



Medford City Council  
Medford, Massachusetts

## **The Twelfth Regular Meeting, June 11, 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/84324662037>

Call-in Number: +13126266799,,84324662037# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), and 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**

**24-405** - Offered by George Scarpelli, City Councilor

Congratulations to Mr. and Mrs. Alexander and Lucy Lemmi

**24-409** - Offered by Isaac Bears, Council President

Congratulations to the Medford High School Class of 2024

**24-411 - Offered by Isaac Bears, Council President**

Congratulations to the Organizers of Medford Porchfest 2024

**Records**

The Records of the Meeting of May 28th, 2024 were passed to Councillor Leming

**Reports of Committees**

**23-449 - Offered by Emily Lazzaro, City Councilor**

Public Health and Community Safety Committee, June 5, 2024, Report to Follow

**Refer to Committee for Further Discussion**

**HEARINGS**

**24-357**

Petition for Grant of Location - National Grid, Inc of North Andover - 171 Park Street,  
Medford

**24-367**

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

**PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS**

**24-406**

Petition For a Common Victualler License - Dave's Hot Chicken - CQ Chicken Medford,  
LLC

**MOTIONS, ORDERS, AND RESOLUTIONS**

**24-371 - Offered by George Scarpelli, City Councilor**

Resolution to Review All Options in Supporting the School Committee Budget and  
Review the Mayor's Budget Needs

**24-412 - Offered by Emily Lazzaro, City Councilor**

Resolution to Recognize and Discuss the Stop the Stigma Campaign in Relation to our  
Neighbors with Substance Use Disorder

**24-415 - Offered by Isaac Bears, Council President, Kit Collins, Council Vice President**

Proposition 2 ½ Override Order and Ballot Question to Invest in Future of Medford Public Schools

**COMMUNICATIONS FROM THE MAYOR**

**24-045**

**Offered by Mayor Breanna Lungo-Koehn**

Fiscal Year 2025 Budget Submission

**24-404**

**Offered by Mayor Breanna Lungo-Koehn**

Request for a Food Truck Permit for "Chicken and Rice Guys" - June 15, 2024 at Circle the Square

**24-410**

**Offered by Mayor Breanna Lungo-Koehn**

Use of ARPA to Stabilize School Department Budget for FY25

**24-413**

**Offered by Mayor Breanna Lungo-Koehn**

Proposition 2 ½ Debt Exclusion Order and Ballot Question for Fire Headquarters

**24-414**

**Offered by Mayor Breanna Lungo-Koehn**

Proposition 2 ½ Override Order and Ballot Question for Schools and DPW

**PUBLIC PARTICIPATION**

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

Public Participation - Cheryl Rodriguez

**UNFINISHED BUSINESS**

**23-412**

IN CITY COUNCIL

TABLED

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

SEPTEMBER 19, 2023

**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 Spring 2017-Report (Next Report Due in November 2024)

**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**

June 11, 2024

**SPONSORED BY**

George Scarpelli, City Councilor

**AGENDA ITEM**

**24-405** - Congratulations to Mr. and Mrs. Alexander and Lucy Lemmi

**FULL TEXT AND DESCRIPTION**

Be it Resolved that the Medford City Council congratulate Mr. and Mrs. Alexander and Lucy Lemmi on their 70-year wedding anniversary. They were married on June 13, 1954. Mr Lemmi was born in South Medford and has lived in Medford all his life and attended and graduated from Medford High School. He served in the Korean War and then returned to Medford and married his beautiful wife Lucy where they raised their family, Alexander, Josie, Janet and Paul Lemmi!

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 11, 2024	Isaac Bears, Council President
AGENDA ITEM	
<b><u>24-409</u></b> - Congratulations to the Medford High School Class of 2024	
FULL TEXT AND DESCRIPTION	
Be it Resolved by the Medford City Council that we congratulate the Medford High School Class of 2024 on their graduation and send them our best wishes as they begin their next adventure.	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 11, 2024	Isaac Bears, Council President
AGENDA ITEM	
<b><u>24-411</u></b> - Congratulations to the Organizers of Medford Porchfest 2024	
FULL TEXT AND DESCRIPTION	
Be it Resolved by the Medford City Council that we congratulate the volunteer organizers, hosts, and attendees of Medford Porchfest 2024 on an incredible day of music and community building.	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

**AGENDA ITEM**

**24-357** - Petition for Grant of Location - National Grid, Inc of North Andover - 171 Park Street, Medford

**FULL TEXT AND DESCRIPTION**

**LEGAL NOTICE**

**24-357**

**PETITION FOR GRANT OF LOCATION, NATIONAL GRID, INC., OF NORTH  
ANDOVER, MASSACHUSETTS  
MEDFORD, MASSACHUSETTS  
CITY CLERK'S OFFICE**

You are hereby notified that by order of the Medford City Council, a Public Hearing will be held in the Howard F. Alden Memorial Chambers and via Zoom at 7:00 P.M., on TUESDAY, June 11, 2024 on a petition filed by the Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc, to add one additional joint owned Pole located at 171 Park Street, Medford, MA 02155 and permission to locate the wires, including the necessary sustaining and protecting fixtures, along and across Park Street. National Grid is petitioning to install a new 40 ft Class 3 wood Pole at 171 Park Street, in order to install a new 50 k VA transformer, to offload existing overloaded transformers on Park Street. A Zoom link for this meeting will be provided not later than Friday, June 7, 2024.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 2024.05.15 - 171 Park Street - Grant of Location - Electric



**LEGAL NOTICE**  
**24-357**  
**PETITION FOR GRANT OF LOCATION, NATIONAL GRID, INC., OF NORTH**  
**ANDOVER, MASSACHUSETTS**  
**MEDFORD, MASSACHUSETTS**  
**CITY CLERK'S OFFICE**

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The petition has been filed in accordance with the plan marked: National Grid Plan #: WR30955090, Park Street, Medford—Massachusetts, 02155, March 28, 2024.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Park St – Medford – Massachusetts.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Location approximately as shown on plan filed in the Office of the City Clerk.

