

Sec 50-100 - Purpose & Preamble

The purpose of this ordinance is to establish Medford as a Welcoming City, to declare that all are welcome here, and to increase public confidence in Medford's government by providing guidelines associated with our city's voluntary involvement in federal immigration enforcement.

Sec 50-101 - Preamble

It is not within the purview nor mandate of the City of Medford to enforce federal immigration law, nor should Medford resources be expended toward that end.

The City of Medford will equally enforce the law and serve the public without consideration of immigration status, citizenship, national origin, race, or ethnicity.

Sec 50-102 - Definitions

"Federal immigration agency" means any agency, department, or part of the federal government that enforces immigration laws, including but not limited to the Department of Homeland Security (DHS), United States Immigration and Customs Enforcement (ICE), and Customs and Border Protection (CBP).

"Immigration detainers" and "ICE detainers" are requests made by federal immigration officials, including but not limited to those authorized under Section 287.7 of Title 8 of the Code of Federal Regulations, to state or local agencies to voluntarily maintain custody of an individual once that individual is released from local custody, and/or to notify a federal immigration agency before the pending release of an individual.

"Administrative warrant" means a warrant, notice to appear, warrant of deportation, or order of arrest or detention issued by a federal immigration agency, including but not limited to federal forms I-200, I-203, I-203a, I-205, I-247A, I-286, I-862, or G-391. Such administrative warrants are not issued by a judicial officer.

Sec 50-103 - Order

- a. **Equal treatment.** The City of Medford will treat all persons equally, enforce laws, and serve the public without consideration of immigration status. Citizenship, immigration status, national origin, race, and ethnicity shall have no bearing on an individual's treatment by employees or officers of Medford agencies or departments.
- b. **Use of local resources.** No City funds, resources, facilities, property, equipment, or personnel may be used to assist or participate in the enforcement of federal immigration laws.
- c. **Inquiries about immigration status.** No officers or employees of the City of Medford may inquire about the immigration status of a victim, suspect, arrestee, 911 caller, or other member of the public with whom they have contact, except as required by state law or to provide a public benefit.
- d. **Role of police in immigration enforcement.** No officer or employee of the Medford Police Department may initiate an investigation or take law enforcement action on the basis of actual or perceived immigration status, including the initiation of a stop, an apprehension, or an arrest. No officer or employee of the Medford Police Department may participate in or assist with an operation led by a federal immigration agency to detain persons for immigration enforcement purposes.
- e. **ICE detainers and administrative warrants.** No officer or employee of the Medford Police Department may arrest or detain an individual on the basis of suspected or known immigration status, an ICE detainer, an ICE administrative warrant, or otherwise at the request of a federal immigration agency unless the request is accompanied by a judicial order, judicial warrant or showing of probable cause that the individual has committed a crime for which the Police Department is authorized to make an arrest. This includes extending the length of detention by any amount of time once an individual is released from local custody, or before being transferred to court or admitted to bail. If the Medford Police Department receives an immigration detainer or ICE administrative warrant for a person in its custody, the Department shall provide the person with a copy of such detainer request or administrative warrant and any other documents received from a federal immigration agency relating to the person.
- f. **Communications with a federal immigration agency.** No officer or employee of the Medford Police Department may initiate a communication with a federal immigration agency regarding a member of the

public, except in exigent circumstances relating to an imminent threat to public safety. No officer or employee of the Medford Police Department shall provide any officer or employee of a federal immigration agency with the following information relating to a person in the custody of the Department or who has come to the attention of the Department: information about an individual's incarceration status, length of detention, home address, work address, personal information other than citizenship or immigration status, court hearing information, or pending release, except information that is available through the Massachusetts Public Records Laws, G.L. c. 66, section 10 and G.L. c. 4, section 7 (twenty-sixth).

- g. **Access to facilities.** Except in response to a judicial warrant or other court order, no officer or employee of a federal immigration agency shall be allowed access to individuals in the custody of the City of Medford, either in person or via telephone or videoconference.
- h. **Deputizing of local officials.** No officer or employee of the Medford Police Department shall perform the functions of an immigration officer, whether pursuant to 8 U.S.C. section 1357(g) or any other law, regulation, or policy, whether formal or informal.
- i. **U Visa Certification.** In furtherance of the US Victims of Trafficking and Violence Prevention Act and as provided in M.G.L. c. 258F, the Medford Police Department shall consider and sign a U Visa certification request if an individual (i) is the victim of a qualifying crime, and (ii) has been, is being, or will likely be helpful in the investigation/prosecution of that crime.
- j. **School records and enrollment.** No employee of the Medford Public Schools shall require a student or parent to provide information regarding their immigration or citizenship status to establish the student's residency in the district for enrollment purposes. If such information becomes known to an employee of the Medford Public Schools, such information shall not be maintained or distributed and shall have no bearing on the student's ability to register for school or the school's treatment of that student. Information collected regarding place of birth for the purpose of providing English Language Learners with appropriate services shall be used only for that purpose and not distributed further.

Sec 50-10483 - Complaints; Enforcement; Remedies; Penalties; Whistleblower Protections.

- a. **Complaints.** Allegations of violations of the present policy may be filed with the Medford Police Department or an authorized oversight body and, in the case of a complaint against an officer or employee of the Medford Police Department, the Department's Internal Affairs office, which shall investigate the complaint and take appropriate disciplinary action.
- b. **Enforcement.** This ordinance shall be enforced by the Mayor's office or the Mayor's designee.
- c. **Cause of action.** Any violation of this Ordinance constitutes an injury and any person may institute proceedings for injunctive relief, declaratory relief, or writ of mandamus in any court of competent jurisdiction to enforce this Ordinance. An action instituted under this paragraph shall be brought against the City and, if necessary to effectuate compliance with this ordinance, any other governmental agency with possession, custody, or control of data subject to this Ordinance.
- d. The City will address alleged violations of this ordinance in accordance with its usual practices, applicable law, and contractual obligations.
- e. Municipal employees or agents, except in the event of exigent circumstances, or in response to a declared municipal, state, or federal state of emergency, shall not use any Surveillance Technology except in a manner consistent with policies approved pursuant to the terms of this Ordinance, and may in no circumstances utilize Surveillance Technology in a manner which is discriminatory, viewpoint-based, or violates the City Charter, the Massachusetts Constitution, or the United States Constitution.
- f. **Whistleblower protections.** Subject to the limitations and requirements set forth in G. L. C. 149, (the Whistleblower or as it may be amended from time to time, any City employee as defined in Section 185 who reports an alleged violation of this Ordinance, shall be afforded protections against retaliation if applicable pursuant to Section 185, as set forth in and subject to the limitations and requirements of Section 185.

Sec 50-105 - Reporting

Beginning on the date of passage of this ordinance and every six months thereafter, the Medford Police Chief shall submit a report with the information detailed below relating to the preceding six months to the Clerk of the Medford, forward to the Mayor, docket said report, and include the docket on the agenda of the next-occurring meeting of the Public Health and Community Safety Committee of the Medford City Council.

- a. The total number of ICE detainers, administrative warrants, notification requests, and other requests for information or assistance received from a federal immigration agency;
- b. A detailed account of each instance in which information was given to a federal immigration agency, with the names of individuals redacted; and
- c. Names and descriptions of all task forces in which the Medford Police Department participated in which a federal immigration agency also participated.

Sec 50-106 - Compliance with Federal Law

Nothing in this Welcoming City Ordinance shall be construed to violate any valid federal law, or to prohibit any Medford agency or department from providing another law enforcement agency citizenship or immigration status, consistent with 8 U.S.C. § 1373.

Section 50, Article III - An Ordinance to Promote Transparency and Protect Civil Rights and Civil Liberties with Respect to Surveillance Technology

Amendments approved at 12.11.2024 Public Health & Community Safety Committee

Section 50–79. – Enforcement; Remedies; Penalties; Whistleblower Protections.

(G) To the extent permitted by law, including, but not limited to, the requirements of the Massachusetts Public Records Law or the Municipal Records Retention Schedule, any video footage or other data recorded or obtained illegally or in violation of this ordinance shall be immediately destroyed, and not introduced as evidence in any criminal or civil proceeding, except in those proceedings related to violations of this ordinance.

Section 50–80. – Certain Public-Private Transactions ~~Contracts~~ Prohibited.