**Approved by the Superintendent of wires.**

**Approved – Chief Engineer with the following conditions:**

1. The Grant of Location (GOL) is limited to the one additional joint owned utility pole located within the sidewalk between 179 and 171 Park Street and labeled P39091-1 as depicted on the Sketch.
2. Before starting work, the contractor shall notify Digsafe and shall obtain all applicable permits from the Engineering Division. The project must obtain a Public Right of Way Occupancy (PRO) permit pursuant to Section 74-141 of the City Ordinances prior to commencing work.

3. No other utility structures, conduits, duct banks, pipes, or any other appurtenances are adversely impacted. National Grid shall ensure that all sewer, water, and drain lines are marked prior to any excavation.
4. Placement of the joint owned utility pole must provide at least thirty six inch (36") clearance of accessible travel path around the structure in accordance with ADA regulations and City standards.
5. The cement concrete sidewalk restoration shall be done at the time of installation and in consultation with the Engineering Division per the requirements of an approved PRO permit. Any concrete sidewalk damaged during this work must be replaced in-kind and cleanly cut at the control joints. Temporary patching using bituminous concrete pavement will not be permitted.
6. The sidewalk restoration of the temporary patch located at the utility risers on P3092 must also be restored during this time, in accordance with old petitions that were granted by the City.
7. The project site must be swept after installation (or daily) and shall be kept free of debris for the duration of the installation.
8. Park Street is a very narrow, heavily traveled roadway and requires a mandatory police detail to perform this work. The Engineering Division recommends that the Applicant consult with the Medford Police Department traffic sergeants prior to scheduling this work since work hours may be restricted to outside normal operations.
9. At least 72-hours prior to the start of the project, National Grid must coordinate abutter communications with the Director of Communications and submit any required information that may be requested to effectively inform the public.

s/Adam L. Hurtubise

Plans can be viewed in the City Clerk's Office, 781-393-2425.



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

Kit Collins, Council Vice President,  
Matt Leming, City Councilor, Isaac  
Bears, Council President

**AGENDA ITEM**

**24-367** - Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94

**FULL TEXT AND DESCRIPTION**

**PUBLIC HEARINGS NOTICES**

Medford Community Development Board: June 5, 2024

Medford City Council: June 11, 2024

Chapter 94, Zoning

The **Medford Community Development Board** shall conduct a public hearing on **June 5, 2024, after 6:30 p.m.** via Zoom Remote Videoconferencing relative to the following proposed amendments to the City of Medford Zoning Ordinance:

1. Amending the format of the Table of Use and Parking Regulations to replace the parking and loading code columns with the specific parking and loading requirements.
2. Amending section 94-12 (Definitions) to add new defined terms and revise existing definitions.
3. Adopt a new GIS-based digital zoning map. Adoption of the new map format is not intended to result in any material changes to the zoning of any parcels within the City but is intended to confirm the best information available to the City regarding the existing zoning designation for all properties in the City.
4. Amending sections 94-1.4, 94-6.4.3(2), 94-11.7.2(4) and 94-12 to exempt municipal uses from certain use, parking and dimensional requirements.

A link to the public hearing is to be posted on the City's website at <https://www.medfordma.org/about/events-calendar> no later than May 31, 2024. To participate remotely outside of the virtual platform, questions and comments may be submitted via email to [ocd@medford-ma.gov](mailto:ocd@medford-ma.gov) or via phone to 781-393-2480.

A subsequent public hearing on the same matter will be held by the **Medford City Council** on **June 11, 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 June 7, 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/departments/planning-development-sustainability/> by clicking on ‘**Current CD Board Filings.**’

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](mailto:fnwajei@medford-ma.gov)).

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

**Resolution from May 28, 2024 Medford City Council Regular Meeting**

Be it Resolved by the Medford City Council that we refer the following recommendations for amendments to the Medford Zoning Ordinance to the Community Development Board as reported out of the Planning and Permitting Committee.

- 1. Amending the format of the Table of Use and Parking Regulations to replace the parking and loading code columns with the specific parking and loading requirements.
- 2. Amending section 94-12 (Definitions) to add new defined terms and revise existing definitions.
- 3. Adopt a new GIS-based digital zoning map. Adoption of the new map format is not intended to result in any material changes to the zoning of any parcels within the City but is intended to confirm the best information available to the City regarding the existing zoning designation for all properties in the City.
- 4. Exempt municipal uses from certain requirements of the Table of Use and Parking Regulations and the Table of Dimensional Requirements.

The recommended changes are attached and can be referred to informally as "Package #1" of recommended changes from the City Council and Office of Planning, Development and Sustainability's Zoning Update Project with Innes Associates (Council Paper #24-033).

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- 1. 20240523 - Table of Use and Parking Regulations
- 2. 20240523 - Municipal Site Plan Review Memo
- 3. 20240523 - Definitions Memo
- 4. PDS\_CDB\_Rec\_Memo\_Zoning\_amendments\_06072024

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Table of Uses and Parking Regulations
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

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This document provides changes to the TABLE A. TABLE OF USE AND PARKING REGULATIONS for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in their meetings on May 8 and May 22.