It shall be unlawful for the City to enter into any contract for monetary value or engage in any financial transaction with a commercial entity that provides the City with the mass acquisition of privately generated and owned bulk Surveillance Data. Any contracts or agreements signed prior to the enactment of this Ordinance that violate this section shall not be renewed after the completion of the term of said contracts or agreements. ~~Section 50–80 shall not apply to any contract or agreement executed for law enforcement operations or purposes.~~ **Further, it shall be unlawful for the City to acquire, or enter into an agreement to acquire or exchange bulk surveillance data that the City is banned from generating on its own, with any other government, entity, or policing agency.**

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	December 11, 2024
Project	23146 – Medford – Zoning – Revised (2)
Subject	Salem Street 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:

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

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
Salem Street Corridor District	Residential, Office, and Commercial	SSCD

[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:

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC⁵	LC
A. RESIDENTIAL USES						
1. Detached one-unit dwelling	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two-unit dwelling (Duplex)	N	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Multiple dwelling	Y	Y	Y	N	1.5 per Dwelling Unit ⁴	NA
5. Dormitory, fraternity or sorority house	N	Y	Y	N	1 per 4 beds	1/15,000 s.f.
6. Lodging or boarding house	N	CDB	CDB	N	1 per Guestroom	1/15,000 s.f.
7. Senior housing facility	N	CDB	CDB	N	1 per 2 Units	1/15,000 s.f.
8. Co-living.	Y	Y	N	N	1.5 per Dwelling Unit ⁴	NA
9. Co-housing.	Y	CDB	CDB	N	1.5 per Dwelling Unit ⁴	NA
10. Congregate Housing.	Y	N	N	N	1 per 4 beds	NA
11. Three-unit dwelling, Detached.	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
12. Townhouse.	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES						
1. Museum	N	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	N	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

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	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.
C. OPEN RECREATIONAL AND AGRICULTURAL USES						
1. Private open recreational uses, available to the public	CDB	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.
D. COMMERCIAL USES						
1. Private entertainment or recreation facility excluding adult uses	N	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	N	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	N	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	N	Y	Y	Y	1 per Guestroom	1/15,000 s.f.

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	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	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication.	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Artistic/Creative Production.	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
12. Work-Only Artists' Studio.	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Co-working Space.	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
E. OFFICE USES						
1. Business, professional, or government office	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Bank and other financial institution	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
5. Clinic not affiliated with any other institution	N	CDB	CDB	CDB	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
6. Clinic affiliated with a hospital or an accredited university medical school	N	CDB	CDB	CDB	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
7. Clinic connected to a community center	N	CDB	CDB	CDB	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
F. RETAIL AND SERVICE USES						
1. Retail sales ²	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	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	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	LC
7. Body art establishment	N	Y	Y	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	N	CDB	CDB	N	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	N	CDB	CDB	N	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	CDB	CDB	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	N	CDB	CDB	N	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	N	Y	Y	Y		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS						
1. Eating place, without drive through	N	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	N	Y	Y	CDB	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES						
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	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES						
1. Parking area or garage not accessory to permitted principal use: Residential	N	N	N	CDB	NA	NA
Nonresidential	N	N	N	CDB	NA	NA

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	LC
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	N	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	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	CDB	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	NA	NA
6. Open Storage	N	N	N	N	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	N	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES						
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	N	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	Y	Y	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	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	1 per 1,400 s.f.	1/50,000 s.f.
10. Warehouse, Wholesale establishment	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	1 per 1,400 s.f.	1/15,000 s.f.

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	LC
12. Distillery or winery.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food Production Facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
14. Life Science Facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
15. Light Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
16. Maker Space	N	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use Kitchen	N	CDB	CDB	CDB	1 per 1,000 s.f.	1/15,000 s.f.
K. ACCESSORY USES						
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	1 per 2 employees	
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	Y	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	N	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.
L. OTHER PRINCIPAL USES						
1. Mixed-Use, Community	N	Y	Y	N		

	Salem Street Corridor District					
	MR	MX-1	MX-2	Commercial	PC ⁵	LC
2. Mixed-Use Development	N	Y	Y	N		
Notes:						
¹ For Breweries operating with seven barrels or under - Y. For Breweries operating with more than seven barrels - BA.						
² Requires site plan review. See § 94-11.7.2(9).						
³ Measured to the closest point of the structure.						
⁴ Incentives for alternative minimum residential parking requirements.						
Affordable housing units				0.5 per Dwelling Unit		
Located within ½ mile of high-frequency transit				0.8 per Dwelling Unit		
⁵ Notwithstanding the above tables, non-residential uses with 5,000 square feet or less of gross leasable floor area are exempt from any minimum parking requirements.						

[the remainder of this page is blank]

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

Dimensions	Salem Street Corridor District			
	MR	MX-1	MX-2	Commercial
Lot Area sf (Min) – under review	3,000	3,000	3,000	10,000
Frontage (Min)	30	30	40	60
Façade Build Out (Min)	70%	80%	80%	60%
Residential Density	3-6 units	-	-	-
Active Frontage (Min)	-	75%	75%	25%
Height				
Min Height. (Stories)	2.5	2.5	3	1
Base Height (Stories)	3	3	4	3
Maximum Height for buildings that front on Salem St. (Stories)	3	4	6	6
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	10/12	10/14
Stepback (above 3 rd floor on MX1 and above 4 th floor on MX2 and Commercial) for buildings that front on Salem St.	-	10 ft	10 ft	10 ft
Setbacks (ft)				
Front (Min/Max)	3/20	3/20	3/20	10/20
Side	-	-	-	-
Rear	0	0	10	-
Stormwater and Landscaping				
Building Coverage (Max)	80%	80%	80%	70%
Green Score	-	25	25	25
Open Space, Permeable (Min)	20%	20%	20%	15%

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

Active Frontage.

Business Incubator. An organization that assists early innovators achieve a minimum viable product or service and create an achievable plan to take that product or service to market. In addition to

mentorship and investment opportunities, a business incubator gives access to logistical and technical resources, as well as shared office space. An incubator program can last from several months to a few years.

[the remainder of this page is blank]

Section 94-9.X Salem Street Corridor District

94-9.X.1 Purpose

The purpose of the Salem Street Corridor District (SSCD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial 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 Salem Street.

94-9.X.2 Applicability

The SSCD 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 SSCD is comprised of the following subdistricts:
 - a. **Multi-unit residential.** The Multi-unit Subdistrict allows buildings of 3-6 units within a corridor, square or neighborhood hub district. The intent for this district 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 1.** The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
 - c. **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.
 - 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 SSCD.

- a. **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 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 SSCD, lots may have more than one principal building.
- d. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street 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 SSCD 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.
- 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 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.
- i. **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.
- j. **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.

Table of Development Incentive Bonuses.						
Incentive 1: Affordability						
Incentive 1A: Deeper Affordability:						
	# of Lots or Units in Proposed Project	Required Minimum/Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI
1	10-24	10%	8%	2%	5%	5%
2	25-49	13%	8%	5%	6%	7%
3	50 +	15%	10%	5%	8%	7%
Incentive 1B: More Affordable Units:						
	# of Lots or Units in Proposed Project	Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI
1	10-24	10%	3%	13%	5%	15%
2	25-49	13%	3%	16%	5%	18%
3	50 +	15%	3%	18%	5%	20%
Incentive 2: Community Amenities (privately maintained)						
<ul style="list-style-type: none">Indoor pedestrian seating or outdoor pedestrian plazaNeighborhood open space:<ul style="list-style-type: none">Pocket ParkGarden					1 additional half-story for each element	

Table of Development Incentive Bonuses.	
<ul style="list-style-type: none"> • Playground • Skate Park • Fountain / Water element 	
• Low-Income Shared Community Solar	To be confirmed.
• Public parking	To be confirmed.
Incentive 3: Community Amenities (publicly maintained)	
• Streetscape Improvements along a public street	1 additional half-story
Incentive 4: Vibrant Neighborhoods	
Parking concealed below grade or within a building structure.	1 additional half-story
Provide 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, local business under 10 employees)	1 additional story
Incentive 5: Environmental Resilience	
Ideal Green Score	1 additional story
Building is certified as Net Zero Emissions Building	1 additional story
Development is certifiable as LEED Platinum or equivalent standard	1 additional story

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 SSCD. 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 SSCD. 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 Salem Street, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must be paved to provide a sidewalk that is at least twelve (12) feet in total width.
- c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
- d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.

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

2. General Building Standards.

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

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 SSCD.

94-9.X.5 Affordability Requirements

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

[the remainder of this page is blank]



Medford City Council
Medford, Massachusetts

MEETING DATE

December 17, 2024

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

24-518 - Resolution Regarding a Number of Issues with the City Administration

FULL TEXT AND DESCRIPTION

Be it so Resolved that the City Administration report back to the Council the following information:

Cost associated with terminating the School Superintendent's contract

Any and all communications, correspondences, meeting minutes, records and reports regarding this separation,

Anticipated costs of superintendent search committee and interim appointment.

Be it so Resolved that the finance director appear before the City Council to articulate the plan to restore our dropping bond rating.

Be it so Resolved that the City Administration cease and desist the use of private investigators to follow and harass employees utilizing contractually afforded leave benefits. Be it further Resolved that the City Administration report back to the Council with the identified line in the budget where we are paying private investigators and a complete financial report from the start of this practice to present.