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

**TABLE A. TABLE OF USE AND PARKING REGULATIONS**

March 15, 2022

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
<b>A. RESIDENTIAL USES</b>															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure <sup>4</sup>	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure <sup>4</sup>	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling <sup>4</sup>	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A <sup>4</sup>	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B <sup>4</sup>	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
8. Senior housing facility	N	CC	CC	CC	CC	CC	CC	CC	CC	N	N	N	CC	<u>1 per 2 Units</u>	<u>1/15,000 s.f.</u>
<b>B. COMMUNITY USES</b>															
1. Museum	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	N	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
2. Community center or adult recreational center, nonprofit	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	CC	CC	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 140 s.f.</u>	<u>NA</u>
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
6. Public fire station	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
7. Public library	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
8. Other municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
9. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
10. Hospital, nonprofit	N	Y	BA	BA	BA	BA	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	N	CC	CC	CC	CC	CC	N	CC	CC	N	CC	CC	CC	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	CC	N	N	N	N	N	N	CC	CC	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	N	N	N	N	CC	N	N	N	NA	1/15,000 s.f.
<b>D. COMMERCIAL USES</b>															
1. Private entertainment or recreation facility excluding adult uses	N	N	N	N	N	N	N	CC	CC	N	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CC	CC	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CC	CC	CC	CC	Y	Y	N	Y	Y	Y	N	N	Y	1 per 750 s.f.	1/15,000 s.f.



PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
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4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Hotel or motel, small	N	N	N	N	N	N	N	Y	Y	N	CC	CC	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
6. Hotel, large	N	N	N	N	N	N	N	Y	N	N	N	N	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	Y	Y	CC	N	N	N	<u>1 per 140 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult use	N	N	N	N	N	N	N	N	CC	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
9. Brewery or taproom <sup>1</sup>	N	N	N	N	N	N	N	Y/BA	Y	Y	Y	Y	Y	<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	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Business, professional, or government office, large	N	N	N	N	N	N	N	N	N	N	CC	CC	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
3. Medical office	N	N	N	N	BA	BA	N	Y	Y	CC	CC	CC	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
4. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	<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>	N	N	N	N	N	N	N	Y	Y	CC	CC	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Convenience retail <sup>2</sup>	N	N	CC	CC	CC	CC	CC	Y	Y	CC	CC	Y	Y	<u>1 per 500 s.f.</u>	<u>1/15,000 s.f.</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
3. Neighborhood retail	N	CD	CD	CD	CD	CD	CD	Y	Y	CC	CC	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
4. Drive through retail sales and consumer service	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
5. Consumer service establishment	N	N	N	N	N	N	N	Y	Y	CC	N	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
6. Paranormal service and sales	N	N	N	N	N	N	N	CC	CC	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
7. Body art establishment	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	<u>1 per 850 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult Use Marijuana Establishment — Cultivation	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
9. Adult Use Marijuana Establishment — Manufacture and processing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Adult Use Marijuana Establishment — Independent laboratory	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>															
1. Eating place, without drive through	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
2. Eating place, with drive through	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	CC	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>H. MOTOR VEHICLE RELATED USES</b>															
1. Motor vehicle light service station	N	N	N	N	N	N	N	CC	Y	Y	CC	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	CC	Y	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	N	CC	Y	CC	N	N	N	<u>1 per 1,040 s.f.</u>	<u>1/50,000 s.f.</u>
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	N	N	CC	Y	N	N	N	N	<u>NA</u>	<u>NA</u>
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>NA</u>	<u>NA</u>
6. Class II used motor vehicle sales	N	N	N	N	N	N	N	N	CC	N	N	N	N	<u>NA</u>	<u>NA</u>
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
<b>I. MISCELLANEOUS COMMERCIAL USES</b>															
1. Parking area or garage not accessory to permitted principal	N	N	N	BA	BA	BA	N	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	<u>PC</u> <sup>5</sup>	<u>LC</u>
use:															
Residential															
Nonresidential	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	<u>NA</u>	<u>NA</u>
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
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	BA	BA	BA	N	Y	Y	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>NA</u>	<u>NA</u>
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	N	N	N	N	N	N	N	N	Y	<u>NA</u>	<u>NA</u>
6. Open Storage	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
7. Moving of land	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	<u>NA</u>	<u>NA</u>
8. Radio and television tower	N	N	N	N	N	N	N	CC	Y	CC	CC	CC	CC	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
9. Solar energy system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
<b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>															
1. Fuel and ice sales	N	N	N	N	N	N	N	N	Y	Y	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA	NA
5. Manufacturing	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
6. Research and testing laboratory	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	N	N	BA	Y	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
8. Wholesale bakery or food processing plant	N	N	N	N	N	N	N	N	BA	Y	N	N	N	<u>1 per 2 employees</u>	<u>1/15,000 s.f.</u>
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	<u>1/50,000 s.f.</u>
10. Warehouse, Wholesale establishment	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
11. Mini or self storage warehouse	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
<b>K. ACCESSORY USES</b>															

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>NA</u>
By special permit	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>NA</u>
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
3. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	<u>1 per 2 employees</u>	<u>NA</u>
4. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	BA	<u>1 per 2 employees</u>	<u>NA</u>
5. Adult day care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	<u>1 per 2 employees</u>	<u>NA</u>
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	<u>1 per Guestroom</u>	<u>NA</u>
7. Noncommercial greenhouse, tool shed, or similar accessory structure	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	<u>NA</u>	<u>NA</u>
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>
More than 4,500 sq. ft.	BA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC <sup>5</sup>	LC
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	NA	NA
10. Keno	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
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 <b><u>Incentives for alternative minimum residential parking requirements.</u></b>															
<b><u>Affordable housing units</u></b>										<b><u>0.5 per Dwelling Unit</u></b>					
<b><u>Located within ½ mile of high-frequency transit</u></b>										<b><u>0.8 per Dwelling Unit</u></b>					
5 <b><u>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.</u></b>															

PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

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PART II - REVISED ORDINANCES  
Chapter 94 - ZONING  
TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

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## MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Municipal Site Plan Review
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum provides changes to the Municipal Site Review for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in the meeting on May 22.

### **Revise Section 94-1.4 as follows:**

#### **Sec. 94-1.4. Applicability.**

94-1.4.1 Continuation of Regulation. This chapter is a further amendment of the zoning ordinance and zoning map adopted October 28, 1925, as amended, and shall be construed to be a continuation of the regulations contained therein, regardless of changes in wording or arrangement, except insofar as amendments constitute changes in meaning. In the event of a discrepancy in meaning as between the ordinance as originally adopted, and later amendments, the meaning in the most recent amendment shall exclusively prevail.

94-1.4.2 City of Medford Projects. The requirements of this chapter shall not apply to the use or improvement of land or structures by the City of Medford or to the use or improvement of land or structures owned by the City of Medford ("City Projects"), provided that any City Project which would otherwise

constitute a “major project” pursuant to Section 94-11.7.2, shall be subject to site plan review by the Community Development Board. The purpose of such review shall be to gather staff and public input regarding City Projects, to identify significant impacts, and to identify reasonably practicable measures to mitigate such impacts without interfering with the purpose and feasibility of such projects. In conducting its review, the Community Development Board may waive any of the submittal requirements and review criteria set forth in Section 94-6.11.7 if it determines such waiver to be in the public interest, and it may request information regarding efforts by the project proponent to comply to the extent reasonably practicable with the requirements of this chapter that would be applicable to comparable private projects. The Community Development Board may adopt and from time to time amend regulations relative to its review of City Projects and shall file a copy of said regulations with the office of the City Clerk.

#### **Delete Section 94–6.4.3(2)**

~~Municipal uses and structures. All uses and structures, including schools, leased, owned or operated by the city.~~

#### **In Section 94-11.7.2(4)**

Parking lots, including municipal lots, not accessory to principal uses;

#### **In Section 94-12, Change Definition:**

*Community center or adult educational center, public or nonprofit:* A facility operated by a religious, nonprofit or ~~municipal~~ **civic** organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.

Alternatively, the Definition could be:

*Community center or adult educational center, public or nonprofit:* A facility operated by a religious, **or** nonprofit ~~or municipal~~ organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.

## MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Definitions Memo
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum provides two sets of changes to Section 94-12.0 Definitions for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in their meetings on May 8 and May 22.

We have divided the changes into A. Modifications to existing terms and B. New definitions to be added. The modified/new terms have been numbered within each section to aid the Community Development Board's discussion of the proposed changes.

### **A. Terms to be modified:**

Update the following definitions in the Medford, Massachusetts Code of Ordinances. Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- Accessory.
- Dwelling, multiple.
- Dwelling, single family, attached.
- Dwelling, single family, detached.
- Dwelling, two family.
- Dwelling, unit.
- Mobile home

- Yard

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in strikethrough.

**1. Accessory:**

Accessory **use**: A use customarily incidental to, and on the same lot or group of lots as a conforming principal use, ~~and as referred to in this chapter also means a use which does not alter or impair the character of the premises on which it is located or of the neighborhood.~~

**2. Dwelling, multiple:**

~~Dwelling, multiple: A building or structure designed for or containing three or more dwelling units; or a building or structure designed for or containing one or more dwelling units in addition to a nonresidential use, but not including a group of three or more attached single-family dwellings, a lodging house, a hotel or motel, a dormitory, fraternity or sorority house.~~

~~Class A: Not over three stories in height.~~

~~Class B: Not over 75 feet or six stories in height.~~

**Dwelling, multiple: A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building. This term shall include, but is not limited to, triplex, quadraplex, and townhouse structures containing three (3) or more dwelling units.**

**Class A: Not over three stories in height.**

**Class B: Not over 75 feet or six stories in height.**

**3. Dwelling, single-family, attached:**

~~Dwelling, single-family **one unit**, attached:~~ An attached residential building intended and designed to contain or containing one dwelling unit. **Also known as rowhouse.**

**4. Dwelling, single-family, detached:**

~~Dwelling, single-family **one unit**, detached:~~ A detached residential building intended and designed to contain or containing one dwelling unit.

**5. Dwelling, two family:**

~~Dwelling, two-family **units**:~~ A detached residential building intended and designed to contain ~~to~~ or containing two dwelling units. **Also known as duplex.**

**6. Dwelling unit:**

*Dwelling unit:* Dwelling unit means a room or group of rooms forming a habitable unit for one family **household** with facilities used or intended to be used for living, sleeping, cooking, sanitation, and eating.

**7. Mobile home:**

~~*Mobile home:* A dwelling unit built on a chassis and containing complete electrical, plumbing, and sanitary facilities, and designed to be installed on a temporary or permanent foundation for living quarters.~~

**Manufactured home: A factory-built structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.**

**8. Yard:**

~~*Yard:* An open, uncovered space on the same lot with a building.~~

~~*Yard, front:* The yard lying between the front lot line and the principal structure and bounded by the side lot lines. The minimum front yard is measured horizontally between the nearest point of the principal structure and the front lot line.~~

~~*Yard, rear:* The yard lying between the rear of the principal structure and the rear lot line and bounded by the side lot lines. The minimum rear yard is measured horizontally between the nearest point of the principal structure and the rear lot line.~~

~~*Yard, side:* The yard lying between the side of the principal structure and the side lot line, and bounded by the front and rear yards. The minimum side yard is measured horizontally between the nearest point of the principal structure and the nearest adjacent side lot line.~~

**Yard: An area unobstructed from the ground up, on the same lot with a principal building, extending along a lot line and inward to the principal building.**

**A. Front yard: A yard extending for the full width of the lot between the front line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.3 and the front lot line.**

**B. Side yard: A yard, unoccupied except by an accessory structure or use as herein permitted, between the line of the building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.4 and a side lot line extending from the front yard to the rear yard.**

**C. Rear yard: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width**

**of the lot between the rear line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.5 and the rear lot line.**

**B. Terms to be defined:**

New definitions that we propose to include in the Medford, Massachusetts Code of Ordinances Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- Doggy daycare
- Institutional use
- Factory-built home.
- Junkyards
- Mixed-use
- Motor vehicles. Class III
- Neighborhood café
- Tiny Home, moveable
- Tiny home, stationary
- Yard, setback

**1. Doggy daycare.**

*Doggy daycare:* A facility providing care for dogs on a daily basis without overnight accommodation. The facility may include indoor and outdoor areas for the dogs where they will be under supervision. For clarity, this definition does not include animal boarding facilities.

**2. Factory-built Home.**

*Factory-built, Home:* standardized units primarily built inside of a factory, then assembled on site in accordance with local building codes.

**3. Institutional use.**

*Institutional use:* the use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of government, education, religious, health care, social service, fraternal/sorority or similar organizations.

**4. Junkyards.**

*Junkyard:* The use of any area or any lot, whether inside or outside of a building, for the storage, keeping, or abandonment of junk, scrap or discarded materials, or the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or parts thereof, including, but not limited to:

- A. Discarded, worn-out, or junked plumbing, heating supplies, household appliances and furniture.

B. Discarded, scrap, and junked lumber.

C. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, or plastic debris, waste, and all ferrous material.

D. Discarded motor vehicle parts or more than two unregistered motor vehicles.

**5. Mixed-use.**

*Mixed-use development:* development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

**6. Motor vehicle. Class III.**

*Class III Motor Vehicle Sales:* principal business is: (1) buying used vehicles for purpose of remodeling, taking apart, or rebuilding and selling the same, or (2) buying or selling parts from used vehicles or tires, or the assembling of used vehicle parts.

**7. Neighborhood café.**

*Neighborhood café:* means an establishment that serves a limited menu of food items and does not contain more than 2,000 square feet of gross floor area.

**8. Tiny home, moveable.**

*Tiny House, Moveable:* a transportable dwelling unit built on a frame or chassis with not more than 400 square feet, excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

**9. Tiny home, stationary.**

*Tiny House, Stationary:* a dwelling that is 400 square feet or less in floor area excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

**10. Yard, setback.**

*Yard Setback:* the minimum horizontal distance between a specified lot line, measured along a straight line and at a right angle to such lot line, and the nearest point of a building or structure.





# City of Medford

Office of Planning, Development and Sustainability

City Hall - Room 308  
85 George P. Hassett Drive  
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ocd@medford-ma.gov

Contact:

**To:** City Council President Zac Bears and Honorable Members of the City Council  
**From:** Danielle Evans, Senior Planner, Office of Planning, Development, and Sustainability *on behalf of* the City of Medford Community Development Board  
**Date:** June 7, 2024  
**RE:** Community Development Board Recommendation (Council Paper #24-033)

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In accordance with the provisions of M.G.L. c.40A, s. 5, the City of Medford Community Development Board held a duly noticed public hearing on June 5, 2024 to consider and make a recommendation to City Council on the following proposed zoning amendments (Council Paper #24-033):

1. Amending the format of the Table of Use and Parking Regulations to replace the parking and loading code columns with the specific parking and loading requirements.
2. Amending section 94-12 (Definitions) to add new defined terms and revise existing definitions.
3. Adopt a new GIS-based digital zoning map. Adoption of the new map format is not intended to result in any material changes to the zoning of any parcels within the City but is intended to confirm the best information available to the City regarding the existing zoning designation for all properties in the City.
4. Exempt municipal uses from certain requirements of the Table of Use and Parking Regulations and the Table of Dimensional Requirements

Board members present at the meeting were Chair Jacqueline McPherson, Vice Chair Emily Hedeman, Member Sally Akiki, and Member Ari Fishman. Members Sharad Bajracharya, Peter Calves, and Pam Maryanski were absent. Emily Innes of Innes Associates gave a presentation of the draft ordinance amendments and answered questions from the Board. No members of the public provided comments.

Vice Chair Emily Hedeman made the motion that the Board recommend to City Council the approval of the zoning amendments with the edit to move the #4 superscript for the footnotes from the leftmost column to the parking column. Member Sally Akiki seconded the motion. The motion passed 4-0.

cc: Alicia Hunt, Director of Planning, Development, and Sustainability  
Jacqueline McPherson, Chair, Community Development Board  
Breanna Lungo-Koehn, Mayor  
Adam Hurtubise, City Clerk



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

**AGENDA ITEM**

**24-406** - Petition For a Common Victualler License - Dave's Hot Chicken - CQ Chicken Medford, LLC

**FULL TEXT AND DESCRIPTION**

ON FILE

Business Certificate #108

Petition - received

Letter of Compliance - received

State Tax ID - received

Worker's Compensation - received

Treasurer/Collector - approved

Building Department - approved

Fire Department - approved

Police Department – Traffic Impact - approved

Health Department - approved - pending inspection

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

George Scarpelli, City Councilor

**AGENDA ITEM**

**24-371** - Resolution to Review All Options in Supporting the School Committee Budget and Review the Mayor's Budget Needs

**FULL TEXT AND DESCRIPTION**

Be it Resolved that the City Council review all options in supporting the School Committee budget.

Be it further Resolved that the City Council review the Mayor's presentation of her budget needs.

I. Councillor Scarpelli offered an amendment requesting that the City Council ask the Mayor to appropriate \$5 million-\$7 million needed to level the school budget through free cash and make that as an appropriation before free cash is certified, and we announce what that is used for.

Councillor Leming moved to table the paper until the next regular meeting (Vice President Collins second)—failed on a roll call vote of three in favor (Vice President Collins, Councillor Lazzaro, and Councillor Leming) and four opposed (Councillor Callahan, Councillor Scarpelli, Councillor Tseng, and President Bears).

At 9:00 p.m., Councillor Leming moved for a recess (Councillor Tseng second)—approved.

Vice President Collins moved to reconvene at 9:12 p.m. (Councillor Leming second)—approved, and President Bears called the meeting back to order at 9:12 p.m.

Councillor Leming invoked Rule 21, automatically tabling a financial paper until the next regular meeting.

**RECOMMENDATION**

**FISCAL IMPACT**

## ATTACHMENTS

None



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

Emily Lazzaro, City Councilor

**AGENDA ITEM**

**24-412** - Resolution to Recognize and Discuss the Stop the Stigma Campaign in Relation to our Neighbors with Substance Use Disorder

**FULL TEXT AND DESCRIPTION**

Whereas substance use disorder is recognized as a disease by the medical community, and;

Whereas in 2023, Medford was home to 403 individuals with active prescriptions for buprenorphine, a medication assisted treatment for opioid recovery, and;

Whereas buprenorphine and methadone are life-saving medications to treat substance use disorder and are effective at treating opioid dependence, and;

Whereas between July 2022 and June 2023, Medford was home to 22 individuals who died for reasons related to substance use disorder, and;

Whereas in 2018, 16 percent of individuals with a substance use disorder did not seek treatment because they worried that it would have a negative impact on their employment; and approximately 15 percent felt it would impact their community's view of them, and;

Whereas a disease is not a moral failing, now, therefore;

Be it hereby resolved that the Medford City Council recognize that all Medford residents are deserving of our care and respect, regardless of their medical or disability status.

Be it further resolved that when we speak of the services we can offer our residents, we do so while always offering the utmost dignity to all people at all times.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

MEETING DATE

June 11, 2024

SPONSORED BY

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

AGENDA ITEM

**24-415** - Proposition 2 ½ Override Order and Ballot Question to Invest in Future of Medford Public Schools

FULL TEXT AND DESCRIPTION

**Ordered:** That the City, pursuant to G.L. c.59, §21C(g), shall seek voter approval at the biennial state election to be held on November 5, 2024 to assess taxes in excess of the amount allowed pursuant to G.L. c.59, §21C for the general operation of Medford Public Schools; and that, toward that end, that the Elections Department is hereby directed to notify the Secretary of the Commonwealth of the within vote of the City Council to place the following question on the ballot for use by the City at the November 5, 2024 biennial state election:

*Shall the City of Medford be allowed to assess an additional \$4,000,000 in real estate and personal property taxes for FY 2025 general operations of the Medford Public Schools to create a high school schedule that increases access to arts and vocational programming, expands classroom instructional opportunities, and for classroom teacher and paraprofessional compensation for the fiscal year beginning July 1, 2024?*

Yes \_\_\_\_ No \_\_\_\_

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

**AGENDA ITEM**

**24-045** - Fiscal Year 2025 Budget Submission

**FULL TEXT AND DESCRIPTION**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

I. 2024.06.11\_FiscalYear2025BudgetSubmissions





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

June 6, 2024

**Via Electronic Delivery**

To the Honorable President and Members of the Medford City Council  
City Hall  
85 George P. Hassett Drive  
Medford, MA 02155

Re: Fiscal Year 2025 Budget Submissions

Dear President Bears and Members of the City Council:

Pursuant to M.G.L. c. 44, §32, I respectfully request and recommend that the City Council approve the proposed Fiscal Year 2025 General Fund Budget, as amended, and Water/Sewer Enterprise Fund Budget.

The total submitted appropriation for all departments, including schools, is \$218,034,790.

Account details are included within the budget presentation which is available online on at <https://city-medford-ma-budget-book.cleargov.com/16037>

<b><u>Department</u></b>	<b><u>2025 Salaries</u></b>	<b><u>2025 Ordinary</u></b>	<b><u>Total Request</u></b>
Assessor	433,566.00	156,927.00	590,493.00
Legislative	216,589.00	96,100.00	312,689.00
Executive	557,848.00	116,150.00	673,998.00
Finance	615,372.00	239,800.00	855,172.00
Treasury	486,185.00	269,725.00	755,910.00
Law	241,636.00	288,400.00	530,036.00
Info Tech	119,743.00	237,620.00	357,363.00
Clerk	389,208.00	17,150.00	406,358.00
Elections	240,416.00	87,155.00	327,571.00
Licensing Comm	5,400.00	400.00	5,800.00
Conserv Comm	6,400.00	1,100.00	7,500.00
PDS	612,616.00	207,120.00	819,736.00
CommDev Board	8,900.00	300.00	9,200.00
Appeals	12,500.00	-	12,500.00
Hist Dist Comm	1,500.00	3,500.00	5,000.00
Hist Comm	-	35,000.00	35,000.00
Cable	159,059.00	50,000.00	209,059.00



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

Hormel Comm	5,400.00	-	5,400.00
Bicycle Comm	-	1,500.00	1,500.00
Building	870,317.00	161,223.00	1,031,540.00
Electrical	307,980.00	370,825.00	678,805.00
Facilities	113,643.00	1,725,098.00	1,838,741.00
Police	13,870,702.00	759,359.00	14,630,061.00
Traffic Supervisors	352,525.00	9,000.00	361,525.00
Traffic Comm	4,500.00	26,000.00	30,500.00
Fire	14,608,867.00	517,150.00	15,126,017.00
Civil Defense	8,840.00	1,000.00	9,840.00
Parking Enforcement	684,122.00	267,616.00	951,738.00
Recreation	607,787.00	-	607,787.00
Library	1,686,146.00	562,500.00	2,248,646.00
DPW-Highway	2,365,853.00	10,136,364.00	12,502,217.00
DPW-Cemetery	860,411.00	257,639.00	1,118,050.00
DPW-Parks	611,672.00	345,906.00	957,578.00
DPW-Engineering	459,466.00	88,275.00	547,741.00
DPW-Forestry	415,787.00	208,200.00	623,987.00
Health	740,689.00	70,500.00	811,189.00
Council on Aging	258,572.00	18,580.00	277,152.00
Human Resources	234,474.00	35,000.00	269,474.00
Diversity, Equity & Inclusion	101,099.00	17,400.00	118,499.00
Veteran's	122,035.00	322,714.00	444,749.00
Contractual Agreements	1,500,000.00	-	1,500,000.00
Salary Comp Study	-	75,000.00	75,000.00
Workers' Comp	758,000.00	30,000.00	788,000.00
Insurance	-	28,255,000.00	28,255,000.00
Pensions	84,043.00	16,197,493.00	16,281,536.00
Bonds & Interest	-	5,351,319.00	5,351,319.00
Education	76,000,000.00		76,000,000.00
<b>TOTAL</b>			<b>189,356,976.00</b>

And to meet these appropriations, the sum of One Hundred Eighty Eight Million, Eight Hundred Twenty Four Thousand, Seven Hundred Fifty Three Dollars, and Sixty Four Cents (\$188,824,753.64) be raised and appropriated from the Fiscal Year 2025 tax levy and other general revenues of the City: and that Seventy Five Thousand, and Seven Hundred Dollars (\$75,700.00) be transferred from Sale of Cemetery Lots, that Two Hundred Thirty Nine Thousand, One Hundred Fifteen Dollars, and Sixty Five Cents (\$239,115.65) be transferred from Cemetery Perpetual Care funds, and Two Hundred



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

Seventeen Thousand, Four Hundred Six Dollars, and Seventy One Cents (\$217,406.71) be transferred from Casino Mitigation funds.

<u>Department</u>	<u>2025 Salaries</u>	<u>2025 Ordinary</u>	<u>Total Request</u>
Water/Sewer Budget	2,120,278.00	24,813,892.00	26,934,170.00
Bonds & Interest	-	1,743,644.00	1,743,644.00
<b>WATER/SEWER TOTAL</b>			<b>28,677,814.00</b>

Further, that Twenty Eight Million, Six Hundred Seventy Seven, Eight Hundred Fourteen Dollars and No Cents (\$28,677,814.00) be funded by anticipated revenue of the Water & Sewer Enterprise Fund.

Thank you for your kind attention to this matter.

Sincerely,

  
Breanna Lungo-Koehn  
Mayor



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

**AGENDA ITEM**

**24-404** - Request for a Food Truck Permit for "Chicken and Rice Guys" - June 15, 2024 at Circle the Square

**FULL TEXT AND DESCRIPTION**

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

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Circle the Square - Chicken and Rice guys



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

June 3, 2024

**Via Electronic Delivery**

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

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

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

**Business Name:** Chicken and Rice Guys

**Date + Time:** 6/15/2024 (*raindate 6/16/24*)  
3:00 – 7:00pm

**Location:** River Street (*closed to traffic during this time*)  
Medford, MA 02155

**Event:** Circle The Square

**About the Event:** Temporary food trucks during Circle the Square, a family event in Medford Square.

Thank you for your kind attention to this matter.

Sincerely,

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

Breanna Lungo-Koehn, Mayor



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 11, 2024

**SPONSORED BY**

**AGENDA ITEM**

**24-410** - Use of ARPA to Stabilize School Department Budget for FY25

**FULL TEXT AND DESCRIPTION**

Dear President Bears and Members of the City Council:

In addition to a \$76 million-dollar general fund appropriation for the School Department which I have submitted within the FY25 budget, I respectfully request and recommend that your Honorable Body appropriate an additional One Million Five Hundred Thousand Dollars and Zero Cents (\$1,750,000.00) in American Rescue Plan Act (ARPA) funds for the FY25 budget to stabilize the School Department budget.

These two appropriations, if approved, provide the School Department with \$77,750,000 to operate the Medford Public Schools in FY25. Further resources could be directed to the School Department in FY25 (and beyond) if the City Council votes to place an override question(s) on the November biennial state election ballot and voters approve such a measure.

Thank you for your kind attention to this matter.

Sincerely,  
Breanna Lungo-Koehn  
Mayor

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. 2024.06.11\_ARPA-SchoolSupplementalAppropriation



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

June 6, 2024

**Via Electronic Delivery**

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

**Re: Use of ARPA to Stabilize School Department Budget for FY25**

Dear President Bears and Members of the City Council:

In addition to a \$76 million-dollar general fund appropriation for the School Department which I have submitted within the FY25 budget, I respectfully request and recommend that your Honorable Body appropriate an additional One Million Five Hundred Thousand Dollars and Zero Cents (\$1,750,000.00) in American Rescue Plan Act (ARPA) funds for the FY25 budget to stabilize the School Department budget.

These two appropriations, if approved, provide the School Department with \$77,750,000 to operate the Medford Public Schools in FY25. Further resources could be directed to the School Department in FY25 (and beyond) if the City Council votes to place an override question(s) on the November biennial state election ballot and voters approve such a measure.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-KoeHN  
Mayor

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



Medford City Council  
Medford, Massachusetts

MEETING DATE

June 11, 2024

SPONSORED BY

AGENDA ITEM

**24-413** - Proposition 2 ½ Debt Exclusion Order and Ballot Question for Fire Headquarters

FULL TEXT AND DESCRIPTION

**Ordered:** That the City, pursuant to G.L. c.59, §21C(k), shall seek voter approval at the biennial state election to be held on November 5, 2024 to assess taxes in excess of the amount allowed pursuant to G.L. c.59, §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness issued by the City to pay costs of designing the project, equipping and furnishing the project, site improvements, and all other costs for a new Fire Station Headquarters; and that, toward that end, that the Elections Department is hereby directed to notify the Secretary of the Commonwealth of the within vote of the City Council to place the following question on the ballot for use by the City at the November 5, 2024 biennial state election:

*Shall the City of Medford be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of constructing a new Fire Station Headquarters to be located at 120 Main Street in Medford, Massachusetts, including the payment of all costs related to designing the project, equipping and furnishing the project, site improvements, and all other costs incidental and related thereto?*

Yes \_\_\_\_ No \_\_\_\_

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2024.06.11\_DebtExclusionforFireHeadquarters\_FINAL





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

June 7, 2024

**Via Electronic Delivery**

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

**Re: Proposition 2 ½ Debt Exclusion Order and Ballot Question for Fire Headquarters**

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following order as reviewed by Bond Counsel:

**Ordered:** That the City, pursuant to G.L. c.59, §21C(k), shall seek voter approval at the biennial state election to be held on November 5, 2024 to assess taxes in excess of the amount allowed pursuant to G.L. c.59, §21C for the payment of principal and interest on bonds, notes or certificates of indebtedness issued by the City to pay costs of designing the project, equipping and furnishing the project, site improvements, and all other costs for a new Fire Station Headquarters; and that, toward that end, that the Elections Department is hereby directed to notify the Secretary of the Commonwealth of the within vote of the City Council to place the following question on the ballot for use by the City at the November 5, 2024 biennial state election:

*Shall the City of Medford be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of constructing a new Fire Station Headquarters to be located at 120 Main Street in Medford, Massachusetts, including the payment of all costs related to designing the project, equipping and furnishing the project, site improvements, and all other costs incidental and related thereto?*

Yes \_\_\_\_\_ No \_\_\_\_\_

Thank you for your kind attention to this matter.

Sincerely,

  
Breanna Lungo-Koehn  
Mayor

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



Medford City Council  
Medford, Massachusetts

MEETING DATE

June 11, 2024

SPONSORED BY

AGENDA ITEM

**24-414** - Proposition 2 ½ Override Order and Ballot Question for Schools and DPW

FULL TEXT AND DESCRIPTION

**Ordered:** That the City, pursuant to G.L. c.59, §21C(g), shall seek voter approval at the biennial state election to be held on November 5, 2024 to assess taxes in excess of the amount allowed pursuant to G.L. c.59, §21C for the general operation of Medford Public Schools and Department of Public Works; and that, toward that end, that the Elections Department is hereby directed to notify the Secretary of the Commonwealth of the within vote of the City Council to place the following question on the ballot for use by the City at the November 5, 2024 biennial state election:

*Shall the City of Medford be allowed to assess an additional \$3,500,000 in real estate and personal property taxes for FY 2025 general operations of the Medford Public Schools (\$3,000,000), including but not limited to funding costs of teacher(s), literacy coach(s), behavior specialist(s), administrative assistant(s), and nurse(s) positions, and for regular facilities maintenance, and for FY 2025 general operations of the Department of Public Works (\$500,000), including but not limited to additional staff for road and sidewalk infrastructure repair, for the fiscal year beginning July 1, 2024?*

Yes \_\_\_\_ No \_\_\_\_

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2024.06.11\_OverrideOrderandBallotQuestionforSchoolDPW\_FINAL



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

June 7, 2024

**Via Electronic Delivery**

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

**Re: Proposition 2 ½ Override Order and Ballot Question for Schools and DPW**

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following as reviewed by Special Counsel:

**Ordered:** That the City, pursuant to G.L. c.59, §21C(g), shall seek voter approval at the biennial state election to be held on November 5, 2024 to assess taxes in excess of the amount allowed pursuant to G.L. c.59, §21C for the general operation of Medford Public Schools and Department of Public Works; and that, toward that end, that the Elections Department is hereby directed to notify the Secretary of the Commonwealth of the within vote of the City Council to place the following question on the ballot for use by the City at the November 5, 2024 biennial state election:

*Shall the City of Medford be allowed to assess an additional \$3,500,000 in real estate and personal property taxes for FY 2025 general operations of the Medford Public Schools (\$3,000,000), including but not limited to funding costs of teacher(s), literacy coach(s), behavior specialist(s), administrative assistant(s), and nurse(s) positions, and for regular facilities maintenance, and for FY 2025 general operations of the Department of Public Works (\$500,000), including but not limited to additional staff for road and sidewalk infrastructure repair, for the fiscal year beginning July 1, 2024?*

Yes \_\_\_\_\_ No \_\_\_\_\_

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn  
Mayor

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

RECEIVED  
CITY CLERK  
MEDFORD, MASS.

2024 MAY 30 PM 12:42



City of Medford

Massachusetts

5/30/ 2024

PETITION

To the Honorable City Council

Councillors:

The undersigned respectfully pray for

to speak on special permits, notification  
requirements and classification of certain types  
of businesses. Such as methadone dispensaries.

PETITIONER'S SIGNATURE Cheryl Rodriguez

Cheryl Rodriguez  
( Print Name)

Residence: 281 Park St.

Business Telephone Number 617-970-1133

Home Telephone Number \_\_\_\_\_