Be it Resolved that the City Administration report to the Council the cost associated for the questionable drug testing of our DPW staff and a report outlining the reasons for these tests. Be it further Resolved that the Council request to move to executive session if these issues are confidential.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

December 17, 2024

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

24-519 - Resolution to Request Update on Meeting About Medford Fire Department

FULL TEXT AND DESCRIPTION

Be it Resolved that the Administration give us an update on the requested meeting to review the MFD report completed by the consultants that the City Council voted and approved for its funding.

Be it further Resolved that the Administration include the Fire Chief the MFD union leadership to review the report and be prepared to meet in executive session to have an open discussion with its findings.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

December 12, 2024

Via Electronic Delivery

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

Re: Loan Order – School HVAC Infrastructure and Roof Bonds

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the below Loan Order.

By way of some background, the Andrews and McGlynn Schools are in need of extensive HVAC work as well as at least repairs to the McGlynn School roof. The City has hired an Owner's Project Manager (OPM) and a designer. With a goal of conducting the majority of the construction work during the summer months, to further the project and keep the timetable for construction, in January, the City needs to pre-order equipment, continue the design with the designer and OPM and the pre-construction services of the construction manager. To accomplish this, a funding authorization of about \$5 million is needed. In the future, after further design and cost estimates have been developed, we will likely return for the rest of the cost to complete the construction, which is expected to be about an additional \$20 million.

CITY OF MEDFORD

Loan Order – School HVAC Infrastructure and Roof Bonds

BE IT ORDERED: That Five Million Dollars (\$5,000,000) is appropriated for the purpose of replacing boilers and cooling systems with new condensing boilers and heat pumps, including associated automated controls, structural and architectural work, electrical work, and weatherization, at the McGlynn School and Andrews School, and the acquisition and installation solar panels and a new roof or roof repairs at the McGlynn School, including the costs of planning, design, architectural and engineering services and all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

AND FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed



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

pursuant to this loan order and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

Respectfully submitted,


Breanna Lungo-KoeHN
Mayor



The Leader in Public Sector Law

101 Arch Street, Boston, MA 02110
Tel: 617.556.0007 | Fax: 617.654.1735
www.k-plaw.com

December 12, 2024

President Isaac B. Bears and Members of the
Honorable Medford City Council
City Hall
Medford, MA 02155

Re: Council Paper No. 24-510 – Loan Order Opinion
\$5,000,000 School HVAC Infrastructure and Roof Bonds

Dear President Bears and Members of the Medford City Council:

In accordance with the provisions of Medford City Council Rule 30, we examined the above-captioned Loan Order (the “Loan Order”) as to its legality and respectfully transmit this letter as notification of our findings.

In our opinion, the Loan Order in which an authorization is sought to borrow Five Million Dollars (\$5,000,000) for the purpose of paying the costs of replacing boilers and cooling systems with new condensing boilers and heat pumps, including associated automated controls, structural and architectural work, electrical work, and weatherization, at the McGlynn School and Andrews School, and the acquisition and installation of solar panels and a new roof or roof repairs at the McGlynn School, including the costs of planning, design, architectural and engineering services, and all other costs incidental and related thereto, is in proper legal form, and further, the projects to be financed with said borrowing are valid purposes for which the City can borrow pursuant to chapter 44 of the General Laws, as amended, including section 7(1) of said chapter. The Loan Order properly grants the Treasurer, with the approval of the Mayor, the authority to issue bonds and notes of the City to meet the appropriated amount, and duly authorizes the City to qualify said bonds and notes pursuant to chapter 44A of the General Laws, as amended.

It is also our understanding that the City’s bond counsel prepared and reviewed the Loan Order.

Thank you very much and please let us know if you have any questions.

Very truly yours,

KP Law, P.C.

cc: The Honorable Breanna Lungo-Koehn, Mayor (by e-mail)
Adam L. Hurtubise, City Clerk (by e-mail)

954283/MEDF/0001



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

December 11, 2024

Via Electronic Delivery

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

Re: Water & Sewer Capital Stabilization Fund Appropriation Request

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following appropriation from the Water & Sewer Capital Stabilization Fund:

- Lead Line Replacement Rebate Program, One Hundred Thousand Dollars (\$100,000).

As your Honorable Body knows, the Water & Sewer Capital Stabilization Fund presently has a balance of \$2,000,000. An appropriation from a stabilization account requires a 2/3rds majority vote of the City Council.

DPW Commissioner Tim McGivern will be present to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor