



Medford City Council
Medford, Massachusetts

The Fourteenth Regular Meeting, August 5, 2025

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/85735064977>

Call-in Number: +19292056099,,85735064977#

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

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

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records

The Records of the Meeting of July 15, 2025 were passed to Councilor Leming

Reports of Committees

19-070 - Offered by Isaac Bears, Council President

Committee of the Whole, July 15, 2025, Report to Follow

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

Planning and Permitting Committee, July 16, 2025, Report

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

25-121

Petition for a Common Victualler's License - CB Scoops

MOTIONS, ORDERS, AND RESOLUTIONS

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

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

25-105 - Offered by Isaac Bears, Council President

Values-Aligned Local Investments Ordinance

25-123 - Offered by Isaac Bears, Council President

Resolution on Shared Path Forward to Extend Rezoning Project Timeline and Request
Necessary Funding and Resources from Mayor

**25-124 - Offered by Anna Callahan, City Councilor, Kit Collins, Council Vice
President**

Tree Committee Ordinance

25-125 - Offered by Isaac Bears, Council President

MBTA Bus Stop Improvements Presentation

COMMUNICATIONS FROM THE MAYOR

25-126

Submitted by Mayor Breanna Lungo-Koehn

Medford Community Garden Commission Appointment - Mark L. Lalli

COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES

25-127

Offered by Election Commission

Medford Call For Election September 2025

25-128
Offered by Election Commission

Medford Election Warrant September 2025

PUBLIC PARTICIPATION

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

UNFINISHED BUSINESS

24-031 **Request a Representative from BJ's Wholesale Club Meet to Discuss Construction and Neighborhood Concerns**

IN CITY COUNCIL FEBRUARY 6, 2024

TABLED

24-069 **Amendment to Human Rights Commission Ordinance, Chapter 50, Article II**

IN CITY COUNCIL MAY 13, 2025 APPROVED FOR FIRST READING

ADVERTISED JUNE 12, 2025 MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL JUNE 24, 2025 ELIGIBLE FOR THIRD READING

25-118 **Amendment to Personnel Ordinance - Civil Project Manager**

IN CITY COUNCIL JULY 15, 2025 APPROVED FOR FIRST READING

ADVERTISED JULY 24, 2025 MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL AUGUST 5, 2025 ELIGIBLE FOR THIRD READING

Reports Due/Deadlines

16-574 University Accountability Report (Next Report Due in November 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

24-033
PLANNING AND PERMITTING COMMITTEE
MEETING REPORT
WEDNESDAY, JULY 16, 2025 @ 6:00 P.M.

Attendees: Kit Collins, Council Vice President; Council President Isaac "Zac" Bears; Councillor Anna Callahan; Councillor Matt Leming; Councillor George Scarpelli; City Clerk Adam Hurtubise; Alicia Hunt, Director of Planning, Development, and Sustainability; Senior Planner Danielle Evans; Emily Innes, Innes Associates; Grant Perry, Innes Associates; other participants as noted in the body of this report.

Vice Chair Leming called the meeting to order on July 16, 2025 at 6:00 p.m. in the Medford City Council Chambers and via Zoom. The purpose of the meeting was to discuss zoning updates with the Innes Associates team (Paper **24-033**).

Vice Chair Leming thanked participants for attending. He said we would not be talking about parking today.

Vice Chair Leming said that Council President Bears would be speaking.

Council President Bears spoke about a shared path forward in this zoning process. He spoke about the duties of local elected officials when it comes to zoning. He outlined a way to continue navigating the zoning process for the rest of this year and into next year. He spoke about the duty to make difficult choices and difficult decisions.

Councillor Scarpelli arrived at 6:11 p.m.

Ms. Innes said she wanted to discuss the Tufts institutional zoning. She walked through the outline of tonight's meeting and also road-mapped some upcoming meetings. She also discussed the Dover Amendment. Some uses are as-of-right, but the City can place conditions on those uses under the Dover Amendment. She said the Dover Amendment does not require a community to adapt zoning law to specific educational uses but it is a best practice to do this. She said the Dover Amendment is designed to encourage a degree of accommodation. She detailed the existing zoning rules in the Tufts area.

Mr. Perry compared zoning in Amherst to some of Medford's zoning in the Tufts area. He talked about parking outside of the educational district. He also discussed zoning in educational districts in Worcester. He said Fitchburg also has educational zoning. He said Northampton uses a zoning overlay district for Smith College. He discussed the zoning approval process in Boston and Salem. He said Tufts already has to submit an Institutional Master Plan for its Boston campus. Mr. Perry also discussed zoning in Waltham. He highlighted zoning in Dartmouth as well.

Ms. Innes said she wanted to call out some early considerations for a special Tufts district. She talked about height limits and density along abutting properties. She said we could require a full institutional master plan or use the site plan review process.

Councillor Callahan asked if we can simply require an Institutional Master Plan from Tufts. Ms. Innes said she would need to check with legal counsel on that. She said she has not heard of that being a condition before. Councillor Callahan said she didn't see Somerville on the list. She said she assumes that Somerville is not doing an Institutional Master Plan. Ms. Innes said we deliberately took Somerville off the list.

President Bears said we can't institute an Institutional Master Plan right now. He said we've been filing a petition with Somerville for years to get an Institutional Master Plan. He said we've done it at least three times since he has been on the Council. He said we essentially file the same petition.

Vice Chair Leming said that Harvard was essentially completely exempted from the Dover Amendment.

Vice President Collins thanked Vice Chair Leming for chairing the meeting and thanked the Innes Associates team. She asked what non educational uses we want to allow in an educational district. She said she anticipates continued resistance from Tufts regarding Institutional Master Plans.

Vice Chair Leming asked if there are other legal options available. Ms. Innes said Attorney Silverstein is on the team for this and other reasons. She said her review is based on being a planner but that we would check with him on the legal side.

President Bears said he would like to know what a framework would look like that would allow us to meet the requirements and also hold Tufts accountable in a more robust way. Ms. Innes walked through the process between the areas and the sub-areas and additional steps that would be needed for the process. She said there might be some sort of site plan review process.

Vice President Collins said that the Innes Associates plan makes sense for our consideration. She said she would be curious to see the close research and expertise, but that the approaches used in Worcester seem especially relevant.

Ms. Evans said we did meet with the planners in Somerville and they hadn't touched that section of their zoning in decades beside eliminating parking requirements. She said they haven't had a lot of development pressure from Tufts. She said she is concerned with the steady encroachment of Tufts buying market-rate housing and converting those units to student housing.

David Zabner, 107 Bowdoin Street, asked to see the map of the Tufts zoning. Ms. Innes said that this is not a proposal; it's the first initial diagram. She said we can move things over by a street if necessary. Mr. Zabner said he loved what he heard from

Councillor Collins. He said it is important that as many Tufts students as possible live on the Tufts campus. He said hopefully that will decrease the pressure on rents in the city.

Judith Weinstock, 144 Burget Avenue, asked for a better definition of non-educational uses. She said she hopes that non-contiguous properties get consideration for inclusion in these maps as well.

Ms. Innes said she appreciated the comments. She said we are mapping all Tufts-owned properties.

Paige Baldini, 37 Winter Street, asked how fire and public safety have been involved in this process. She said people deserve answers before zoning moves forward.

Dina Caligero said she is a direct abutter to Tufts University. She said the houses on her street have been purchased by developers and then flipped for Tufts housing. She said she lives right across the street from the Elliot Pearson School. She said she would like to see the current requirements for zoning from Somerville and Worcester.

Vice President Collins said she appreciates how this fits into the proposal for other corridors.

Elisabeth Bayle, 34 Emery Street, asked for the presentations to be available on the zoning page and also asked that the presentations be available before the meeting. Vice President Collins provided a link to the presentation. Ms. Bayle said the Somerville ordinance is better than what we have now. She asked that we not make it any worse than Somerville's ordinance is now.

Vice Chair Leming said we post the agendas on the website, we save these recordings, and we also simulcast our meetings on the Council YouTube Channel and on Medford Community Media.

Andrew Castagnetti, 23 Cushing Street, apologized for missing the first part of President Bears's remarks. President Bears answered Mr. Castagnetti's clarifying questions. Mr. Castagnetti said he has concluded that the Council is tired of seeing him. He said he is also tired. He said these zoning changes are a horrendous assault on We the People. He said we have enough concession in this city as it is. He said we need to stop the bleeding and save the city or else we can never go back to the old Medford. He said he is waiting for the Mayor to step up and take control of this disaster.

Kaitlin Robinson, 31 Everett Street, said she is looking at comparisons with other cities. She said she is hoping that we will not place parking minimums. Ms. Innes detailed the state requirements around ADUs and parking.

Ms. Weinstock said that if you look at setback requirements along Boston Avenue, take into consideration the downslope of the hill and the rail tracks. She said she is also

looking for clarification on non-institutional uses. Ms. Innes said that ground floor residential that is not university-specific could be an option. Mr. Perry said that case law shows that educational use is a pretty difficult term to define.

Councillor Scarpelli departed at 7:37 p.m.

Councillor Callahan clarified between first floor retail and first floor residential. Ms. Innes said she meant to say first floor retail, not residential.

Vice Chair Leming thanked everyone for coming out tonight. Vice President Collins also thanked participants. She said she is looking forward to next steps.

Vice President Collins moved to keep the paper in committee and to adjourn at 7:41 p.m. (Councillor Callahan second)—approved on a roll call vote of four in favor, zero opposed, and Councillor Scarpelli absent.

Vice Chair Leming adjourned the meeting at 7:41 p.m.

BUSINESS CERTIFICATE NO.

RECEIVED
CITY CLERK
MEDFORD, MASS.

New Renewal _____

Fee: \$30.00

2025 MAY 27 THE COMMONWEALTH OF MASSACHUSETTS
All 8:36
CITY OF MEDFORD

129

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:

Next Gen SCOOPS LLC DBA C.B. SCOOPS
453 High Street medford MA 02155

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

FULL NAMERESIDENCEStephen CacciolaE-Mail Address Steve.Cacciola.Icecream@gmail.com Phone Number [REDACTED]

Signed

Stephen Cacciola

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

County

May 23,

20

25

Personally, appeared before me the above-named

Stephen Cacciola

and made oath that the foregoing statement is true.

(seal)

Rise Young
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: May 23, 2029

(over)

Notice

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

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

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

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

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

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

Signed: Stephen Cacciola

Title: Owner

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



City of Medford
Massachusetts

OFFICE OF THE CITY CLERK

DATE 5/23/85

TO: MEDFORD FIRE CHIEF

A PETITION for a COMMON VICTUALLER LICENSE
has been received from: Stephen Cacciola

Next Gen Scoops LLC DBA L.B. SCOOPS
APPLICANT NAME

453 High Street medford MA 02155
STREET ADDRESS

TELEPHONE NO. [REDACTED]

REPORT OF THE FIRE CHIEF

Does this property conform to FIRE DEPARTMENT REGULATIONS?

No obvious violations

As per Capt Spencer
Inspection 12/13/84


MEDFORD FIRE CHIEF

Lt. Chuck Casella



City of Medford
OFFICE OF THE CITY CLERK

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

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

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

CITY OF MEDFORD
TRAFFIC IMPACT REPORT

To: The Honorable, the City Council

DATE 5/23/25

The following is a Traffic Impact Report on a business

LICENSE application of C. B. SCOOPS

located at 453 High Street Medford MA 02155

No traffic impact anticipated.

Signed:

Captain Barry Lester
MEDFORD Chief of Police

Stephen Caccio

5-27-2025



City of Medford, Massachusetts

Office of the City Clerk

To: The Medford Building Commisioner

Date: 5/21/25

A PETITION for a NEW COMMON VICTUALLER LICENSE

has been received from: Stephen Lacciola

Next Gen Scoops LLC DBA C.B. SCOOOPS

Applicant Name/DBA

453 High Street medford MA 02155

Establishment Street Address

Cbscoops1@gmail.com

Telephone No./Email Address

REPORT OF THE BUILDING COMMISSIONER

Does this Property conform to Zoning Regulations? Y

Parcel #

L04-B

Zoning District

C

Proposed Zoning Use

(see Table 84-A)

Signature/Building Commissioner

Date



City of Medford
Massachusetts

OFFICE OF THE CITY CLERK

DATE 5/21/25

TO: THE BOARD OF HEALTH

A PETITION for a COMMON VICTUALLER LICENSE
has been received from: Stephen Cacciatore

Next Gen scoops LLC DBA C.G.SCOOPS

APPLICANT NAME

453 High Street West Medford MA 02155

STREET ADDRESS

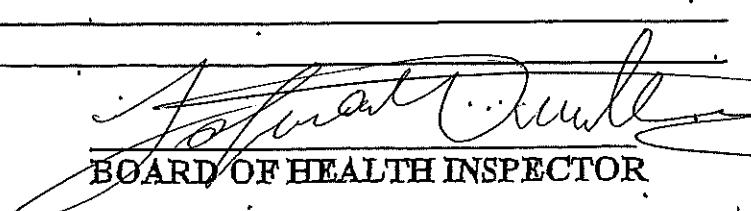
TELEPHONE NO. [REDACTED]

REPORT BY THE BOARD OF HEALTH OF CONDITIONS

Do you approve of granting this LICENSE? YES

What are the sanitary conditions? [REDACTED]

ENVIRONMENTAL REPORT


Josephine Dunn
BOARD OF HEALTH INSPECTOR

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF MEDFORD

PETITION

May 23 2025

*To the Honorable, the City Council
Councillors:*

*The undersigned respectfully pray that he be granted a
Common Victualler License at 453 High Street Medford MA 02155
(address)*

REQUESTED HOURS 11AM - 11PM

NAME: Stephen Cacciola

SUN - Sat

RESIDENTIAL

ADDRESS

WORK TELEPHONE

NUMBER

PRESENT BUSINESS AT THIS SITE

C.B. SCOOPS

HOME TELEPHONE

NUMBER

SQUARE FOOTAGE OF RETAIL SALES

800 sqft

SIGNATURE Stephen Cacciola

NOTICE

THIS IS ONLY AN APPLICATION. WHEN THIS APPLICATION HAS BEEN REVIEWED BY VARIC MUNICIPAL DEPARTMENTS, YOU MUST APPEAR BEFORE THE CITY COUNCIL, WHO W MAKE THE FINAL DETERMINATION OF THIS APPLICATION. THERE IS A POSSIBILITY TH THIS PETITION MAY NOT BE APPROVED AND YOU MAY NOT CONDUCT BUSINESS UNTIL I MEDFORD CITY COUNCIL APPROVES THIS APPLICATION.

I have obtained and understand the requirements of the Medford Zoning Ordinance gov signs and will apply for a sign permit prior to altering any existing signs or erecting new sigr

SIGNATURE OF PETITIONER

Applicant has a copy of Medford Zoning Ordinance governing signs.

CITY CLERK'S OFFICE



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

Date: MAY 23 2025

PETITION

CP 25-

To the Honorable City Council,

Councillors:

The undersigned respectfully request a New Common Victualler License:

Next Gen Scoops LLC DBA C.B. Scoops
Applicant Business Name
453 High street medford MA 02155
Street Address

Hours of Operation Requested:

Mon-Fri 11 AM - 11 PM
Sat & Sun 11 AM - 11 PM

Petitioner's printed name Stephen Cacciola

Petitioner's signature Stephen Cacciola

Residence: [REDACTED]

[REDACTED]

Business Telephone Number: 781-393-5959

Home Telephone Number: [REDACTED]



*City of Medford
Massachusetts*

OFFICE OF THE CITY CLERK

DATE 05/21/25

TO: TREASURER/COLLECTOR

A PETITION for a **COMMON VICTUALLER LICENSE**
has been received from: Stephen Caccio

Next Gen Scoops Inc DBA C.B. Scoops
APPLICANT NAME

453 High Street medford MA 02155
STREET ADDRESS

TELEPHONE NO. 781-393-5959

Please indicate on this form, if there are any **OUTSTANDING TAXES**
due on the property.

YES

REAL ESTATE

NO ✓

PERSONAL PROPERTY

Judith M. O'heat
TREASURER/COLLECTOR



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

Letter ID: L2143664224
Notice Date: July 22, 2025
Case ID: 0-002-972-091



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

00024

NEXT GEN SCOOPS LLC
29 JEFFERSON AVE BLDG
SAUGUS MA 01906-1448

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, NEXT GEN SCOOPS LLC dba:CB SCOOPS is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

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

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

What if I have questions?

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

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau



CB Scoops WC

Your Workers' Compensation Quote

Created: May 16, 2025

Your estimated
annual premium:
\$2,265

Business

Next Gen Scoops, LLC
DBA: CB Scoops
453 HIGH ST
MEDFORD, MA 02155-3635

Agent

ACRISURE NEW ENGLAND PRTN INS SVC
10 RESEARCH PARKWAY STE 400
WALLINGFORD, CT 06492
McLaughlin

Your reference number: 08 WEC BS60UR - 002

For policy term:

June 1, 2025 - June 1, 2026

Quote good through: 08/13/25

Your Employer's Liability Insurance Limits

This pays to protect and defend you from lawsuits by injured workers.

COVERAGE	LIMITS OF INSURANCE	
Bodily Injury By Accident	\$ 1,000,000	Each Accident
Bodily Injury By Disease	\$ 1,000,000	Policy Limit
Bodily Injury By Disease	\$ 1,000,000	Each Employee

Why Businesses Like Yours Choose The Hartford



No Down Payment
Option



Flexible Payment
Plans



Extra Discounts
With AutoPay

*Premium is based on information provided during the application process and is subject to change should any change be made to the policy. Examples of possible changes include, but are not limited to, changes to coverage, Named Insured(s), location(s), and effective date.

This document is only a proposal. It can't be used as proof of coverage unless bound by an authorized agent.

The Hartford is legally made up of several property and casualty affiliate companies. Depending on the state, the "writing company" may be different. Coverage in this state is provided by: Hartford Fire Insurance Company, a member company of The Hartford.



IMPORTANT MESSAGE:

- Please review the coverages and limits displayed to ensure that they are appropriate for the needs of your business.
- To accept the terms of the quote proposal, be sure to sign where indicated.



Key Coverages In Your Quote

Workers' Compensation Insurance

Your policy pays to treat, rehabilitate and replace income of workers who are injured on the job.

Owners/Officers

States with officers on your policy:

- MA- Included

Helpful Owners and Officers Info

- Owners/officers coverage ensures you and your executive team get coverage in case of a work-related injury or illness.
- Some states set their own regulations on owner/officer exclusions.
- Your personal insurance may not always cover work-related injuries.

Key Policy Notes

Broad Form coverage includes six additional coverage features and is automatically added to every Workers' Compensation policy we write, at no additional cost.

- Pay for reasonable expenses including: medical care, lost wages, disability, etc.
- Coverage to avoid being uninsured in locations where you must buy Workers' Compensation through the state. This is known as Employer's Liability Stop Gap coverage.

MEMORANDUM

To Members of the Planning and Permitting Committee
 Alicia Hunt, Director of Planning, Development & Sustainability
 Danielle Evans, Senior Planner
 Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

From Emily Keys Innes, AICP, LEED AP ND, President

Date July 10, 2025.

Project 23146 – Medford – Zoning

Subject Other Corridors

Cc: Paula Ramos Martinez, Chief Resilience Officer
 Grant Perry, Planner
 Jimmy Rocha, Spatial Analyst/ Data Scientist

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

Amend Section 94-2.1. Division into districts	page 2
Amend Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
Amend Section 94-4.1 Table of Dimensional Requirements (Table B)	page 13
Add Section 94-9.X Neighborhood Corridors	page 14

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

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

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

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

[the remainder of this page is blank]

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

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

	MX-1B	MX-2A	MX-2B	PC⁵	LC
1. Museum	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.

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

	MX-1B	MX-2A	MX-2B	PC⁵	LC
8. Brewery or taproom ¹	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
9. Artisanal Fabrication.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artistic/Creative Production.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
11. Work-Only Artists' Studio.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Co-working Space.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES					
1. Business, professional, or government office	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES					
1. Retail sales ²	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.

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

	MX-1B	MX-2A	MX-2B	PC⁵	LC
1. Motor vehicle light service station	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES					
1. Parking area or garage not accessory to permitted principal use:					
Residential	N	N	N	NA	NA
Nonresidential	N	N	N	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal	Y	Y	Y	NA	NA

	MX-1B	MX-2A	MX-2B	PC⁵	LC
use but not necessarily in the same district					
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	N	N	NA	NA
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	NA	NA
6. Open Storage	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	NA	NA
8. Radio and television tower	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES					
1. Fuel and ice sales	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	NA	NA
3. Printing and publishing	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	1 per 2 employees	1/50,000 s.f.

	MX-1B	MX-2A	MX-2B	PC⁵	LC
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
12. Distillery or winery.	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Food Production Facility	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
14. Life Science Facility	N	N	N	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
15. Light Manufacturing	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
16. Maker Space	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
17. Shared-use Kitchen	CDB	CDB	CDB	<u>1 per 1,000 s.f.</u>	<u>1/15,000 s.f.</u>
K. ACCESSORY USES					
1. Accessory Dwelling Units (see §94-8.2)	N	N	N	N	N
2. Home occupation (see § 94-3.4)				1 per 350 s.f.	NA
As of right	Y	Y	Y		
By special permit	Y	Y	Y	1 per 350 s.f.	NA

	MX-1B	MX-2A	MX-2B	PC⁵	LC
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	
4. Family day care home	Y	Y	Y	1 per 2 employees	NA
5. Family day care home, large	CDB	CDB	CDB	1 per 2 employees	NA
6. Adult day care home	CDB	CDB	CDB	1 per 2 employees	NA
7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	Y	Y	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	NA	NA
9. Swimming pool	Y	Y	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	Y	Y	NA	NA
11. Keno	N	N	N	NA	NA
12. Open storage	N	N	N	NA	NA
13. Heavy repair operations	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES					
1. Mixed-Use, Community	Y	Y	Y		
2. Mixed-Use Development	Y	Y	Y		

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

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

¹ The Maximum permissible number of units is determined by dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a minimum area of 400 sf. Additions and expansions to the existing building shall not increase the number of units allowed. Historic Conversion in mixed-use districts could be converted into a mixed-use building.

² The Green Score only applies to the construction of any new principal building or major renovation that:

- a) is located within the FEMA National Flood Hazard Layers; or
- b) requires Site Plan Review.

In those cases, Pervious Surface requirement does not apply.

Add Section 94-9.X Neighborhood Corridors

94-9.X.1 Purpose

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

1. Wider variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to the historic walkable, economic centers.
3. Design standards to buffer abutting neighborhoods from the higher intensity of uses and reinforce the identity of the neighborhood corridors as local and regional destinations.

94-9.X.2 Applicability

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

1. The MSNCD is comprised of the following subdistricts:

- a. **Mixed-use 1B.** The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
- b. **Mixed-use 2A.** The Mixed-Use 2A Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX- 2A subdistrict has a lower height limit than the MX-2B district.

2. The BNCD is comprised of the following subdistricts:

- a. **Mixed-use 1B.** The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
- b. **Mixed-use 2A.** The Mixed-Use 2A Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX- 2A subdistrict has a lower height limit than the MX-2B district.

3. The BANCD is comprised of the following subdistricts:

- a. **Mixed-use 1B.** The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
- b. **Mixed-use 2A.** The Mixed-Use 2A Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX- 2A subdistrict has a lower height limit than the MX-2B district.
- c. **Mixed-use 2B.** The Mixed-Use 2B Subdistrict allows a mix of residential and commercial uses at a larger scale of building size and massing.

4. The HSNCD is comprised of the following subdistrict:

- a. **Mixed-use 2A.** The Mixed-Use 2A Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX- 2A subdistrict has a lower height limit than the MX-2B district.

5. The WMNCD is comprised of the following subdistrict:

- a. **Mixed-use 1B.** The Mixed-Use 1B Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.

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

The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the MSNCD, BNCD, BANCD, HSNCD and WMNCD.

- b. **Front Setbacks.** The building façade must be set back from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of 20 feet is allowed for the purpose of creating an active public plaza.
- c. **Side and Rear Setbacks.** If the proposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet wide. The property owner shall maintain the buffer and landscaping.
- d. **Height Stepback Requirements.** For any lot within the MX-1B, MX-2A, or MX-2B district that abuts a NR-3, GR, or APT-1 district, a height setback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1B, MX-2A, or MX-2B district. The fourth floor and above shall not break the plane of that 45-degree angle.
- e. **Multi-Building Lots.** In the Neighborhood Corridor Districts, lots may have more than one principal building.

- f. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any building with its principal façade parallel to Boston Avenue, Main Street, Broadway, Harvard St, and High Street in WMNCD are subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses are defined as arts-related uses, retail (including retail accessory to an artisanal, maker, or manufacturing use), restaurant, personal services, publicly-accessible spaces, residential lobbies and common amenities, and other uses that encourage high levels of pedestrian activity and create a perception of safety.
- g. **Transition to adjacent residential districts.** Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the MSNCD, BNCD, BANCD, HSNCD and WMNCD in which the project is located for any buildings between twenty and thirty feet of the rear or side setback abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no stepback is required.
- h. **Setbacks for Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or an average of the setback of the two buildings to provide consistency along the street.
- i. **Drop-off zone.** The required setback distances may be waived to allow for a cut-out along the curb for loading and short-term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- j. **Height Waiver 1.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- k. **Height Waiver 2.** The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- l. **Stepback Waiver.** If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any of the stepbacks, provided that priority is

given to retaining the stepback(s) in 94-9.X.3.c Height Stepback Requirements.

- m. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.X.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.X.4 Development Incentives

Table of Development Incentive Bonuses.						
Incentive 1: Affordability						
Incentive 1A: Deeper Affordability:						
		Required Minimum/Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
# of Lots or Units in Proposed Project			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:						
		Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
# of Lots or Units in Proposed Project			Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI
1	10-24	10%	3%	13%	5%	15%
2	25-49	13%	3%	16%	5%	18%
3	50 +	15%	3%	18%	5%	20%
Incentive 2: Community Amenities (privately maintained)						
Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours.				1 additional half-story		

Table of Development Incentive Bonuses.	
One of the following neighborhood open spaces:	1 additional half-story
<ul style="list-style-type: none"> • Pocket Park • Garden • Playground • Skate Park 	
Fountain / Water element (maintenance and repair for the life of the associated building)	1 additional half-story
Incentive 3: Community Amenities (publicly maintained)	
Streetscape Improvements along a public street	1 additional half-story
Incentive 4: Vibrant Neighborhoods	
Parking is concealed below grade or within a building structure.	1 additional half-story
The development project provides a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits or local businesses under 10 employees)	1 additional story
Incentive 5: Environmental Resilience	
The development project meets the Ideal Green Score	1 additional story
The building(s) is/are certified as Net Zero Emissions Building	1 additional story
The development project is certifiable as LEED Platinum or equivalent standard	1 additional story

In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, the total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, stepback, or other dimensional requirements and the development and design standards in 94-9.X.3 Dimensional Requirements and Waivers and 94-9.X.6 Development Standards.

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

- 1. Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation,

redevelopment, or new construction submitted under this Neighborhood Corridor Districts. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such standard or definition clear and understandable.

2. **Applicability of Development Standards.** Sections 94-9.X.6 Development Standards shall apply to all projects submitted under this MSNCD, BNCD, BANCD, HSNCD and WMNCD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.X.6 Development Standards

1. Site Standards.

- a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- b. **Sidewalk Width.** Along the streets named in Section 94-9.X.3.f, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must be paved to provide a sidewalk that is at least twelve (12) feet in total width.
- c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
- d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skylight.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards.

- a. **Position relative to the principal street.** The primary building shall have its principal façade and entrance facing the principal street.
- b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- c. **Multiple buildings on a lot.**
 - a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
 - b. **Orientation.** The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.

- c. **Position relative to the street.** Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.

3. Mixed-use development.

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

4. Corner Lots.

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

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

5. Parking.

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

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

- b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed facades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
 - d. **Electrical Vehicle (EV) Charging Spaces.** One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. **Bicycle parking.** For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
6. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.X.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the Neighborhood Corridor Districts.

94-9.X.5 Affordability Requirements

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

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Proposed Medford Values-Aligned Local Investments Ordinance

CHAPTER 2 – ADMINISTRATION

ARTICLE IV. - OFFICERS AND EMPLOYEES

DIVISION 5. - CITY TREASURER AND COLLECTOR

Sec. 2-696. - Purpose and Intent.

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

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

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

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

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

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

(D) No public funds under the care and custody of the Treasurer-Collector of the city, as specified in Sec. 2-682, shall be invested or remain invested in the stocks, securities or other financial instruments~~obligations~~ of any company ~~or entity~~ that is directly, knowingly and over time contributing to severe violations of human rights and international humanitarian law as determined by international legal and humanitarian bodies and conventions including the United Nations, including, but not limited to, complicity in killings, physical abuse, displacement or other rights violations, confinement, forced labor, human rights violations based on racial, gender or LGBTQ+ identity, war crimes, crimes against humanity, apartheid, genocide, ethnic cleansing, and illegal occupation, and complicity with such actions by governments or other parties.n.

(E) Notwithstanding anything to the contrary in paragraphs (A) through (D), inclusive, the Treasurer-Collector continues to have authorization to invest the funds of the Medford Retirement System as the Medford Retirement Board directs, consistent with the provisions of M.G.L. c. 32, § 23 and 840 CMR 16.00 through 19.00, et seq. (E) This section shall not apply to public funds under the custody of the retirement system when application would result in a violation of the city's fiduciary responsibilities to its pensioners and beneficiaries.

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

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

(B) When applicable, the Treasurer-Collector of the city shall use the MSCI ESG (environmental, social, governance) Controversies and Global Norms Methodology to make determinations regarding investments of public funds that violate the prohibitions of Sec. 2-697 (A) through (D).

The MSCI ESG Controversies and Global Norms Methodology "is designed to provide timely and consistent assessments of companies' involvement in ESG-related controversies and incidents concerning corporate entities... Cases include alleged company violations of existing laws and/or regulations to which they are subject to, or an alleged company action or event that violates commonly accepted international norms, including, but not limited to, global norms and conventions."

The MSCI ESG Controversies and Global Norms Methodology references the following documents used to make determinations regarding violations of international norms and laws:

- United Nations Declaration of Human Rights
- United Nations Declaration on the Rights of Indigenous Peoples
- International Labour Organization Convention No. 169: Indigenous and Tribal Peoples
- International Labour Organization Convention No. 105: Abolition of Forced Labour Convention
- United Nations Minorities Declaration
- Convention against Torture and Other Cruel, Inhuman or Degrading Treatment or Punishment
- International Convention for the Protection of All Persons from Enforced Disappearance
- International Convention on the Elimination of All Forms of Racial Discrimination

- International Convention on the Protection of the Rights of All Migrant Workers and Members of Their Families
- International Covenant on Civil and Political Rights
- International Covenant on Economic, Social and Cultural Rights
- Convention on the Non-Applicability of Statutory Limitations to War Crimes and Crimes Against Humanity
- Convention on the Prevention and Punishment of the Crime of Genocide

As of June 2024, the MSCI ESG Controversies and Global Norms Methodology identified “vulnerable demographics” of “31 national (i.e., civilians and refugees), ethnic, racial and religious groups... located and/or originated from countries with ongoing international armed conflicts or military offensives.”

The Treasurer-Collector of the city shall use the most recently updated version of the MSCI ESG Controversies and Global Norms Methodology, which is updated regularly.

(C) On or before December 31, 2026, and annually thereafter, the City Council shall review Sec. 2-698(B) to ensure that the MSCI ESG Controversies and Global Norms Methodology remains applicable to making determinations regarding the prohibitions of Sec. 2-697 (A) through (D).

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

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

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

Upon achieving compliance with Sec. 2-698, the Treasurer-Collector shall submit a report within 120 days to the Medford City Council regarding the status of investments affected by Sec. 2-697.

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

Sec. 2-701. - Severability.

The provisions of this section are severable. If any subsection, provision or portion of this section is determined to be invalid by a court of competent jurisdiction, the remaining provisions of this section shall continue to be valid.

Secs. 2-7021—2-720. - Reserved.



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
August 5, 2025	Isaac Bears, Council President
AGENDA ITEM	<u>25-123</u> - Resolution on Shared Path Forward to Extend Rezoning Project Timeline and Request Necessary Funding and Resources from Mayor
FULL TEXT AND DESCRIPTION	

Whereas, on July 16, 2025, the Council President outlined a shared path forward for Medford's Zoning Updates Project that outlined a clear and responsive approach to continuing this essential project to enable Medford's future growth and development; and,

Whereas, the specific zoning amendment proposals reflect hard work to make our city's vision and plans a reality over the past several years, starting with requests for funding for zoning updates prior to 2020; the initiation of the first phase of this project from 2020 to 2022 by recodifying the zoning ordinance; the planning processes between 2020 and 2024 to create the Comprehensive Plan, Climate Plan, and Housing Plan that incorporated input from thousands of residents and hundreds of public engagement events and approaches; and continuing over the past 18 months with the City Council and Mayor's Planning Department staff, Building Commissioner, Communications Director, and other city staff working with Innes Associates to create zoning proposals that concretely implement our city's plans; and,

Whereas, it is essential to the well-being of Medford residents and the future of our city that the Medford Zoning Ordinance is amended so that we can build more housing, create more vibrant commercial squares, and focus on mixed-use development that activates corridors of our city with so much potential that have been ignored for too long; and,

Whereas, after more than five years, our community is in the hardest phase of this project, and we must secure the progress we all know Medford needs by seeing this work through to completion; and,

Whereas, for nearly two years, the Council, Community Development Board, and city staff have worked with the resources made available to us by the Mayor and have consistently and persistently advocated to the Mayor to engage more deeply in the process, provide more city resources to ensure the success of this collaboration between the City Council and the Mayor's administration, and work

to ensure that accurate information reaches as many residents as possible to get them involved in this rezoning project; and,

Whereas, the Mayor's written response on July 31, 2025 contained inaccurate information and presented a narrative that does not correctly represent the Mayor or her administration's core role in the Zoning Updates Project since its beginning; and,

Whereas, the Mayor's decision to limit her direct participation in this essential, major, and transformative project until recently has been a barrier to accessing City communications resources under her control to ensure as many residents as possible are able to engage with this process; and,

Whereas, the proposed extended timeline was drafted with the specific intention of receiving collaborative input from the Mayor; and,

Whereas, Council leadership continues to extend its hand of open engagement and collaboration on this project as it has for nearly two years and the Council President has offered times to sit with the Mayor to discuss the specifics regarding additional funding and resources for expanded public engagement to support the extended consideration of proposed zoning amendments; and,

Whereas, the people of the City of Medford have placed their trust in the elected members of the Medford City Council to update the Medford Zoning Ordinance and the City Council has conducted a robust and extensive process to propose zoning amendments with the resources provided and within the restrictions of the contract signed by the Mayor; and,

Whereas, a potential decision by the Mayor to end this Zoning Updates Project by canceling the contract with the zoning consultant team and refusing to provide the resources and support necessary to implement the city's plans and address decades of inaction and broken zoning, which has caused to harmful outcomes in all of our neighborhoods, would be a disservice to the city's residents and seriously damage the future of Medford; now, therefore:

Be it Resolved by the Medford City Council that we collaboratively establish an extended timeline for the consideration of the proposed Residential Districts and ADUs zoning proposal as well as off-street residential parking requirements with the Mayor's Office and planning team, which includes proposing a new draft no sooner than November 2025 after a series of neighborhood discussions to take place this fall and any final City Council vote no sooner than April 2026.

Be it Further Resolved that the City Council requests that the Community Development Board continue its plan to meet on August 6, 2025 to provide direction regarding drafting of new recommendations for the Residential Districts zoning proposal that incorporate the feedback provided by residents during the CDB's public hearings and discussions over the last several months to the City Council and planning team.

Be it Further Resolved that we request that the City Council, Community Development Board, and planning team prioritize completing the proposed commercial framework and focus on the remaining proposed districts for Medford Square, West Medford Square, the 'Other Corridors', and Tufts Institutional Zoning through the end of 2025.

Be it Further Resolved that we request that the Mayor allocate the necessary resources from the city's reserve funds to provide the Council, Community Development Board, planning team, and city staff

with the support needed to conduct even more robust public outreach over the next year, including, subject to discussion:

- At least \$150,000 in total funds (including any funds currently appropriated in FY26 budget) to extend the city's contract with the Innes Associates team through December 2026
- An additional \$50,000 in funds to pay for communications to residents that are reviewed and approved by the consensus of all of the branches of the city leading the project (Mayor's Office, City Council, and Planning Department) that help inform residents about the proposals and what opportunities they will have to make their voices heard and share their comments with the Community Development Board and the City Council

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

MEDFORD TREE COMMITTEE ORDINANCE

Chapter 2, Article III of the Medford City Ordinances is hereby amended as follows to insert a new Division 17, creating the Medford Tree Committee:

1. **Purpose:** The Medford Tree Committee will promote a diverse, healthy and sustainable urban forest that will provide for the health, general welfare and quality of life of Medford's citizens, and the beauty and quality of the City's environment.

The State Legislature has granted municipalities the right and responsibility to protect the health, safety and welfare of their residents through the creation and enactment of regulations. Zoning powers further allow municipalities to "regulate the use of land, buildings and structures to the full extent of independent constitutional powers of cities and towns to protect the health, safety and general welfare of their present and future inhabitants," according to MGL Chapter 40A.

2. **Appointments:**

- a. The Committee shall consist of between five and ten Medford residents; one appointment made by City Council and all additional appointments made by the Mayor, subject to confirmation by the Medford City Council. If possible, two youth members shall be between the ages of fifteen and twenty-two at the time of their appointment. Residency is not required for youth members while they are enrolled in an educational institution based in Medford.
- b. At least one member of the committee will demonstrate expertise in the field of urban forestry and/or landscape design. Medford residency is not required if the requisite expertise is demonstrated.
- c. Upon formation of the Medford Tree Committee, one third of the members shall be appointed for a term of three years, one-third of the members shall be appointed for a term of two years, and one third of the member shall be appointed for a term of one year.
- d. Tree Committee members may be removed only for cause by a 2/3 vote of the Commission, including for unexcused absences that exceed 25 percent of the number of meetings of the committee held within a 12-month period.

3. Duties: The Medford Tree Committee will serve in an advisory capacity to the City on all matters concerning Medford's trees. The duties may include but not be limited to:

- a. Working with the Tree Warden on Public Tree Hearings and Landmark Tree Hearings, including documentation of and/or follow-up after tree hearings.
- b. Studying considerations of management of the urban forest and environment as a whole or in particular neighborhoods or watersheds, including the perceived pace of tree removals in particular neighborhood; consideration of area flooding or increased flood risk caused by tree cutting in particular locations; exacerbation of the heat island effect in areas with poor canopy coverage; and erosion and sedimentation risk in steep terrains.
- c. Reviewing the Community Forestry Management Plan provided by the DPW Forest Division. Review the administration's progress in implementing the Community Forestry Management Plan, and report any concerns to the City Council.
- d. Reviewing the annual report of tree-planting, tree-removal, and tree-maintenance activity. Request such annual report from the Mayor if one is not provided annually.
- e. Promoting the creation of manuals and other guidance for planting, maintaining and removing trees from streets, parks and private land.
- f. Promoting equity of tree planting across the City including in neighborhoods identified as needing more trees.
- g. Engaging in projects and activities that promote sustainable forestry and the long-term health of public trees in the City, including programs and community events.
- h. Providing liaison and recommendations on tree-related matters to the City Council and all other City boards and commissions and to community organizations.

- i. Regularly reviewing the inventory of existing public trees, including historic and notable trees, in order to improve understanding, management, and protection of tree resources. Review the administration's ability to maintain the tree inventory, and report any concerns to the City Council.
- j. Reviewing vegetation management plans from utilities to promote appropriate pruning of public trees.
- k. Promoting knowledge and awareness of the benefits of trees and their impact on the quality of life.
- l. Serving as a catalyst for community education and outreach related to trees and forests.
- m. Serving as a means of publicizing and making available City information on trees.
- n. Evaluating costs of mitigation and penalties by setting annual increases to keep pace with the actual market costs of mitigation as outlined in this ordinance.
- o. Being available to assist the Tree Warden in intended placement of replacement trees.

MBTA Bus Stop Accessibility and Safety Improvement Project

Plan for Accessible Transit Infrastructure
- Phase 2

City of Medford

City Council Presentation

July 15, 2025



PATI Project Overview

7/15/2025

Plan for Accessible Transit Infrastructure

- Improve customer safety, accessibility and ADA compliance
- High priority bus stops with major access barriers
- Enhance operations – speed and reliability through stop optimization
- Phased approach to design & construction
- Approx. \$50,000 investment in design & construction in Medford

STOP ELIMINATION

7/15/2025

3

- **Boston Ave @ Tufts Garage**
- **Non-accessible curb ramp on the west side**
- **Existing stop does not provide direct access to the MBTA Green Line station**
- **Relocate stop closer to entrance of the MBTA Green Station where there is a new compliant crossing**
- **MBTA Service Planning to post signage of stop relocation after completion of work**

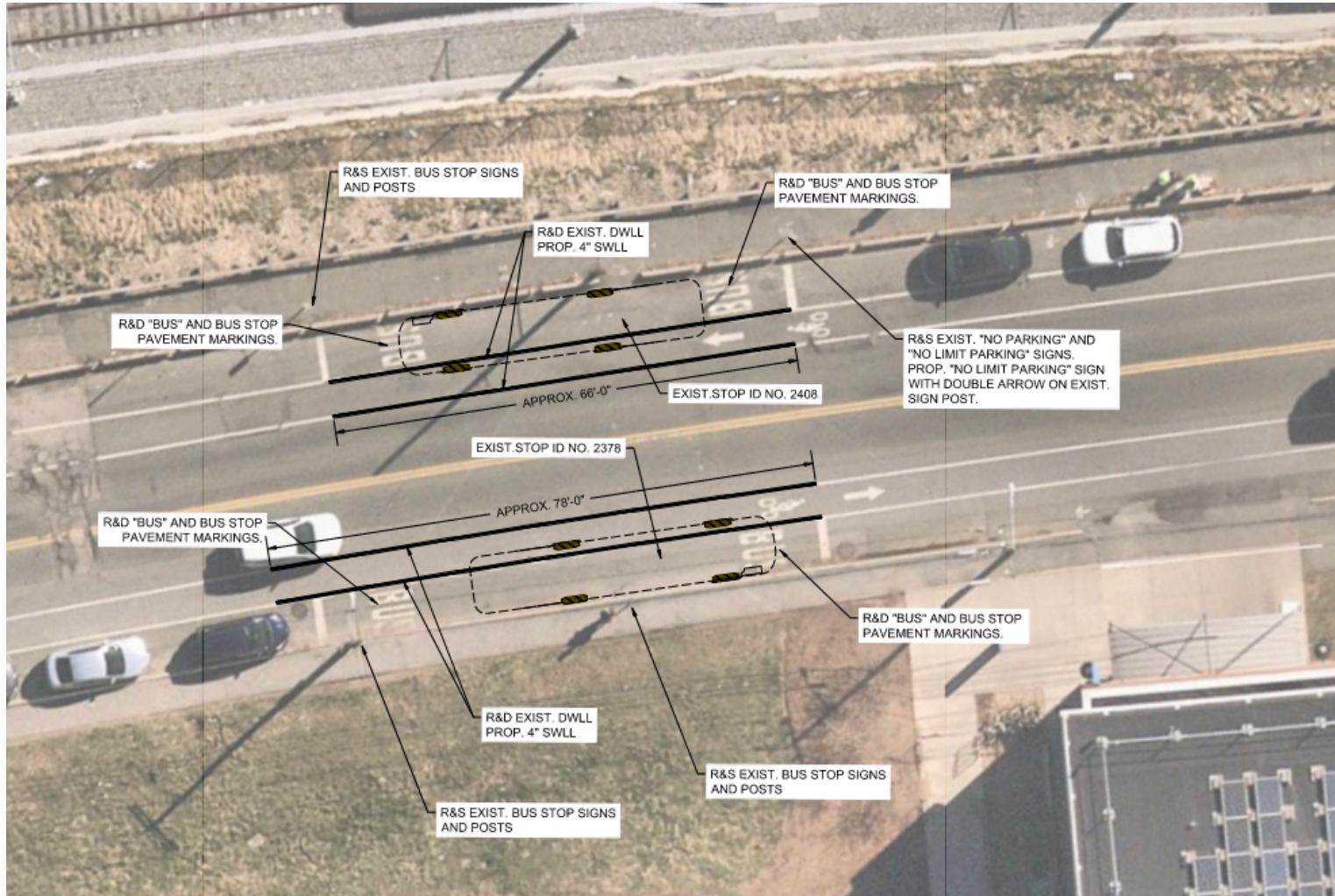


7/15/2025

Boston Ave @ Tufts Garage - Elimination

Stop ID No. 2378

4



Design Elements:

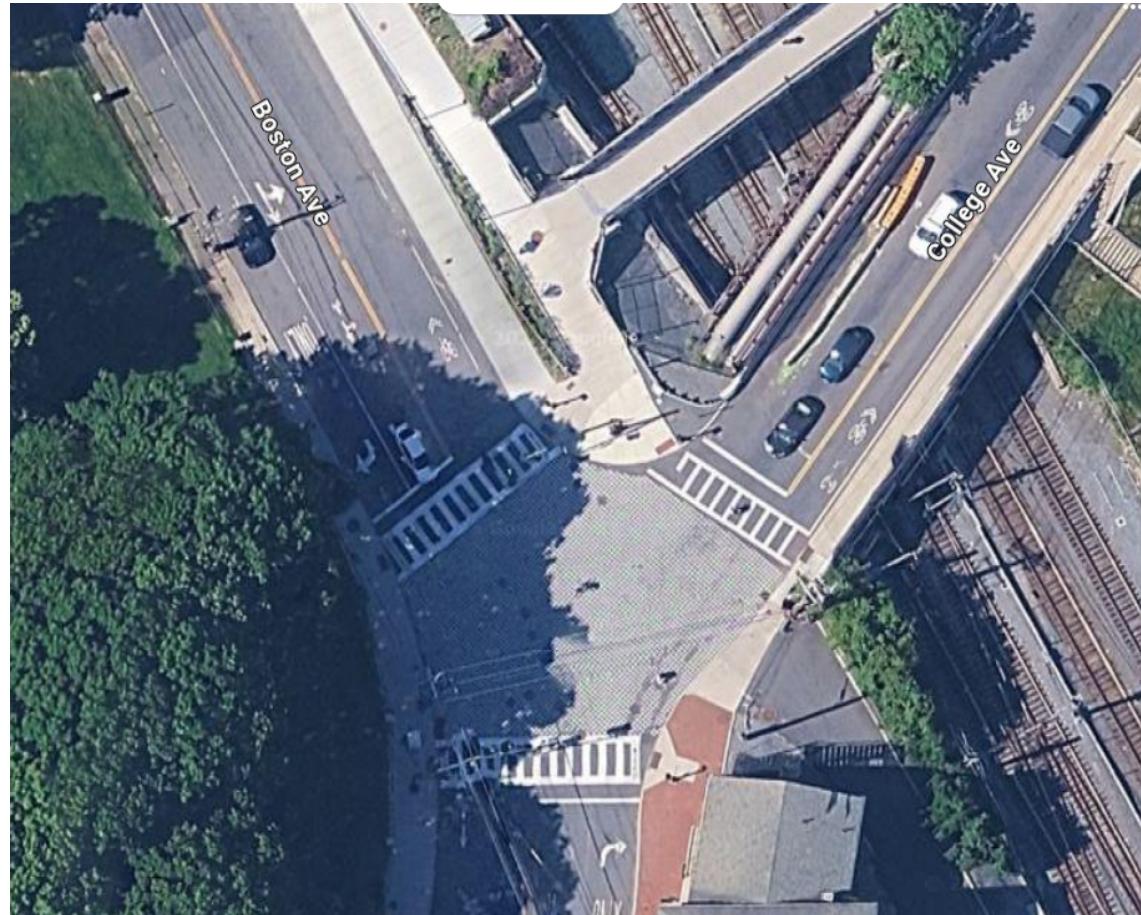
- Remove all existing bus stop markings and signage.
- Replace northbound and southbound side with new bike lane markings and new solid edge lines
- Approximately new 66 LF of added parking in the northbound direction
- Approximately new 78 LF of added parking in the southbound direction
- Existing stop has been temporarily relocated for the Tufts University project. Both the existing and temporary stop to be removed once the new bus stop construction is complete.

STOP RELOCATION

7/15/2025

5

- **Boston Ave @ College Ave**
- **Recently constructed ADA compliant curb ramps and crossings throughout the intersection.**
- **Provides a direct access to the MBTA Green Line station**
- **NB bus stop fully complaint**
- **SB bus stop to be constructed to meet ADA compliance by MBTA PATI in Summer 2025.**

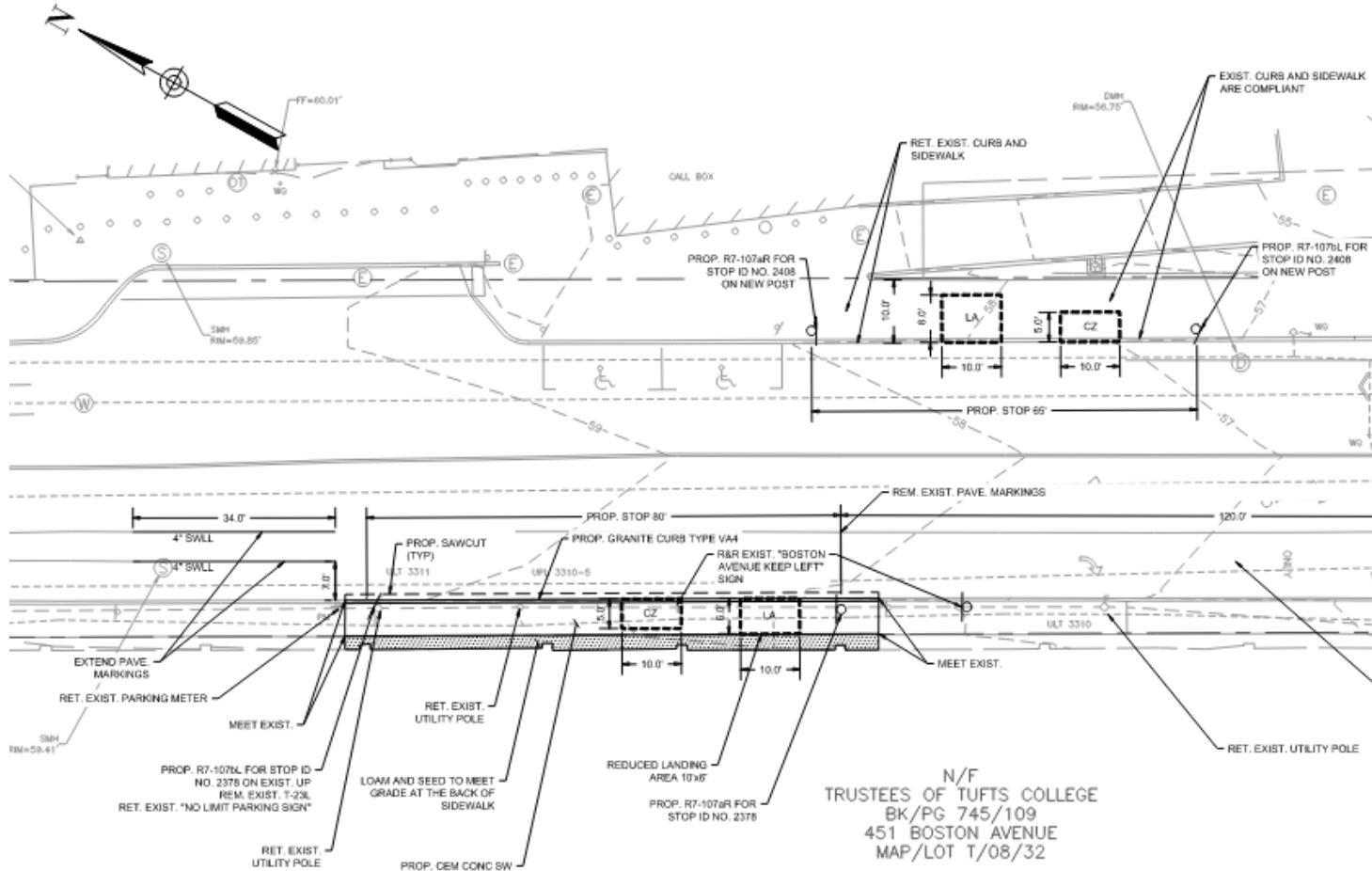


7/15/2025

Boston Ave @ Tufts Garage

Stop ID No. 2378

6



Design Elements:

- New granite curbing and concrete sidewalk to meet MBTA guidelines for a complaint bus stop with a landing area and clear zone at both bus doors.**
- Maintain Right Turn lane for 6 vehicles (120 LF)**
- No legal parking removed. Bus stop to be located within the “Tow Zone – No Stopping Any time”**
- All work within the City ROW on the existing sidewalk**

Schedule & Questions

- Design Schedule
 - 100% Design approved by Medford Transportation Division approved
 - Design Contact: Bin Zou 617-356-5919
 - Construction anticipated Late Summer 2025
- Construction Season 2025
 - No Bid; On-Call Contractor
 - 2-3 weeks Contact During Construction: *Bin Zou*
 - Fliers posted 2 weeks prior to construction activities
- Questions?

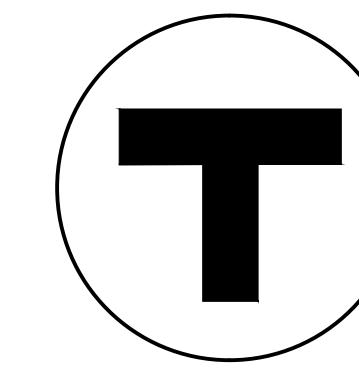
Thank you





LOCATION MAP

SCALE = 1" = 5000'



**Massachusetts Bay
Transportation Authority**

**BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL
PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK
100% SUBMISSION - PACKAGE 2**

STOP IDS:

LOCATION - MEDFORD, STOP ID NO. #2408 & ID NO. #2378

PLAN INDEX

SHEET #	DRAWING TITLE
A-1	COVER
A-2	GENERAL NOTES
A-3	LEGEND
A-4	ABBREVIATIONS
A-5	CONSTRUCTION DETAILS
A-6	TEMPORARY TRAFFIC CONTROL PLAN - 1
A-7	TEMPORARY TRAFFIC CONTROL PLAN - 2
B-1	BOSTON AVE AT TUFTS GARAGE - STOP ID 2408, 2378 - AERIAL CONCEPT PLAN
G-1	BOSTON AVE AT TUFTS GARAGE - STOP ID 2408, 2378 - GENERAL IMPROVEMENTS PLAN
C-1	BOSTON AVE AT TUFTS GARAGE - STOP ID 2408, 2378 - CONSTRUCTION & GRADING PLAN
E-1	BOSTON AVE AT TUFTS GARAGE - STOP ID 2408, 2378 - EXISTING STOPS TO BE ELIMINATED

SHEET LABEL LEGEND	
B	AERIAL PLAN
G	GENERAL IMPROVEMENT PLAN
C	CONSTRUCTION & GRADING PLAN

MBTA CONTRACT NO. N50CN02

APPROVALS:

CHIEF OF CAPITAL PROGRAMS
DELIVERY:
JAMES NEIDER

DEPUTY ASSISTANT GENERAL MANAGER FOR CAPITAL DELIVERY TRANSIT
PROGRAMS:

DATE

DATE

PREPARED BY:



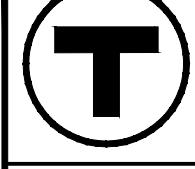
WSP USA Inc.
100 SUMMER STREET
BOSTON, MASSACHUSETTS
02110
617.426.7330
WWW.WSP.COM

JUNE 20, 2025

PLAN NO. 338618
SHEET NO. A-1

GENERAL NOTES:

1. BEFORE EXCAVATING, BLASTING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED BY THE CONTRACTOR, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY DIG SAFE 72 HOURS PRIOR TO THE START OF WORK AND ANY UTILITIES WHO ARE NOT MEMBERS OF DIG SAFE PRIOR TO ANY EXCAVATION.
3. WHERE THE NEW CONSTRUCTION COINCIDES WITH THE PRESENT TRAVELED WAYS, THE CONTRACTOR SHALL PERFORM WORK IN A MANNER ACCEPTABLE TO THE ENGINEER SO THE INTERFERENCE TO BUSINESS CONCERN AND ABUTTERS, ON THE ACCOUNT OF THE CONSTRUCTION WORK, IS KEPT TO A MINIMUM. THE CONTRACTOR WILL NOT BE ALLOWED TO PARK EQUIPMENT OR STOCKPILE MATERIAL ON THE TRAVELED WAYS OVERNIGHT OR WHEN NOT IN USE. THE CONTRACTOR SHALL MAINTAIN SAFE AND REASONABLE ACCESS TO AND FROM ABUTTING PROPERTIES AT ALL TIMES AT NO ADDITIONAL COST.
4. THE CONTRACTOR SHALL EXCAVATE TEST PITS TO VERIFY LOCATIONS OF EXISTING UTILITIES AS INDICATED OR AS REQUESTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANIES DOING WORK IN THE SAME AREA. THE CONTRACTOR SHALL ALLOW THE UTILITY COMPANIES AND THEIR REPRESENTATIVES TO INSTALL THEIR SYSTEMS WITHIN PUBLICLY OWNED STREETS AND EASEMENTS.
6. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE TV, FIRE ALARM AND OTHER PRIVATELY OWNED UTILITIES. ALL UTILITY CASTINGS AND FIRE ALARM BOXES SHALL BE ADJUSTED TO FINISH GRADE BY THEIR RESPECTIVE OWNERS.
7. ALL EXISTING UTILITY MANHOLES, HANDHOLES OF OTHER "SURFACE" TYPE STRUCTURES THAT CANNOT BE REMOVED & RESET AND ARE WITHIN WHEEL CHAIR RAMP PATH, SHALL BE ADJUSTED SUCH THAT THE TOP MOST SURFACES OF THE STRUCTURE COVER SHALL BE FLUSH WITH THE RAMP SURFACE AND SHALL MATCH THE RAMP SLOPE.
8. POSTAL MAILBOXES SHALL BE REMOVED, RELOCATED AND RESET BY THE CONTRACTOR.
9. NO EXISTING PUBLIC UTILITY STRUCTURES SHALL BE ABANDONED AND/OR DISMANTLED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
10. DAMAGE OF PROPERTY BEYOND THE WORK LIMITS CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AT THEIR OWN EXPENSE IF NOT OTHERWISE SPECIFIED, OUTSIDE OF THE PROJECT LIMITS.
12. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL UTILITIES THROUGHOUT THE PROJECT SO THAT THE VARIOUS UTILITY OWNERS HAVE ACCESS TO VAULTS AND MANHOLES TO OPERATE VALVES AND OTHER CONTROLS.
13. IF THE CONTRACTOR DAMAGES UTILITY SERVICES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPECTIVE UTILITY COMPANY AND SHALL IMMEDIATELY REPLACE OR REPAIR IN KIND AT NO ADDITIONAL COST TO THE MBTA.
14. ALL WHEEL CHAIR RAMPS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES. REFER TO THE MOST RECENT MASSDOT CONSTRUCTION STANDARD DETAILS.
15. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED PAST ALL OBSTRUCTIONS (UTILITY POLES, SIGNS, SIGNAL FOUNDATIONS AND MASTS, MAILBOXES, ALONG DRIVE OPENINGS, ETC.)
16. AN ACCESSIBLE PATH OF TRAVEL IS TO BE PROVIDED BETWEEN THE LANDING AREA AND ALL PROPOSED BENCHES AND SHELTERS. SIDEWALK RECONSTRUCTION IS INCLUDED TO PROVIDE AN ACCESSIBLE PATH, WHERE NECESSARY.
17. THE CONTRACTOR SHALL INSTALL TREE PROTECTION DEVICES ON ALL EXISTING TREES WITHIN THE IMMEDIATE VICINITY OF PROPOSED CURB RESETTING/INSTALLATION, SIDEWALK RECONSTRUCTION, PROPOSED BUS SHELTER INSTALLATION, OR AS REQUESTED BY THE ENGINEER.
18. ALL TEMPORARY AND RELOCATED BUS STOPS MUST BE FULLY FUNCTIONAL AND APPROVED BY MBTA BUS OPERATIONS PRIOR TO CLOSING ANY EXISTING BUS STOPS.
19. ALL PROPOSED GRANITE CURB SHALL BE MASSDOT TYPE VB.
20. THE PROPOSED SIDEWALK GRADE SHALL MEET EXISTING GRADES AT ALL STORES/BUSINESSES AND HOUSE DOOR ENTRANCE ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
21. THE LIMITS OF WORK FOR THE PROPOSED SIDEWALK AND WHEEL CHAIR RAMPS SHOWN ON THE CONSTRUCTION PLANS SHALL BE CONSTRUCTED TO THE NEAREST SCORE LINE OR EXPANSION JOINT IN THE ADJACENT EXISTING SIDEWALK.
22. CONTRACTOR SHALL PLACE 4" OF LOAM AND SEED AT ALL DISTURBED GRASS AREAS ADJACENT TO THE PROPOSED SIDEWALK WORK.
23. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS WITHIN 150 FT OF THE LIMIT OF WORK.
24. THE HORIZONTAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLAN COORDINATE SYSTEM. THE VERTICAL DATUM REFERENCES NAVD88.
25. NEW SIGNS SHALL BE FULLY INSTALLED AT THE SAME TIME OR PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. SIGNS CONFLICTING WITH THE EXISTING PAVEMENT MARKINGS SHALL BE COVERED UNTIL THE FINAL PAVEMENT MARKINGS ARE INSTALLED. ONCE THE PAVEMENT MARKINGS ARE INSTALLED, THE SIGNS SHALL BE PROMPTLY UNCOVERED.
26. ALL PARKING REGULATION SIGNS (EXISTING OR PROPOSED) SHALL BE INSTALLED AT A 45 DEGREE ANGLE RELATIVE TO THE CURB LINE UNLESS OTHERWISE NOTED IN THE PLANS. ALL OTHER TRAFFIC RELATED SIGNS (EXISTING OR PROPOSED) SHALL BE INSTALLED AT A 90 DEGREE ANGLE TO THE CURB, UNLESS OTHERWISE NOTED IN THE PLANS.
27. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK SUCH THAT THERE WILL BE NO CONFLICTS AT ANY TIME BETWEEN TRAFFIC PATTERNS AND TRAFFIC CONTROL DEVICES (NEW OR TEMPORARY) WITHIN THE LIMITS OF CONSTRUCTION.
28. EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED SHALL BE ERADICATED BY GRINDING.
29. EXISTING SIGNS THAT ARE IN CONFLICT WITH THE PROPOSED SHALL BE REMOVED AND RESET.
30. PROPOSED SIGNS SHALL BE PLACED OUTSIDE OF THE ADA REQUIRED PEDESTRIAN RIGHT-OF-WAY.
31. THE CONTRACTOR SHALL MAINTAIN ADA-COMPLIANT PEDESTRIAN ACCESS AT ALL TIMES, SPECIFICALLY INCLUDING PEDESTRIAN GUIDANCE SYSTEMS AT WORK ZONES. ACCESS SHALL BE MAINTAINED ALONG ALL SIDEWALKS AND CROSSWALKS, TO ALL ABUTTERS, AND TO ALL MBTA BUS STOPS OR TRAIN STATIONS. ANY PEDESTRIAN DETOURS SHALL INCLUDE A FULLY ADA-COMPLIANT PEDESTRIAN DETOUR ROUTE WITH PROPER BARRICADES, RAILINGS, RAMPS, AND SIGNAGE.

		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY			
		BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK MBTA CONTRACT NO. N50PS03 T07			
		BOSTON AVE @ TUFTS GARAGE PAIRED STOPS ID NO. 2408 & ID NO. 2378 GENERAL NOTES			
		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY			
APPROVED BY: KATIE MOULTON PROJECT MANAGER: DATE: 06/20/2025		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY			
APPROVED BY: PROJECT MANAGER: DATE:		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY			
HORIZ. NA SCALE: NA VERT. NA DATE: 06/20/2025		DESIGN BY:	DRAWN BY:	CHKD BY:	ISSUE DATE: A-2
CS GS KM					

GENERAL SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
JB	JB	JERSEY BARRIER
CB	CB	CATCH BASIN
		CATCH BASIN CURB INLET
FP	FP	FLAG POLE
GP	GP	GAS PUMP
MB	MB	MAIL BOX
		POST SQUARE
		POST CIRCULAR
WELL	WELL	WELL
EHH	EHH	ELECTRIC HANDHOLE
		FENCE GATE POST
GG	GG	GAS GATE
BHL #	BHL #	BORING HOLE
MW #	MW #	MONITORING WELL
TP #	TP #	TEST PIT
		HYDRANT
	*	LIGHT POLE
CO.BD.		COUNTY BOUND
		GPS POINT
		CABLE MANHOLE
		DRAINAGE MANHOLE
		ELECTRIC MANHOLE
		GAS MANHOLE
		MISC MANHOLE
		SEWER MANHOLE
		TELEPHONE MANHOLE
		WATER MANHOLE
MHB	MHB	MASSACHUSETTS HIGHWAY BOUND
MON		MONUMENT
SB		STONE BOUND
TB		TOWN OR CITY BOUND
		TRAVERSE OR TRIANGULATION STATION
TPL or GUY	TPL or GUY	TROLLEY POLE OR GUY POLE
		TRANSMISSION POLE
UFB	UFB	UTILITY POLE W/ FIREBOX
UPDL	UPDL	UTILITY POLE WITH DOUBLE LIGHT
ULT	ULT	UTILITY POLE W / 1 LIGHT
UPL	UPL	UTILITY POLE
		BUSH
		TREE
		STUMP
		SWAMP / MARSH
WG	WG	WATER GATE
PM	PM	PARKING METER
		OVERHEAD CABLE/WIRE
		CURBING
		CONTOURS (ON-THE-GROUND SURVEY DATA)
		CONTOURS (PHOTOGRAMMETRIC DATA)
		UNDERGROUND DRAIN PIPE (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND ELECTRIC DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND GAS MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND SEWER MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND TELEPHONE DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND WATER MAIN (DOUBLE LINE 24 INCH AND OVER)
		BALANCED STONE WALL
		GUARD RAIL - STEEL POSTS
		GUARD RAIL - WOOD POSTS
		GUARD RAIL - DOUBLE FACE - STEEL POSTS
		GUARD RAIL - DOUBLE FACE - WOOD POSTS
	x	CHAIN LINK OR METAL FENCE
		WOOD FENCE
		SEDIMENT BARRIER
		COIR LOG SEDIMENT BARRIER
		TREE LINE
		SAWCUT LINE
		TOP OR BOTTOM OF SLOPE
		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY
		BANK OF RIVER OR STREAM
		BORDER OF WETLAND
		100 FT WETLAND BUFFER
		200 FT RIVERFRONT BUFFER
		STATE HIGHWAY LAYOUT
		TOWN OR CITY LAYOUT
		COUNTY LAYOUT
		RAILROAD SIDELINE
		TOWN OR CITY BOUNDARY LINE
		PROPERTY LINE OR APPROXIMATE PROPERTY LINE
		EASEMENT

TRAFFIC SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
1	1	CONTROLLER PHASE ACTUATED
		TRAFFIC SIGNAL HEAD (SIZE AS NOTED)
		WIRE LOOP DETECTOR (6' x 6' TYP UNLESS OTHERWISE SPECIFIED)
		VIDEO DETECTION CAMERA
		MICROWAVE DETECTOR
		PEDESTRIAN PUSH BUTTON, SIGN (DIRECTIONAL ARROW AS SHOWN) AND SADDLE
	*	EMERGENCY PREEMPTION CONFIRMATION STROBE LIGHT
	←	VEHICULAR SIGNAL HEAD
	→	VEHICULAR SIGNAL HEAD, OPTICALLY PROGRAMMED
	—	FLASHING BEACON
		PEDESTRIAN SIGNAL HEAD, (TYPE AS NOTED OR AS SPECIFIED)
	RRSG	RAILROAD SIGNAL
	OR O	SIGNAL POST AND BASE (ALPHA-NUMERIC DESIGNATION NOTED)
	20°	MAST ARM, SHAFT AND BASE (ARM LENGTH AS NOTED)
		HIGH MAST POLE OR TOWER
		SIGN AND POST
		SIGN AND POST (2 POSTS)
	20°	MAST ARM WITH LUMINAIRE
		OPTICAL PRE-EMPTION DETECTOR
		CONTROL CABINET, GROUND MOUNTED
		CONTROL CABINET, POLE MOUNTED
		FLASHING BEACON CONTROL AND METER PEDESTAL
		LOAD CENTER ASSEMBLY
		PULL BOX 12"x12" (OR AS NOTED)
		ELECTRIC HANDHOLE 12"x24" (OR AS NOTED)
		TRAFFIC SIGNAL CONDUIT

PROJECT SPECIFIC SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
LA		BUS STOP ADA LANDING AREA
CZ		BUS STOP REAR DOOR CLEAR ZONE
		DETECTABLE WARNING PANEL
		BENCH
		SIGN ON LIGHT POLE OR UTILITY POLE
		MBTA BUS SHELTER

PAVEMENT MARKINGS SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
ONLY	ONLY	PAVEMENT ARROW - WHITE
	SL	LEGEND "ONLY" - WHITE
	CW	STOP LINE
	SWL	CROSSWALK
	SYL	SOLID WHITE LINE
	BWL	SOLID YELLOW LINE
	BYL	BROKEN WHITE LINE
	DWL	BROKEN YELLOW LINE
	DYL	DOTTED WHITE LINE
	DWLEX	DOTTED YELLOW LINE
	DYLEX	DOTTED WHITE LINE EXTENSION
	DBWL	DOTTED YELLOW LINE EXTENSION
	DBYL	DOUBLE WHITE LINE
	DBYL	DOUBLE YELLOW LINE

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL
PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK
MBTA CONTRACT NO. N50PS03 TO7

BOSTON AVE @ TUFTS GARAGE
PAIRED STOPS ID NO. 2408 & ID NO. 2378
LEGEND

	100 SUMMER ST, SUITE 1300 BOSTON, MA 02110 617.426.7330 www.wsp.com	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
APPROVED BY: KATIE MOULTON 06/20/2025	APPROVED BY: PROJECT MANAGER: DATE:	APPROVED BY: PROJECT MANAGER: DATE:
HORIZ. NA SCALE: NA VERT. NA DATE: 06/20/2025	DESIGN BY: CS DRAWN BY: GS CHKD BY: KM	PLAN NO. 338620 ISSUE SHEET A-3

ABBREVIATIONS

GENERAL	
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
BIT.	BITUMINOUS
BC	BOTTOM OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CSP	CORRUGATED STEEL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	STEADY DONT WALK - PORTLAND ORANGE
DWY	DRIVEWAY
ELEV (or EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (or EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GG	GAS GATE
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MHB	MASSACHUSETTS HIGHWAY BOUND
MIN	MINIMUM
NIC	NOT IN CONTRACT
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
POC	POINT ON CURVE
POT	POINT ON TANGENT

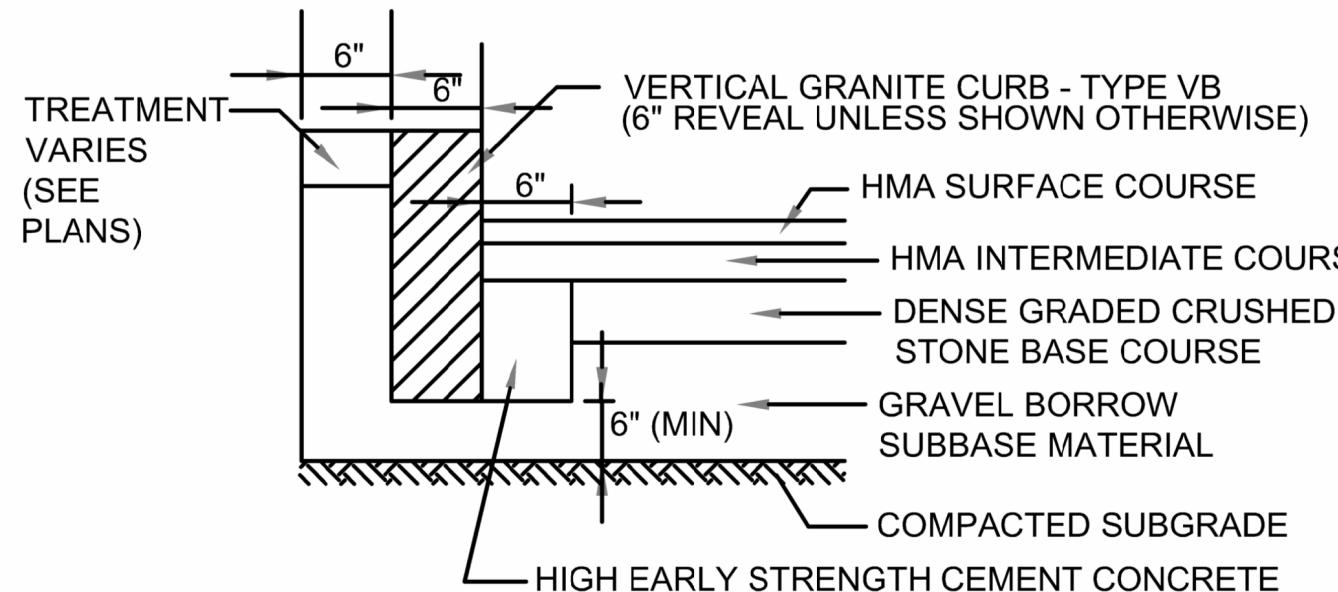
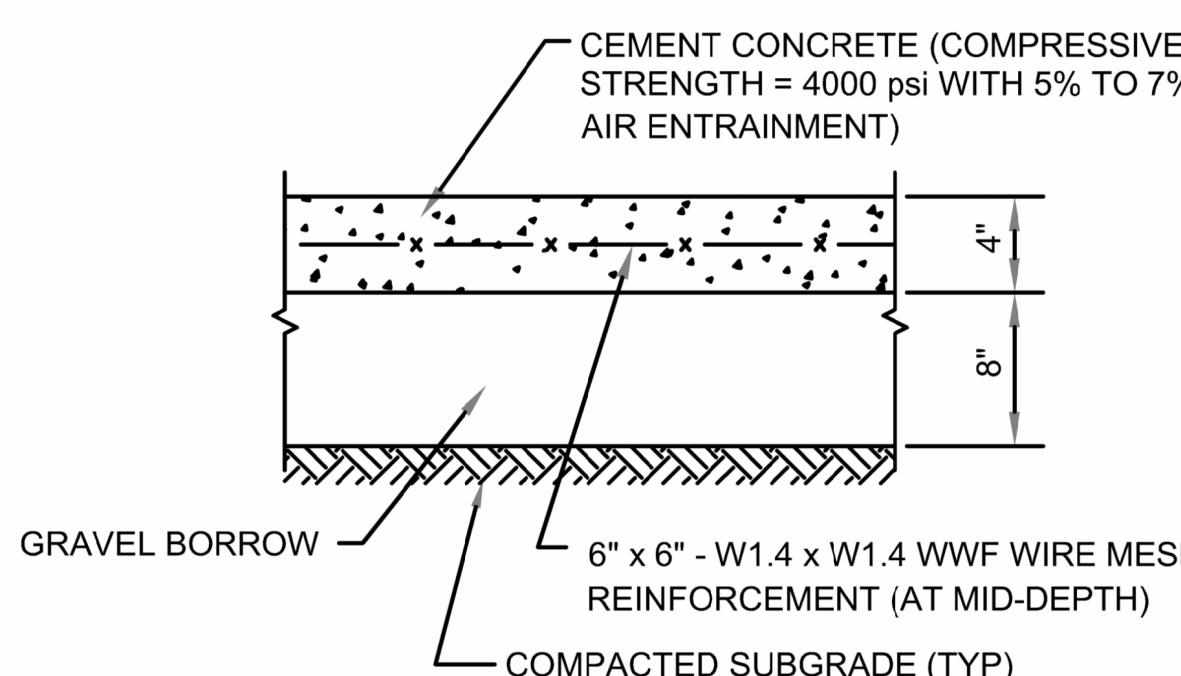
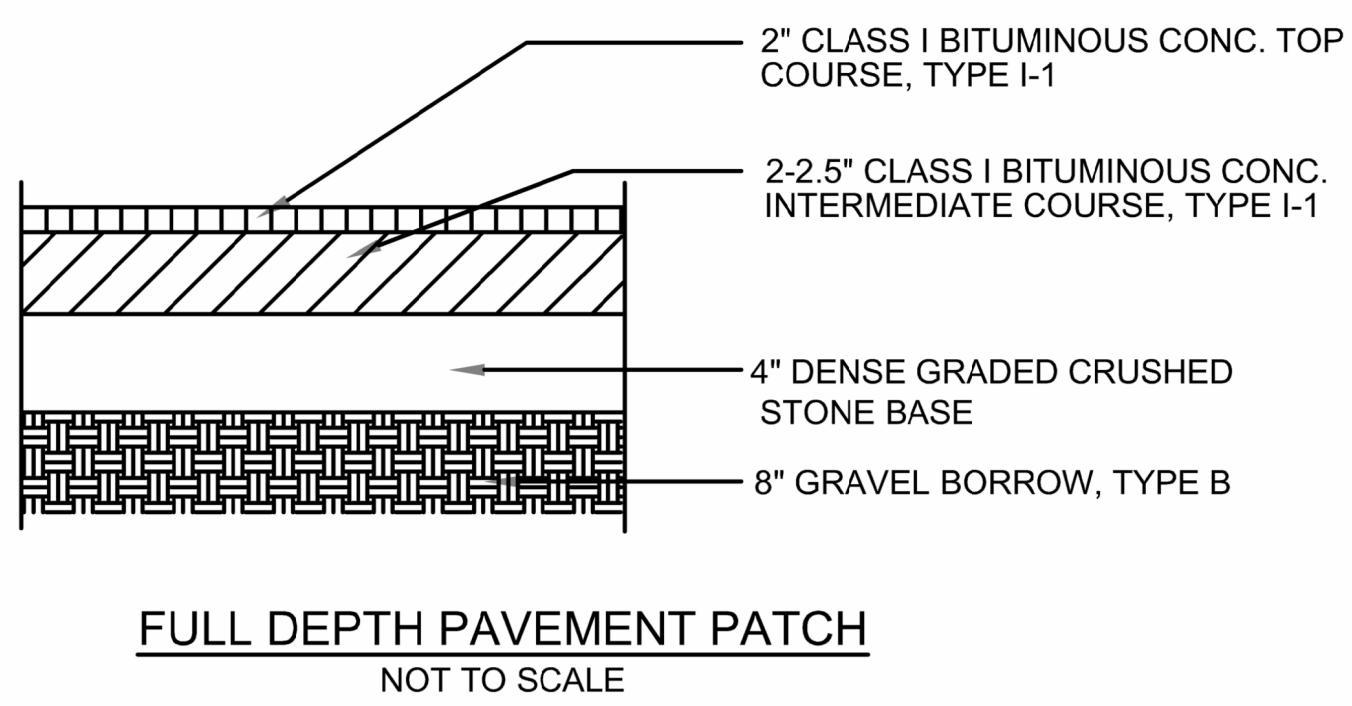
ABBREVIATIONS (cont.)

GENERAL	
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PSB	PLANTABLE SOIL BORROW
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
RT	RIGHT
SB	STONE BOUND
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SHLO	STATE HIGHWAY LAYOUT LINE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOS	TOP OF SLOPE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WG	WATER GATE
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

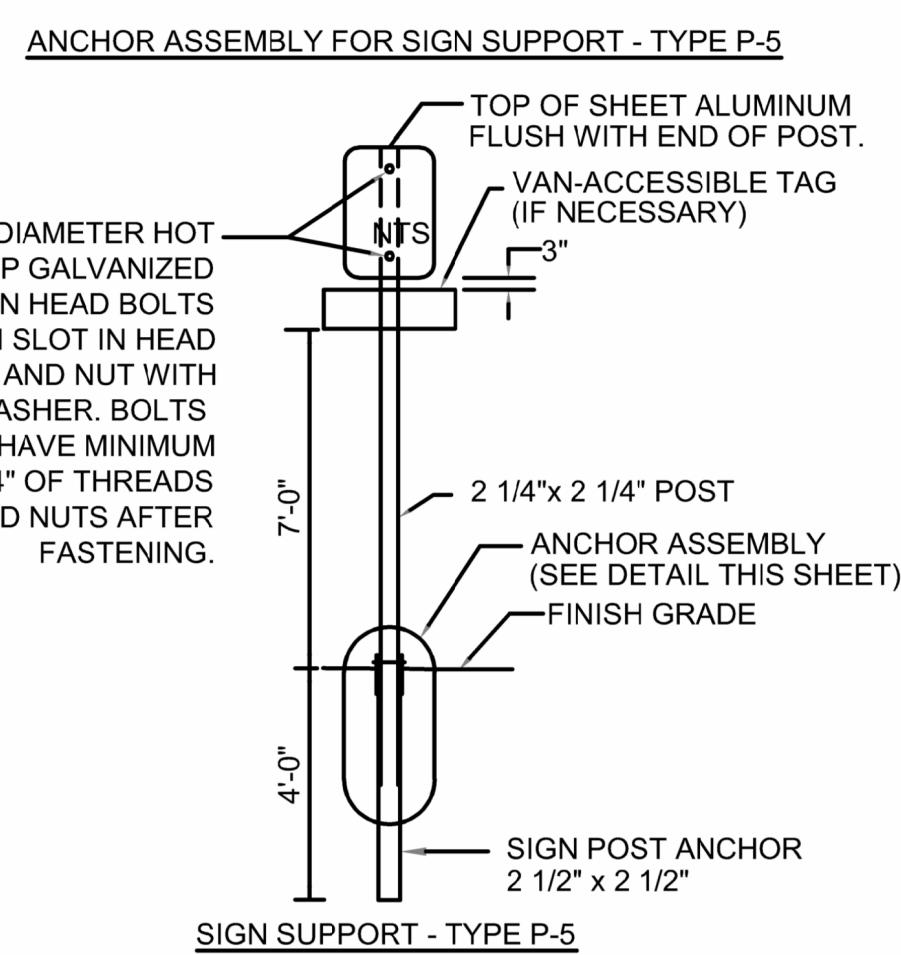
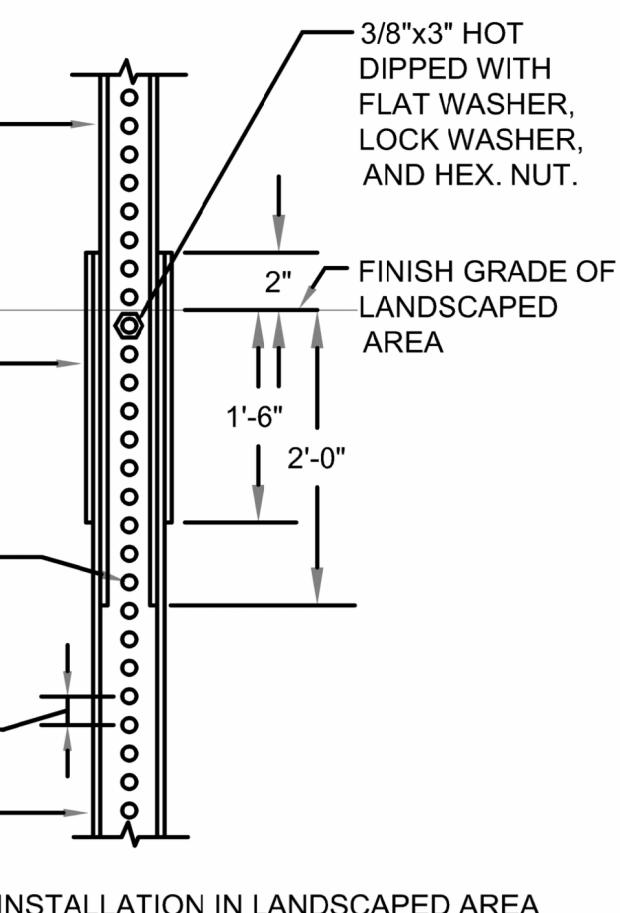
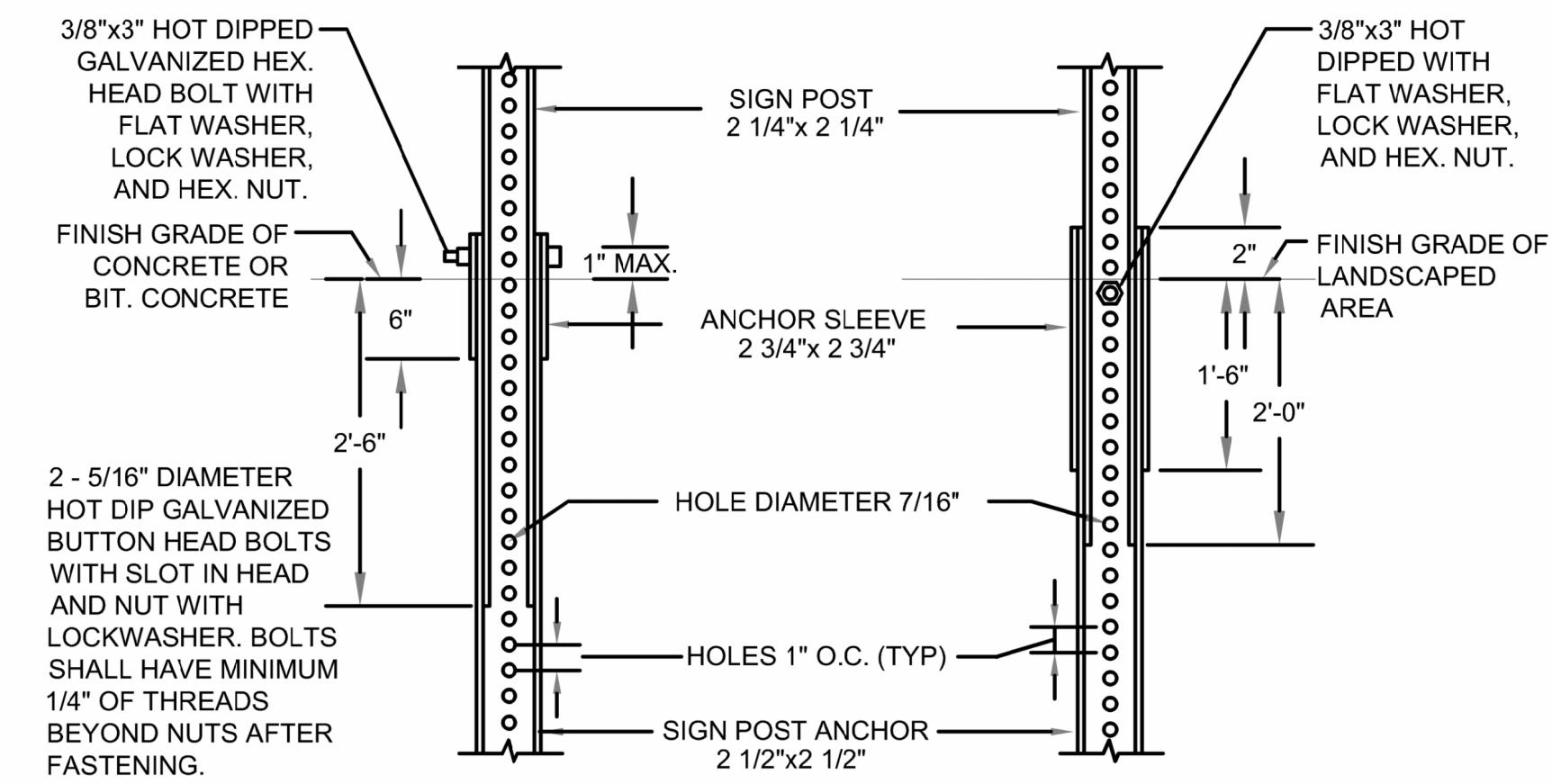
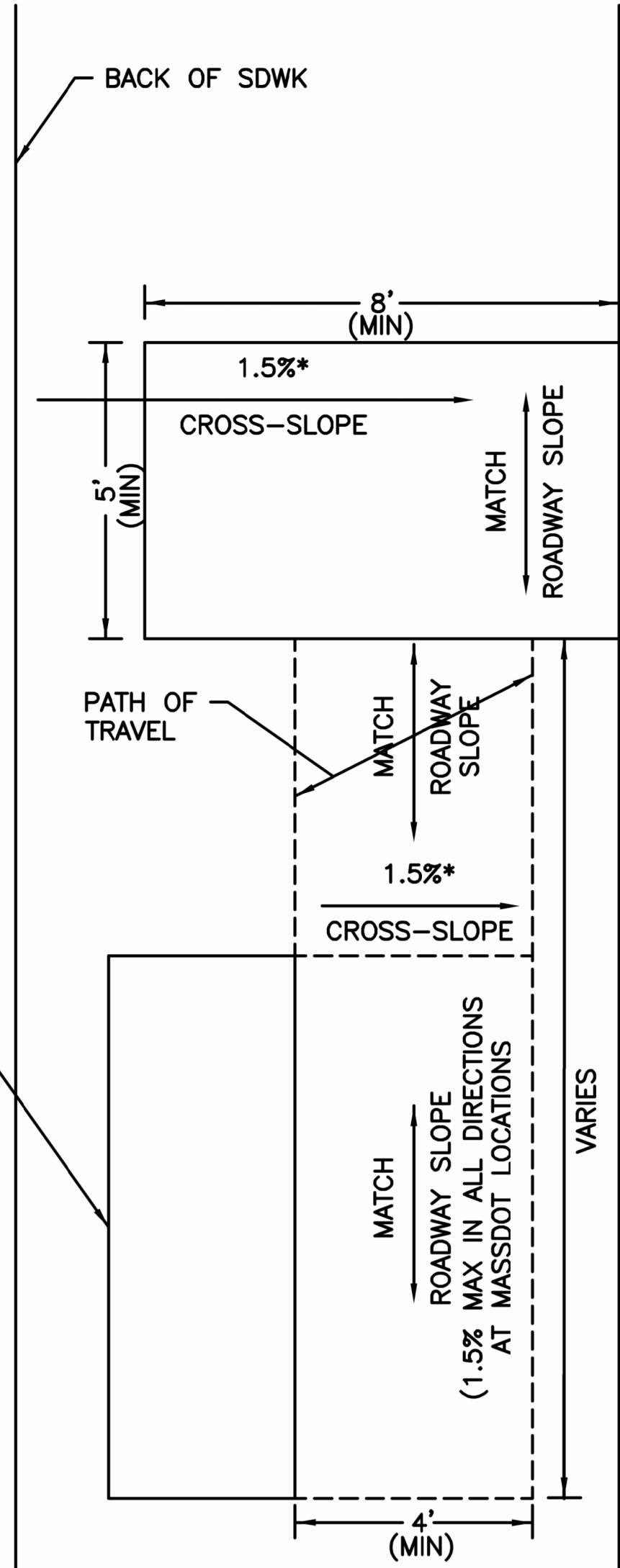
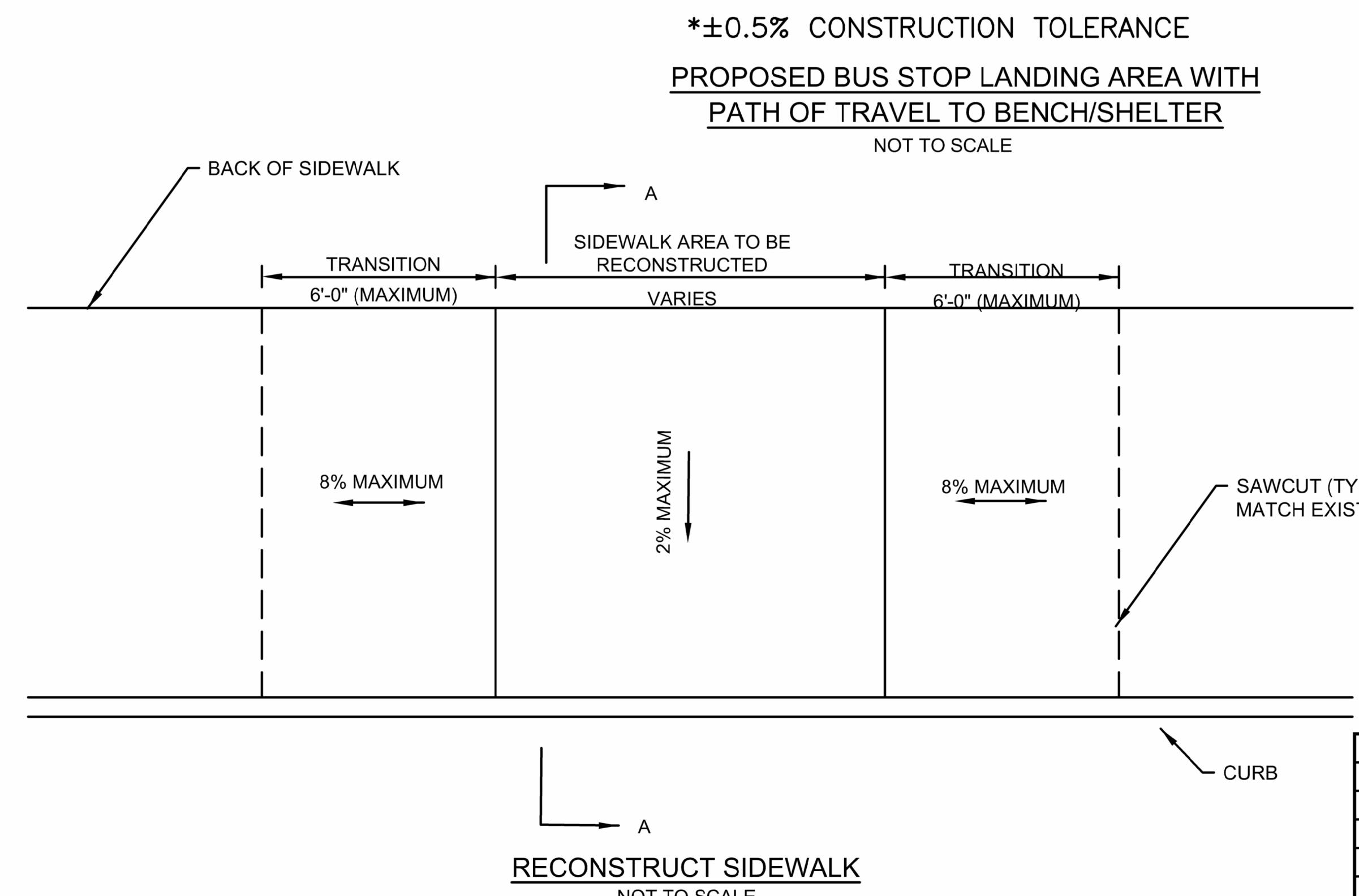
TRAFFIC SIGNAL ABBREVIATIONS

CAB	CABINET
CCVE	CLOSED CIRCUIT VIDEO EQUIPMENT
DW	STEADY UPRAISED HAND
FDW	FLASHING UPRAISED HAND
FR	FLASHING CIRCULAR RED
FRL	FLASHING RED LEFT ARROW
FRR	FLASHING RED RIGHT ARROW
FY	FLASHING CIRCULAR YELLOW
FYL	FLASHING YELLOW LEFT ARROW
FYR	FLASHING YELLOW RIGHT ARROW
G	STEADY CIRCULAR GREEN
GL	STEADY GREEN LEFT ARROW
GR	STEADY GREEN RIGHT ARROW
GSL	STEADY GREEN SLASH LEFT ARROW
GSR	STEADY GREEN SLASH RIGHT ARROW
GV	STEADY GREEN VERTICAL ARROW
OL	OVERLAP
PED	PEDESTRIAN
PTZ	PAN, TILT, ZOOM
R	STEADY CIRCULAR RED
RL	STEADY RED LEFT ARROW
RR	STEADY RED RIGHT ARROW
TR SIG	TRAFFIC SIGNAL
TSC	TRAFFIC SIGNAL CONDUIT
W	STEADY WALKING PERSON
Y	STEADY CIRCULAR YELLOW
YL	STEADY YELLOW LEFT ARROW

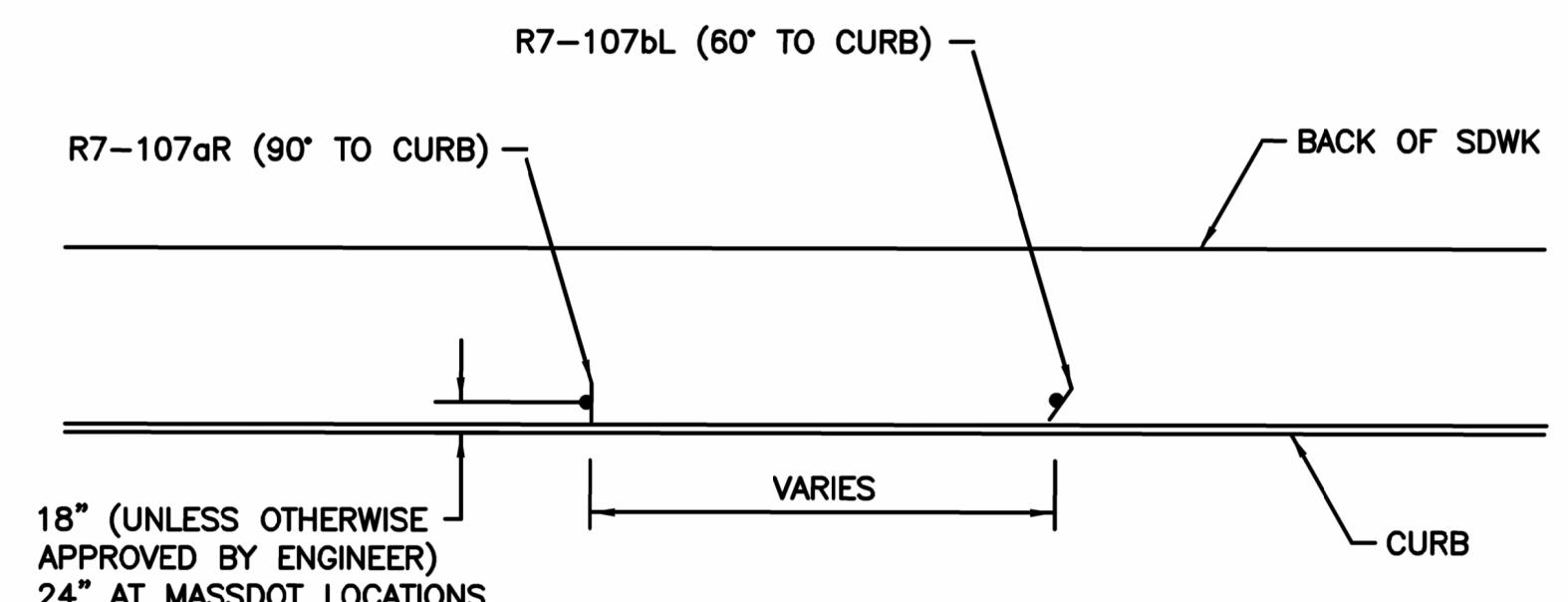
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NOTES:
1. FOR CURBS INSTALLED IN CITY OF BOSTON
USE GRANITE CURB TYPE VA4.



SIGN SUPPORT & ASSEMBLY
NOT TO SCALE



BUS STOP SIGN PLACEMENT
NOT TO SCALE

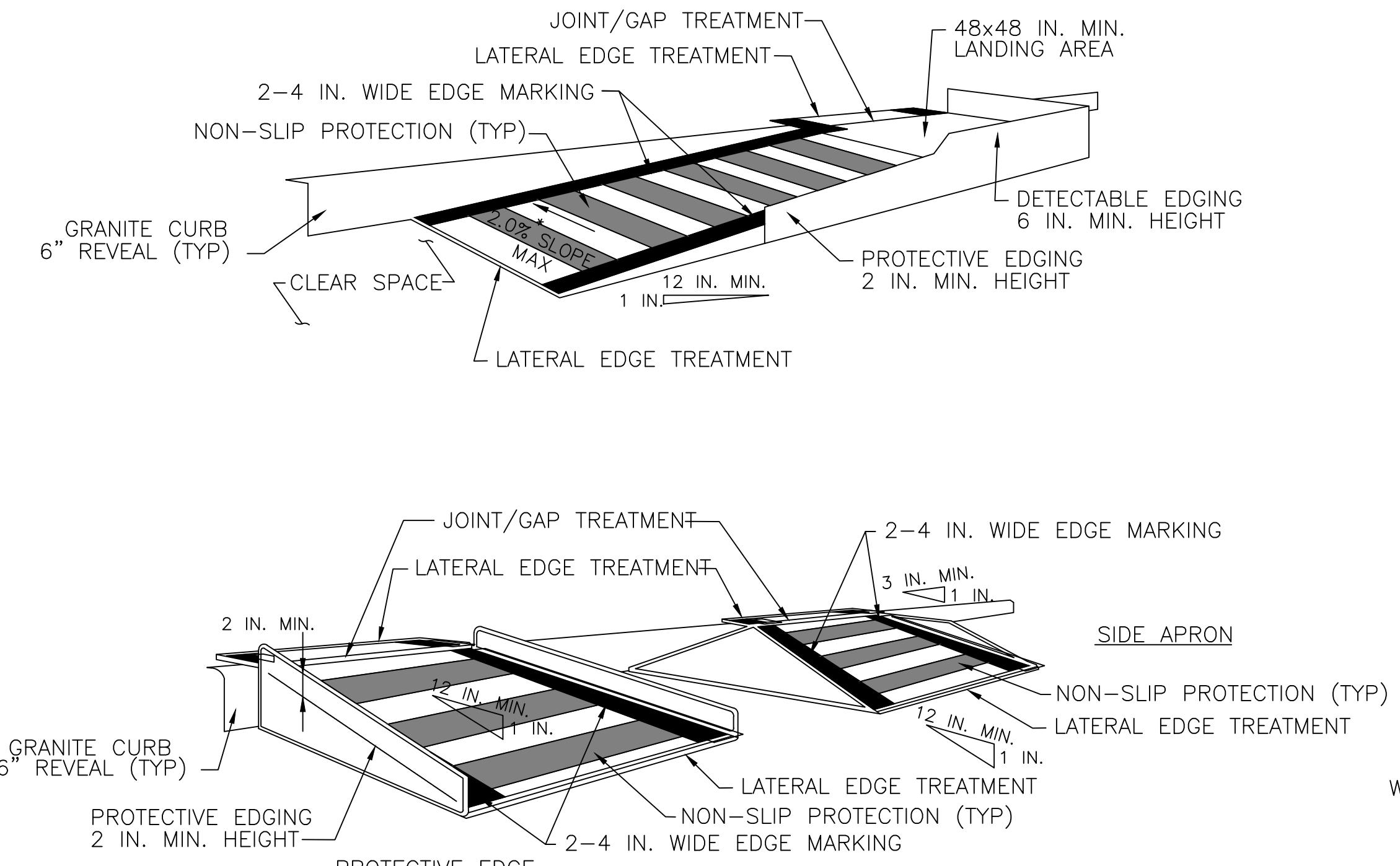
SIGN PLACEMENT NOTES:

1. ALL SIGNS WITHIN THE STATE HIGHWAY LAYOUT SHALL HAVE A MOUNTING HEIGHT OF 7' TO BOTTOM OF SIGN.

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	
BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK MBTA CONTRACT NO. N50PS03 T07	
BOSTON AVE @ TUFTS GARAGE PAIRED STOPS ID NO. 2408 & ID NO. 2378 CONSTRUCTION DETAILS	
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PLAN NO. 338622	ISSUE SHEET A-5
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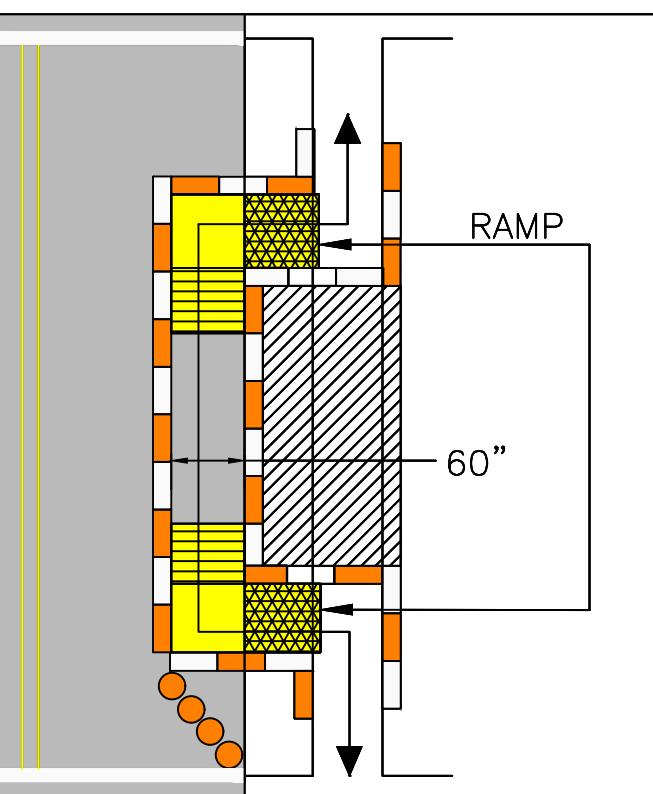
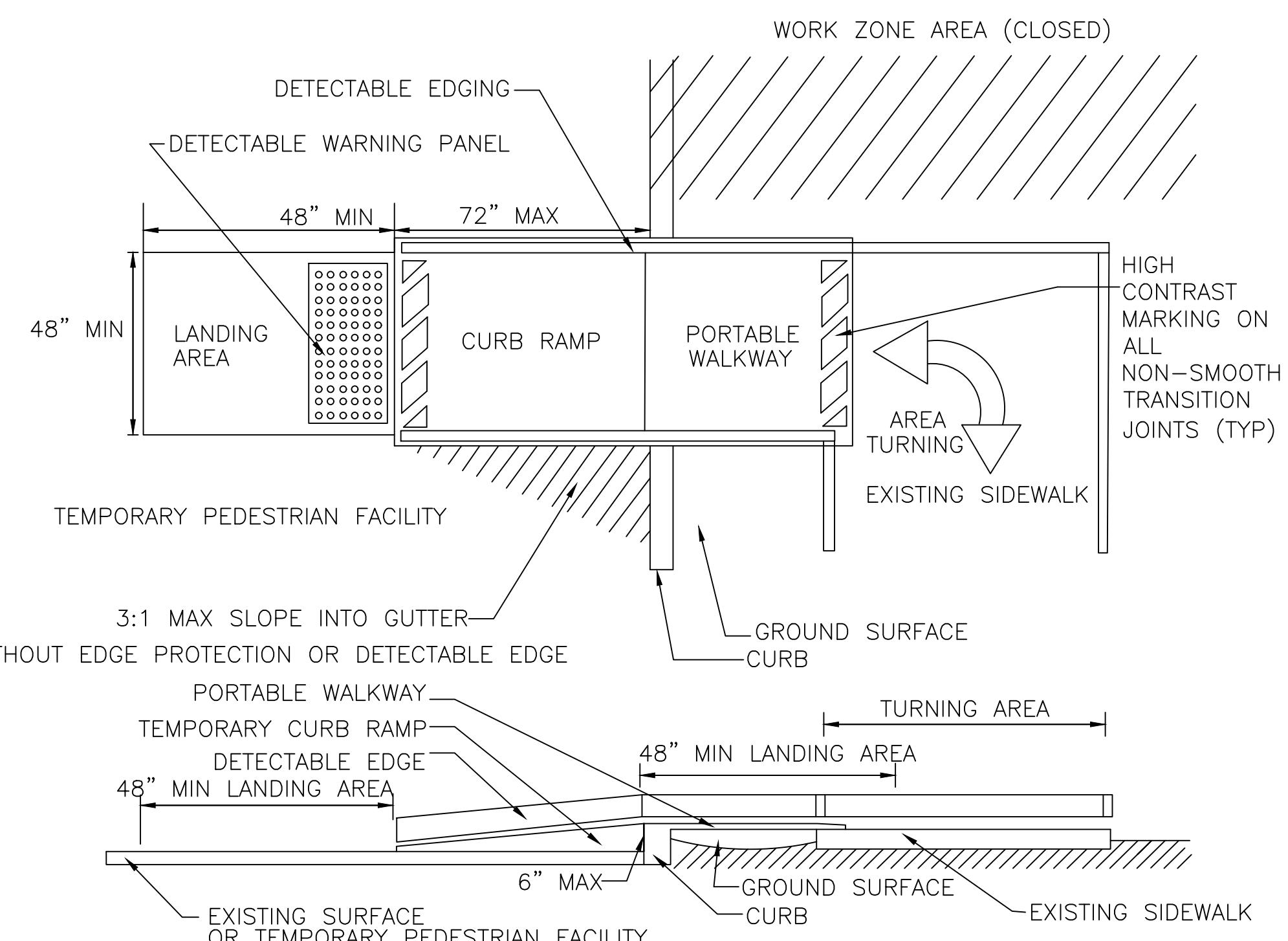
NOTES:

- CURB RAMPS SHALL BE 60 IN. MINIMUM WIDTH WITH A FIRM, STABLE AND NON-SLIP SURFACE.
- PROTECTIVE EDGING WITH A 2 IN. MINIMUM HEIGHT SHALL BE INSTALLED WHEN THE CURB RAMP OR LANDING PLATFORM HAS A VERTICAL DROP OF 6 IN. OR GREATER OR HAS A SIDE APRON SLOP STEEPER THAN 1:3 (3%). PROTECTIVE EDGING SHOULD BE CONSIDERED WHEN THE CURB RAMPS OR LANDING PLATFORMS HAVE A VERTICAL DROP OF 3 IN. OR MORE.
- DETECTABLE EDGING WITH 6 IN. MINIMUM HEIGHT AND CONTRASTING COLOR SHALL BE INSTALLED ON ALL CURB RAMP LANDINGS WHERE THE WALKWAY CHANGES DIRECTION (TURNS).
- CURB RAMPS AND LANDINGS SHOULD HAVE A 1:50 (2%) MAX CROSS-SLOPE.
- CLEAR SPACE OF 48x48 IN. MINIMUM SHALL BE PROVIDED ABOVE AND BELOW THE CURB RAMP.
- THE CURB RAMP WALKWAY EDGE SHALL BE MARKED WITH A CONTRASTING COLOR 2 TO 4 IN. WIDE MARKING. THE MARKING IS OPTIONAL WHERE COLOR CONTRASTING EDGING IS USED.
- WATER FLOW IN THE GUTTER SYSTEM SHALL HAVE MINIMAL RESTRICTION.
- LATERAL JOINTS OR GAPS BETWEEN SURFACES SHALL BE LESS THAN 0.5 IN. WIDTH.
- CHANGES BETWEEN SURFACE HEIGHTS SHOULD NOT EXCEED 0.5 IN. LATERAL EDGES SHOULD BE VERTICAL UP TO 0.25 IN. HIGH, AND BEVELED AT 1:2 BETWEEN 0.25 IN. AND 0.5 IN. HEIGHT.



PEDESTRIAN DETAILS - 1

NOT TO SCALE



- WHEN EXISTING PEDESTRIAN FACILITIES ARE DISRUPTED, CLOSED, OR RELOCATED IN A TTC ZONE, TEMPORARY FACILITIES SHALL BE PROVIDED AND THEY SHALL BE DETECTABLE AND INCLUDE ACCESSIBILITY FEATURES CONSISTENT WITH THE FEATURES PRESENT IN THE EXISTING PEDESTRIAN FACILITY.
- A PEDESTRIAN CHANNELIZING DEVICE THAT IS DETECTABLE BY A PERSON WITH A VISUAL DISABILITY TRAVELING WITH THE AID OF A LONG CANE SHALL BE PLACED ACROSS THE FULL WIDTH OF THE CLOSED SIDEWALK.
- WHEN USED, TEMPORARY RAMPS SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (SEE FIGURES PED-1 & PED-2).
- THE ALTERNATE PATHWAY SHOULD HAVE A SMOOTH CONTINUOUS HARD SURFACE FOR THE ENTIRE LENGTH OF THE TEMPORARY PEDESTRIAN FACILITY.
- THE PROTECTIVE REQUIREMENTS OF A TTC SITUATION HAVE PRIORITY IN DETERMINING THE NEED FOR TEMPORARY TRAFFIC BARRIERS AND THEIR USE IN THIS SITUATION SHOULD BE BASED ON ENGINEERING JUDGMENT.
- AUDIBLE INFORMATION DEVICES SHOULD BE CONSIDERED WHERE MIDBLOCK CLOSINGS AND CHANGED CROSSWALK AREAS CAUSE INADEQUATE COMMUNICATION TO BE PROVIDED TO PEDESTRIANS WHO HAVE VISUAL DISABILITIES.

AUDIBLE DEVICES

FOR LONG TERM SIDEWALK CLOSURES (AT A MINIMUM OVERNIGHT) A FORM OF SPEECH MESSAGING FOR PEDESTRIANS WITH VISUAL DISABILITIES SHALL BE PROVIDED. AUDIBLE INFORMATION DEVICES SUCH AS DETECTABLE BARRIERS OR BARRICADES AND OTHER PASSIVE PEDESTRIAN ACTIVATION (MOTION ACTIVATED) DEVICES SHOULD BE CONSIDERED FOR THESE CASES. THESE AUDIBLE DEVICES CAN BE MOUNTABLE OR STAND ALONE.

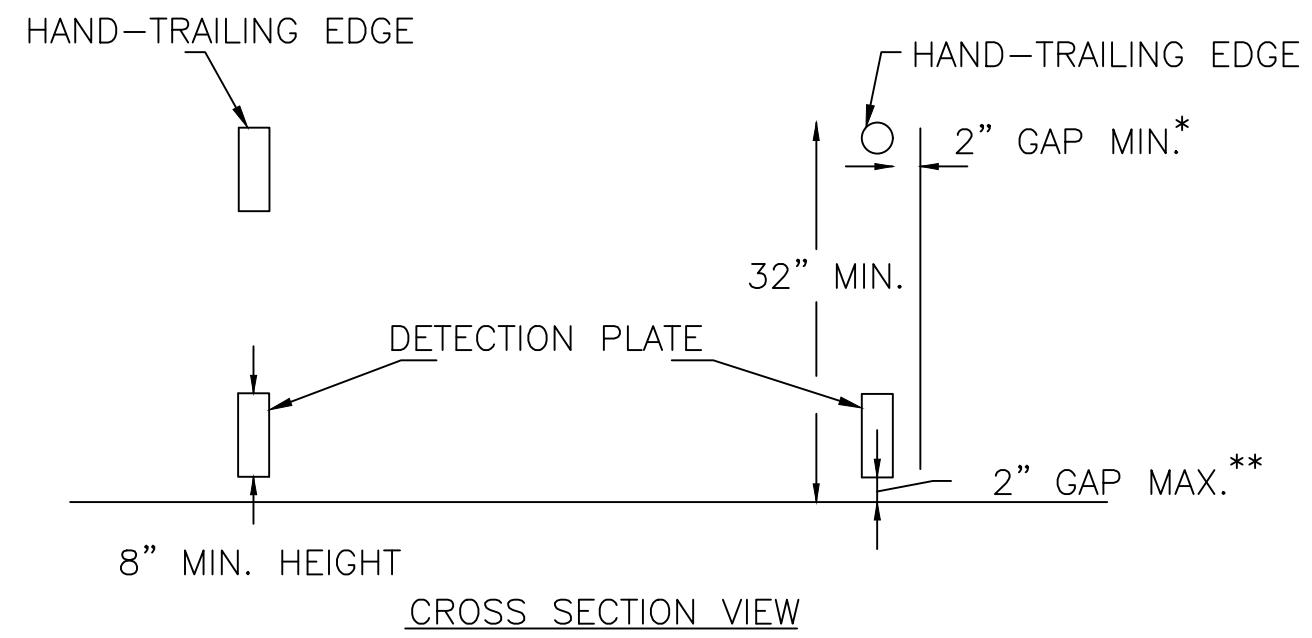
PEDESTRIAN DETAILS - 2

NOT TO SCALE

PEDESTRIAN DETAILS - 3

NOT TO SCALE

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SHEET A-6																																								



NOTES:

- * THERE SHALL BE A 2 INCH GAP BETWEEN THE HAND-TRAILING EDGE AND ITS SUPPORT.
- ** A MAXIMUM 2 INCH GAP BETWEEN THE BOTTOM OF THE BOTTOM RAIL AND THE SURFACE MAY BE USED TO PROVIDE DRAINAGE.

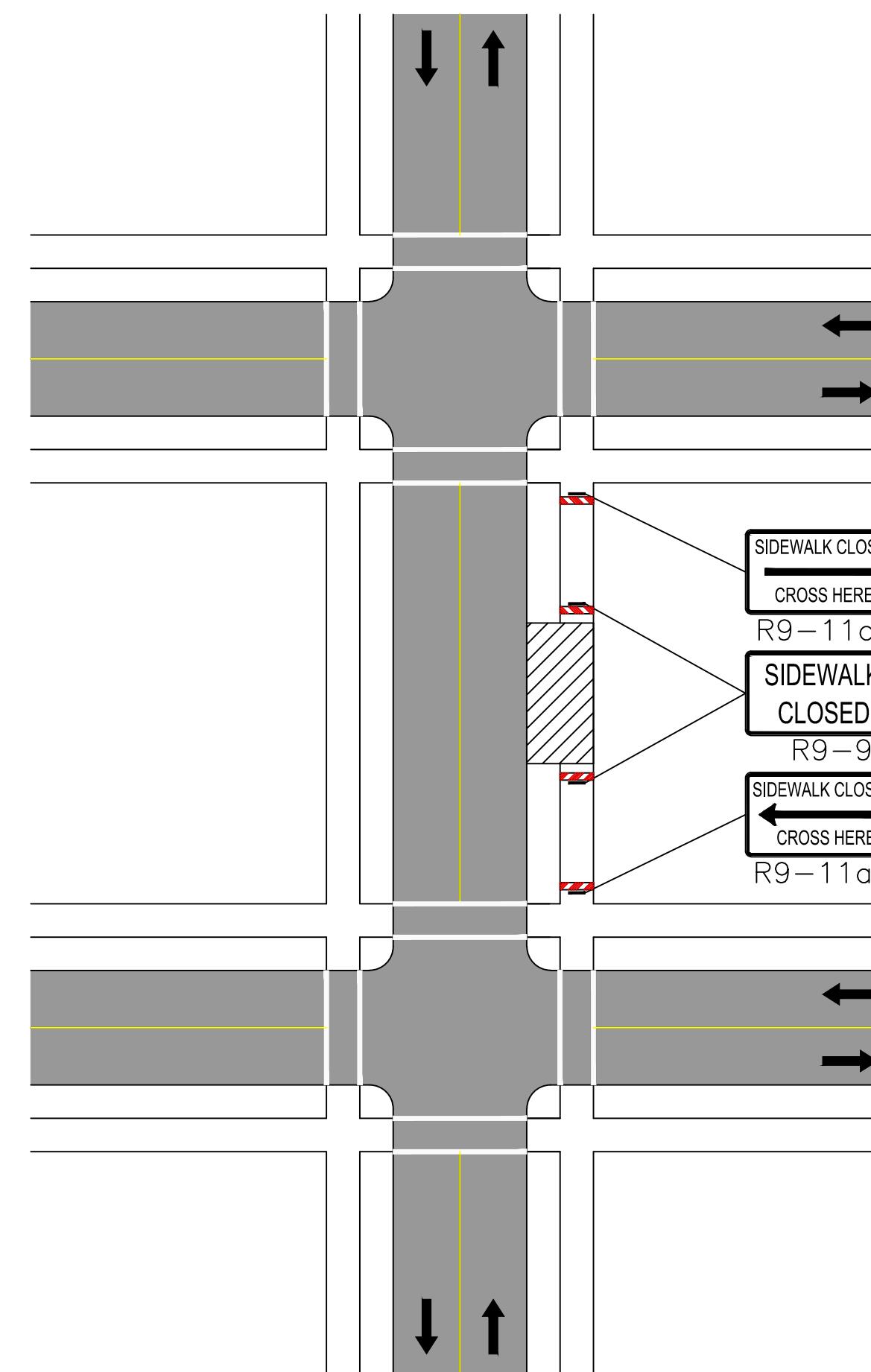
PEDESTRIAN DETAILS - 4

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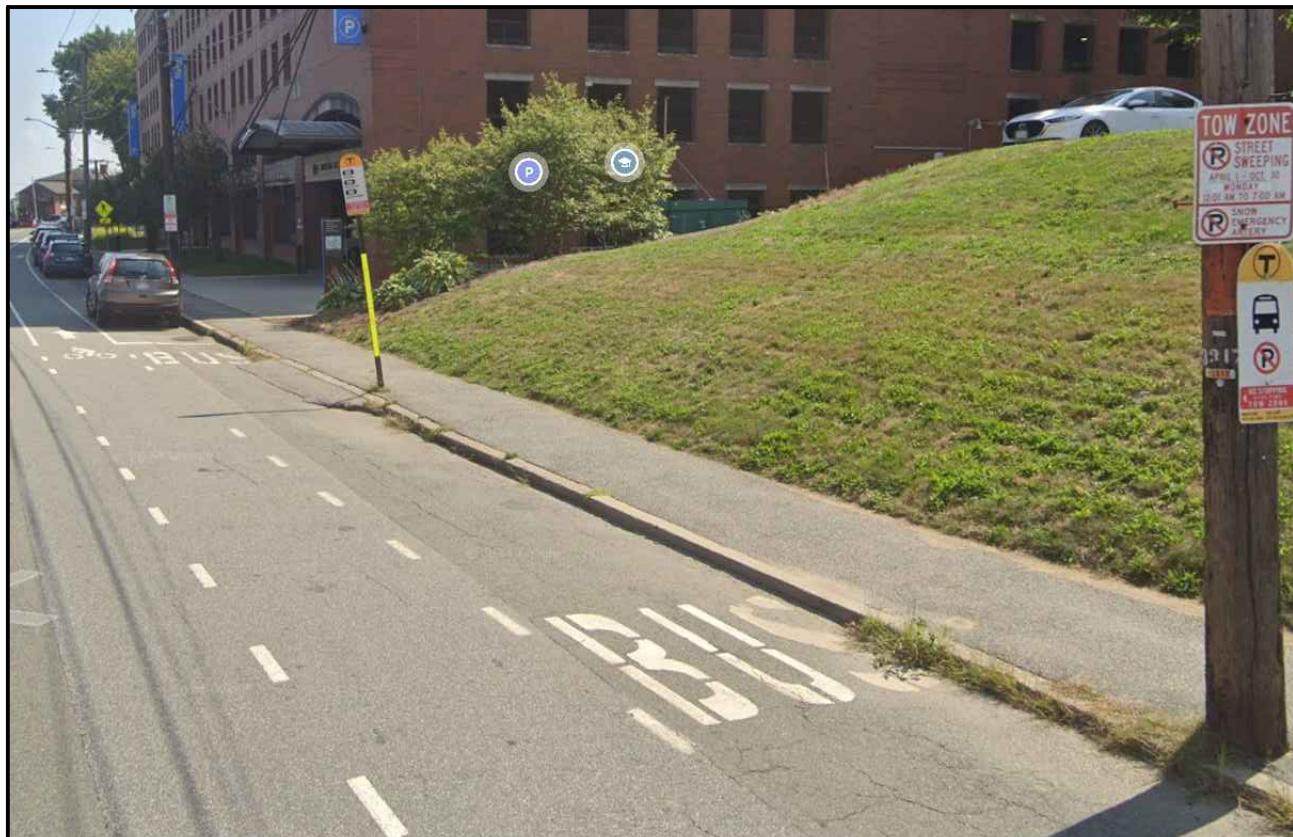
NOTE: IF A MINIMUM WIDTH OF 48" OF SOLID SMOOTH UNOBSTRUCTED SURFACE REMAINS ALONG THE WORK AREA THEN THE DETAIL CAN BE DISREGARDED. DELINEATION OF THE WORK AREA WILL STILL BE REQUIRED. ALL PEDESTRIAN DETOUR ROUTES SHALL BE ADA/MAAB COMPLIANT IN THEIR ENTIRETY.

TTCP-1 SIDEWALK CLOSURE WITH PEDESTRIAN DETOUR

NOT TO SCALE



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HORIZ. SCALE: NTS	DESIGN BY:	CHKD BY:																																												
VERT. SCALE: NA	DRAWN BY:																																													
DATE: 06/20/2025	CS	GS	KM	SHEET A-7																																										



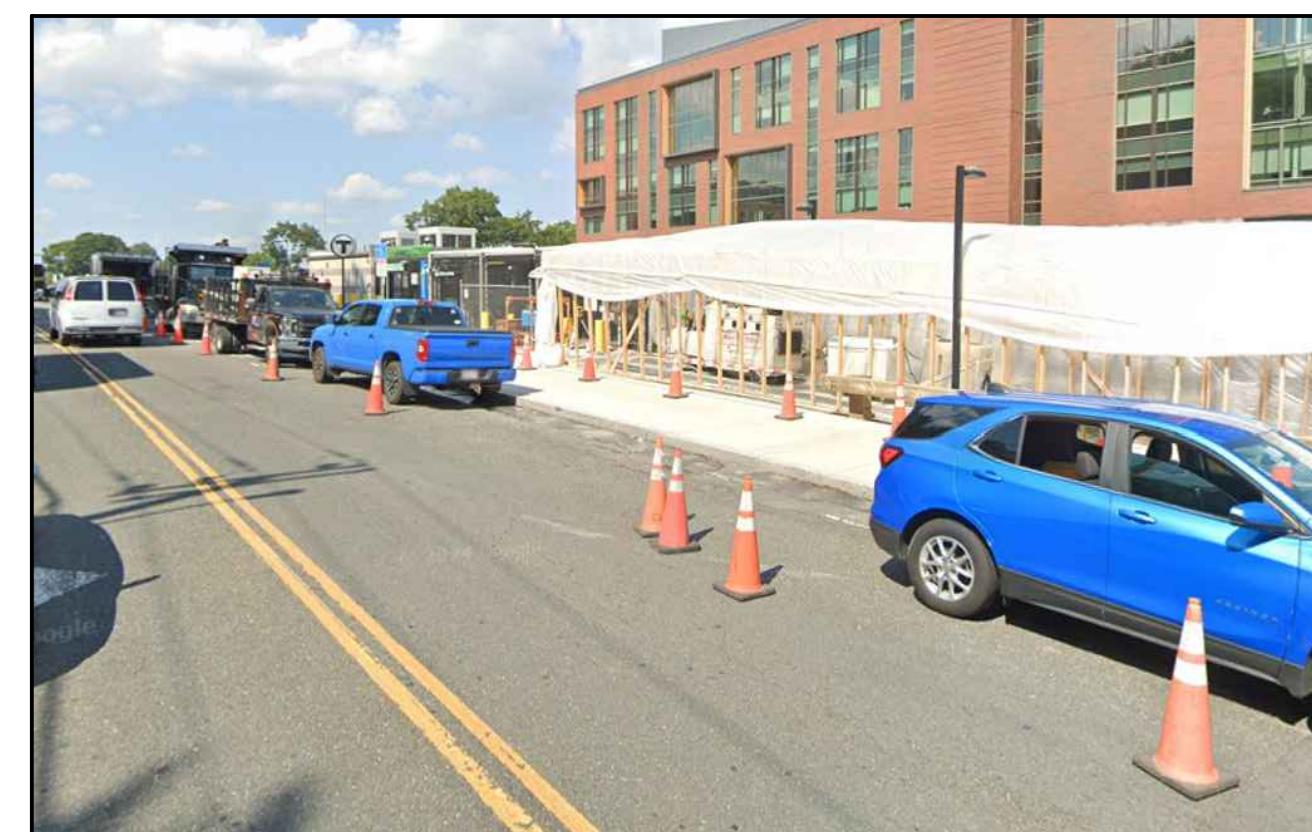
EX. STOP ID NO. 2378



PROP. STOP ID NO. 2378



EX. STOP ID NO. 2408

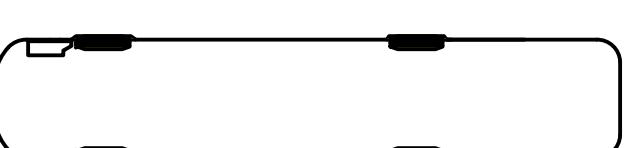


PROP. STOP ID NO. 2408

LEGEND:

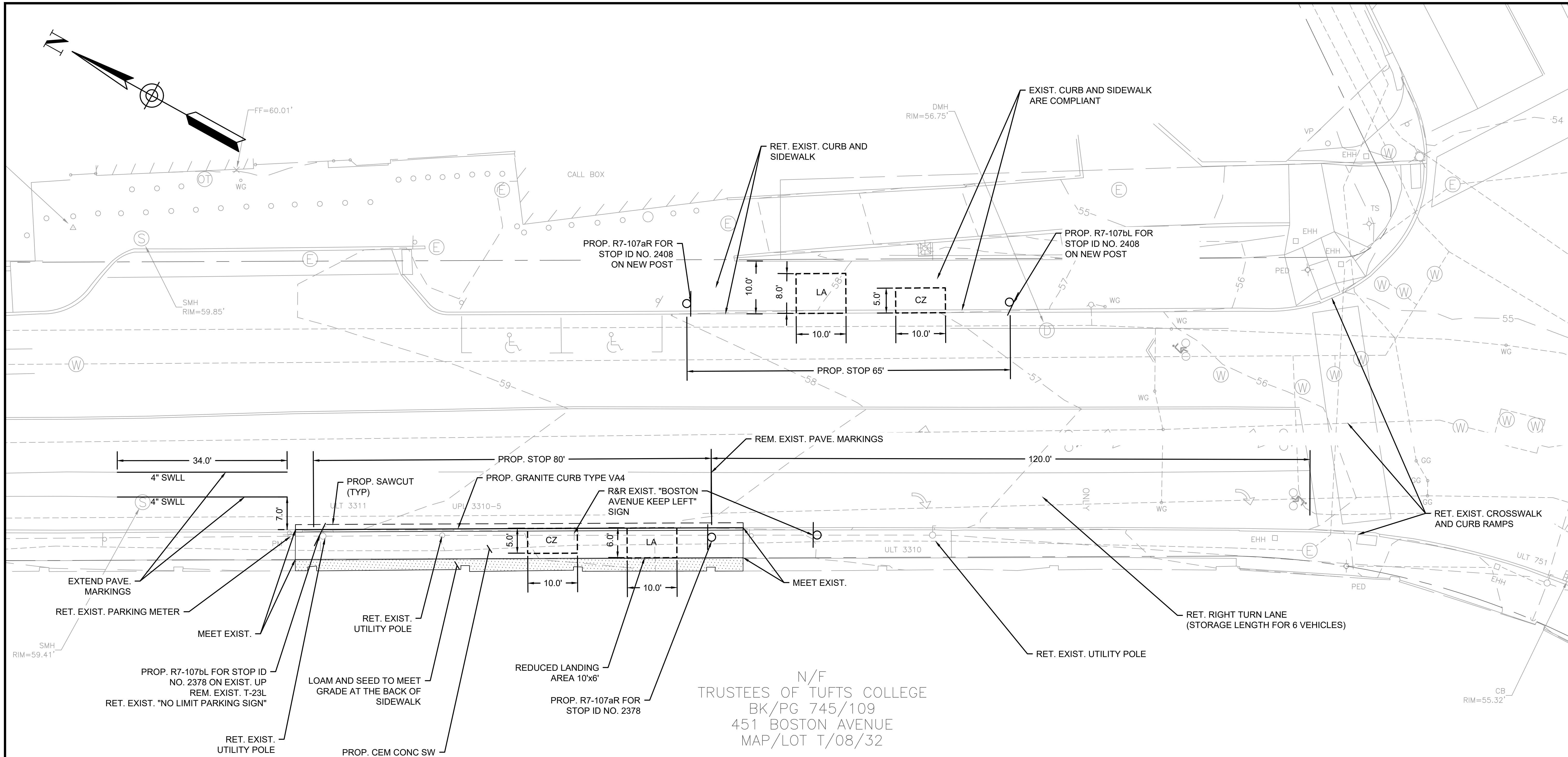


EXISTING BUS STOPPING ZONE



PROPOSED BUS STOPPING ZONE

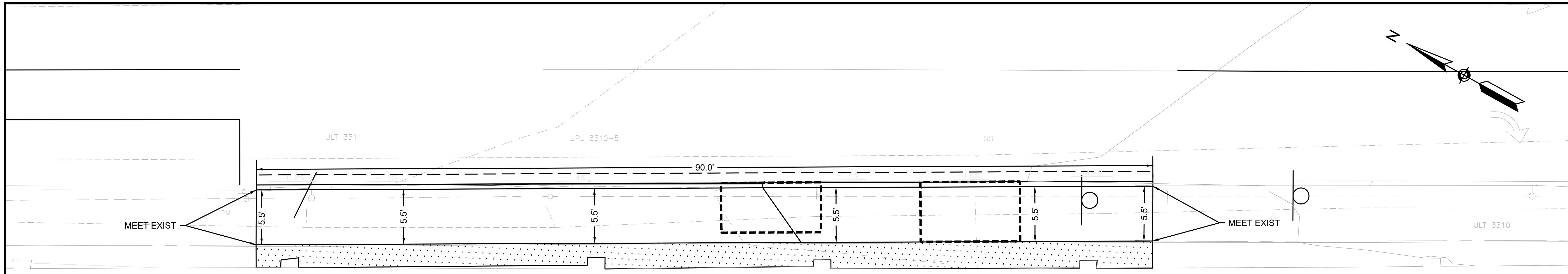
WSP						100 SUMMER ST, SUITE 1300 BOSTON, MA 02110 617.426.7330 www.wsp.com	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
						BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK MBTA CONTRACT NO. N50PS03 T07	
						BOSTON AVE @ TUFTS GARAGE PAIRED STOPS ID NO. 2408 & ID NO. 2378 AERIAL CONCEPT PLAN	
						APPROVED BY: KATIE MOULTON 06/20/2025 PROJECT MANAGER: DATE:	APPROVED BY: PROJECT MANAGER: DATE:
HORIZ. SCALE VERT. SCALE	SCALE NA	DESIGN DRAWN BY: CS	DRAWN BY: GS	CHKD BY: KM	PLAN NO. 338625	ISSUE DATE B-1	
DATE: 06/20/2025							



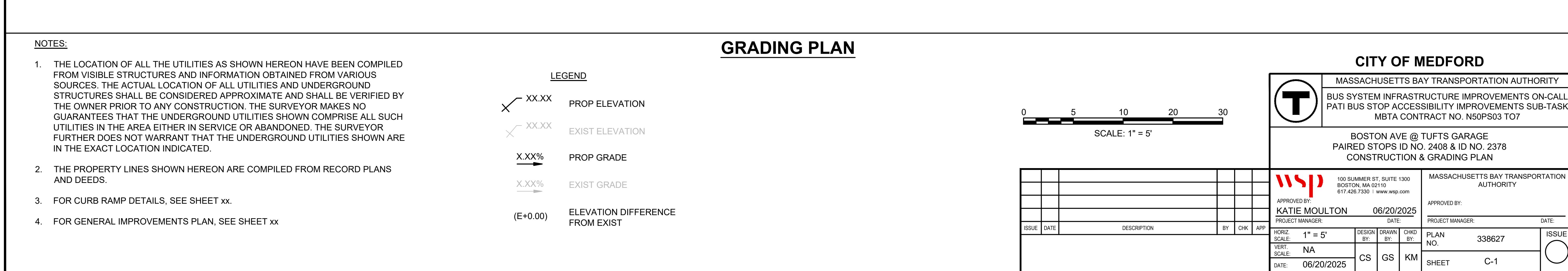
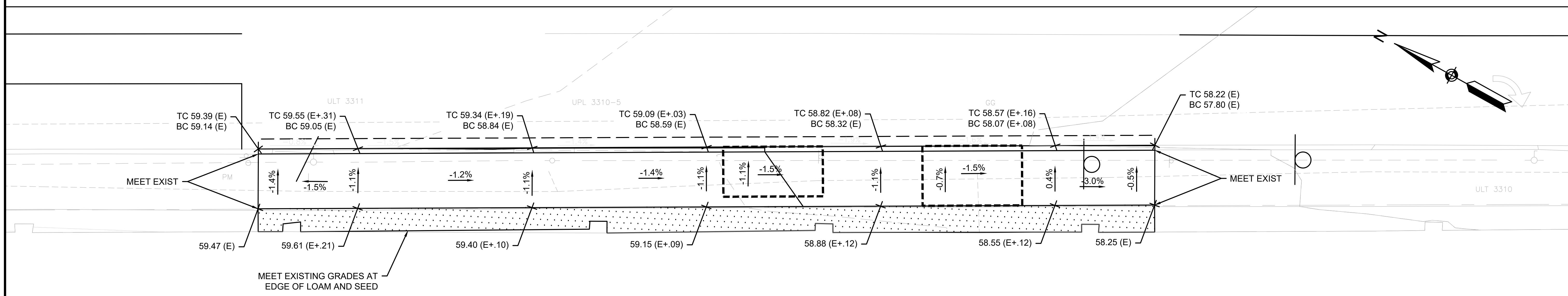
SIGN SUMMARY

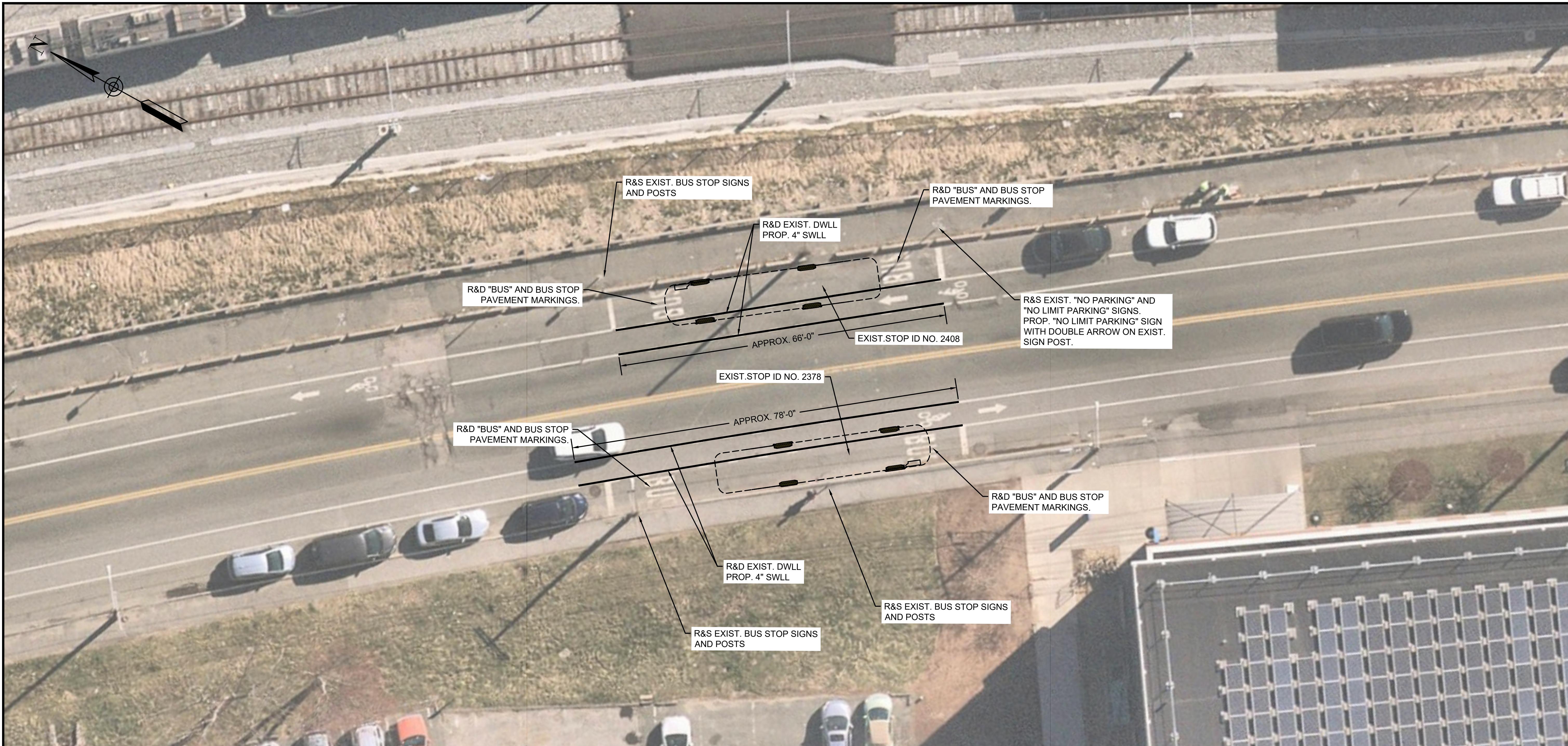
IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)			NUMBER OF SIGNS REQUIRED	COLOR			POST SIZE AND NUMBER REQUIRED	UNIT AREA (SF)	AREA IN SQUARE FEET
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ARROW RTE MKR		BACKG-ROUND	LEGEND	BORDER			
R7-107aR	12"	32" OR 40"					2				P5 (2)	2.5000	5.0000
R7-107bL	12"	32"					2				P5 (1)	2.5000	5.0000

CITY OF MEDFORD		
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY		
BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK MBTA CONTRACT NO. N50PS03 T07		
BOSTON AVE @ TUFTS GARAGE PAIRED STOPS ID NO. 2408 & ID NO. 2378 GENERAL IMPROVEMENTS PLAN		
APPROVED BY: KATIE MOULTON 06/20/2025 PROJECT MANAGER: DATE: HORIZ. SCALE: 1" = 10' DESIGN BY: DRAWN BY: CHKD BY: VERT. SCALE: NA CS GS KM DATE: 06/20/2025		
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY		
APPROVED BY: PROJECT MANAGER: DATE: PLAN NO. 338626 ISSUE SHEET G-1		



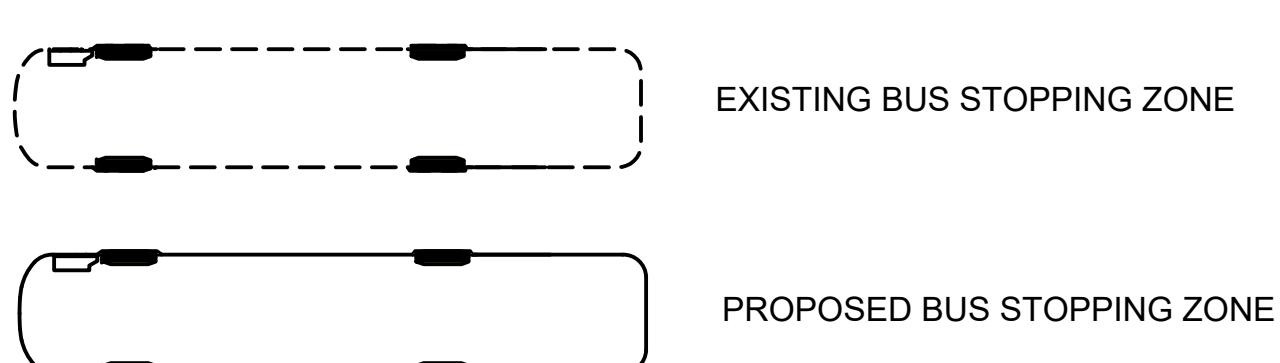
CONSTRUCTION PLAN





0 10 20 30 40
SCALE: 1" = 10'

LEGEND:



		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY		
		BUS SYSTEM INFRASTRUCTURE IMPROVEMENTS ON-CALL PATI BUS STOP ACCESSIBILITY IMPROVEMENTS SUB-TASK MBTA CONTRACT NO. N50PS03 T07		
		BOSTON AVE @ TUFTS GARAGE PAIRED STOPS ID NO. 2408 & ID NO. 2378 EXISTING STOPS TO BE ELIMINATED		
		MASSACHUSETTS BAY TRANSPORTATION AUTHORITY		
APPROVED BY: KATIE MOULTON PROJECT MANAGER: 06/20/2025		APPROVED BY: PROJECT MANAGER: DATE: HORIZ. SCALE: 1" = 10' DESIGN BY: DRAWN BY: CHKD BY: VERT. SCALE: NA CS GS KM DATE: 06/20/2025 SHEET E-1		
		PLAN NO. 338628 ISSUE		



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

July 17, 2025

Via Electronic Delivery

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

Re: Recommendation for the Garden Commission - appointment request

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body, in accordance with Massachusetts General Law Chapter 138, Sections 4 & 5, approve the appointment of:

- Mark Lalli, 3 Smith Lane, Medford, MA 02155, to the Garden Commission for a term of 3 years, to expire November 18, 2028.

Mark will be present via Zoom. Copies of their resume and appointment letters are attached.

Thank you for your kind attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Breanna Lungo-Koehn".

Breanna Lungo-Koehn
Mayor

Mark L. Lalli

3 Smith Lane
Medford, MA 02155

mark.l.lalli@gmail.com
978-807-9342

Professional Experience:

Associate Director, Process Development Be Biopharma	Feb 2022 – Present Cambridge, MA
<ul style="list-style-type: none">Led a team of scientists to develop and optimize manufacture of platform B cell therapy.Launched and led the core B cell manufacturing team.	
Analyst, Cell Agriculture Bioprocessing Helikon Consulting	Nov 2021 - Present Cambridge, MA
<ul style="list-style-type: none">Analyzed cell agriculture manufacturing processes for market feasibility.	
Associate Director, Process Development Senior Scientist, Process Engineering Sigilon Therapeutics	Oct 2020 – Feb 2022 May 2019 – Sept 2020 Cambridge, MA
<ul style="list-style-type: none">Led a team of scientists to streamline manufacture of core programs including scale up of adherent cells into a bioreactor platform.Developed protocols for cGMP manufacture of cellular drug substance and drug product.Supported regulatory filings and amendments for UK, EU, and USA.Led optimization work for cryopreservation of drug substance and drug product.Served as person-in-plant and tech transfer lead for SIG-001, -002, -005, and -007.Created xeno-free media adapted banks of drug substance precursor cell lines.	
Senior Engineer, Conjugation Process Development ImmunoGen	January 2019 – May 2019 Waltham, MA
<ul style="list-style-type: none">Developed control strategies and processing methods for continuous antibody-drug conjugate (ADC) manufacture.Optimized countercurrent tangential flow diafiltration for ADC formulation.	
Engineer III, Cell Therapy Bioprocessing MilliporeSigma (Merck, KGaA, Darmstadt, Germany)	January 2017 – December 2018 Bedford, MA
<ul style="list-style-type: none">Invented a novel, centrifugal downstream processing device for cell therapy manufacturing.Developed an operable cell retention filter compatible with immunotherapeutic cells.Modeled downstream processing steps to predict performance based on FDA and industry guidelines for final product fill/finish.Led technology scouting efforts to support collaborations and provided guidance to the venture capital arm of Merck, KGaA, Darmstadt, Germany.Reduced overall process of expanding therapeutic cells within bioreactors by an entire step by investigating parameters previously unexplored in the field.Scripted and automated image analyzer for the detection of defects in downstream filters.	
Product Development Engineer Obz Design	May 2015 – December 2016 Boston, MA
<ul style="list-style-type: none">Developed an algorithm to calculate blood hemoglobin levels in a patient based on <i>in vivo</i> spectroscopic data acquired non-invasively.Prototyped novel medical device.	

Education:

PhD , Chemical Engineering, 4.0 GPA	August 2016
College of Engineering, Northeastern University	Boston, MA
Dissertation: "Control of epithelial cell electrotaxis through manipulation of cell-cell interactions"	
B.S.E. , <i>summa cum laude</i> , Chemical Engineering	May 2012
College of Engineering, University of Massachusetts, Lowell	Lowell, MA
Nanomaterials Engineering Track	
Passed the Fundamentals of Engineering Exam	

Research Experience:

Graduate Research Assistant, Cell Engineering Lab	September 2012 – August 2016
Northeastern University	Boston, MA

- Designed, built, and validated a novel electrotactic device.
- Computationally modeled electrotaxis and electrophoretic redistribution of surface receptors.
- Reduced processing time of cell tracking by 80% by creating label-free image analysis algorithms to automate the tracking of clustered epithelial cells.
- Mentored three undergraduate students in chemical engineering in preparation for research oriented cooperative education positions.

Undergraduate Research Assistant, Frontier Materials Lab	June 2009 – August 2012
University of Massachusetts, Lowell	Lowell, MA

- Developed process for producing nanostructured conductive polymers and surface coatings.
- Scripted algorithms to interpret signals from an electronic nose resulting in the ability to sense and identify a variety of airborne chemicals such as the explosives, DNT and RDX.

Select Honors and Awards:

Sigilon Collaboration and Innovation Award	2019
MilliporeSigma Spot Award	2017
Northeastern University College of Engineering Excellence in Research Award	2016
MassChallenge, Gold Winner	2015
Northeastern University Chemical Engineering Outstanding Seminar Travel Grant	2015
Northeastern University Chemical Engineering Best Teaching Assistant Award	2013
AIChE Outstanding Chemical Engineering Student of the Year Award	2012
University of Massachusetts Lowell Chemical Engineering Scholarship Award	2012
University of Massachusetts Lowell Dean's Gold Medal Award	2012
Commonwealth Scholarship	2009-2012

Select Publications:

1. Luo, C. Y., Natividad, R. J., **Lalli, M. L.**, Asthagiri, A. R., PLoS ONE 15 (9): e0239188.
2. Natividad, R. J., **Lalli, M. L.**, Muthuswamy, S. K., Asthagiri, A. R., BioPhys J. 2018; doi.org/10.1016/j.bpj.2018.10.006.
3. Schnitzler, A. C., **Lalli, M.**, Aysola, M., Anant, J., Murrell, J. Bioreactors for Stem Cell Expansion and Differentiation, edited by Joaquim M.S. Cabral, Claudia Lobato da Silva, "Chapter 6: Bioprocessing of Human Stem Cells for Therapeutic Use through Single-Use Bioreactors." ISBN 9781498795906.
4. **Lalli, M. L.**, Wojeski, B., Asthagiri, A. R., Cell Mol. Bioeng. 2017; 10:89.
5. **Lalli, M. L.**, Asthagiri, A. R., Cell Mol. Bioeng. 2015;8: 247–257. doi:10.1007/s12195-015-0383-x.
6. Walsh, D. I. III, **Lalli, M. L.**, Kassas, J. M., Asthagiri, A. R., and Murthy, S. K. Anal. Chem. 2015;87(11):5505-5510.

Fiction:

Lalli, Mark. Storm's Center. ASIN: B07DT8W3NB. June 17, 2018.



City of Medford

Election Commission

85 George P. Hassett Drive, Room 102

Medford, Massachusetts 02155

781-393-2491

Call for Election
MUNICIPAL PRELIMINARY
Tuesday, September 16, 2025

BE IT ORDERED: that the Elections Commission be and is hereby authorized and directed to notify and warn such of the inhabitants of the City of Medford, as were qualified by law to vote for candidates at our Municipal Preliminary on Tuesday, September 16, 2025, to assemble at the polling places in their respective wards and precincts, then and there to give in their votes for:

CITY COUNCIL

and the polls of said MUNICIPAL PRELIMINARY shall open at 7:00 A.M. and remain open until 8:00 P.M.

BE IT FURTHER ORDERED: that the following named polling places be, and they are hereby designated for use at the STATE PRIMARIES on September 16, 2025.

(The said polling places to be open at 7:00 A.M. to 8:00 P.M.)

Voting Precincts

Ward 1 Precinct 1 Andrew Middle School, 3000 Mystic Vly. Pkwy.
Ward 1 Precinct 2 Fire Fighters' Club, 340 Salem Street

Ward 2 Precinct 1 Roberts Elementary School, 35 Court Street
Ward 2 Precinct 2 Roberts Elementary School, 35 Court Street

Ward 3 Precinct 1 Medford American Legion, 321 Winthrop Street
Ward 3 Precinct 2 Temple Shalom, 475 Winthrop Street

Ward 4 Precinct 1 Tufts University, Gantcher Center Rear, 161 College Ave.
Ward 4 Precinct 2 22 Walkling Ct./Auburn and North St. (Fondacaro Center)

Ward 5 Precinct 1 Missituk Elementary School, 37 Hicks Ave.
Ward 5 Precinct 2 Missituk Elementary School, 37 Hicks Ave.

Ward 6 Precinct 1 West Medford Fire Station, 26 Harvard Ave.
Ward 6 Precinct 2 Brooks School, 388 High Street

Ward 7 Precinct 1 Mystic Valley Towers, North Building Entrance



City of Medford

Election Commission

*85 George P. Hassett Drive, Room 102
Medford, Massachusetts 02155*

781-393-2491

Ward 7 Precinct 2

McGlynn K-8 Public School, 3004 Mystic Valley Parkway

Ward 8 Precinct 1

Senior Center, 101 Riverside Avenue

Ward 8 Precinct 2

South Medford Fire Station, Zero Medford Street

In-person early voting for the September Municipal Preliminary Election	Saturday, Sept. 6 - 8:30AM-2:30PM Sunday, Sept. 7 - 8:30AM-2:30PM Monday, Sept 8 – 8:30AM-4:30PM Tuesday, Sept 9 - 8:30AM-4:30PM Wednesday, Sept 10 -8:30AM-7:30PM Thursday, Sept.11, 8:30AM-4:30PM Friday, Sept 12- 8:30AM-12:30PM
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**COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

WARRANT FOR MEDFORD SEPTEMBER 2025 MUNICIPAL PRELIMINARY ELECTION

SS.

To the Residents of the City of Medford, MA

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Elections to vote at:

Ward 1 (P1)	Andrews Middle School	3000 Mystic Valley Parkway (Café)
Ward 1 (P2)	Firefighter's Club	340 Salem Street
Ward 2 (P1)	Roberts Elementary School	Park St & Court St
Ward 2 (P2)	Roberts Elementary School	35 Court St
Ward 3 (P1)	American Legion	321 Winthrop St
Ward 3 (P2)	Temple Shalom	475 Winthrop St
Ward 4 (P1)	Tufts University, Gantcher Center	161 College Ave
Ward 4 (P2)	WalkLing Court (Fondacaro)	Auburn St & North St
Ward 5 (P1)	Missituk Elementary School	37 Hicks Ave
Ward 5 (P2)	Missituk Elementary School	37 Hicks Ave
Ward 6 (P1)	West Medford Fire Station	26 Harvard Ave
Ward 6 (P2 & P2A)	Brooks Elementary School	388 High St
Ward 7 (P1)	Mystic Valley Towers	North Building Entrance
Ward 7 (P2 & P2A)	McGlynn K-8 Public School	3004 Mystic Valley Pkwy
Ward 8 (P1)	Senior Center	101 Riverside Ave
Ward 8 (P2)	South Medford Fire Station	Zero Medford St

On **TUESDAY, THE SIXTEENTH DAY OF SEPTEMBER 2025**, from 7:00 A.M. to 8:00 P.M., for the following purpose: To cast their votes in the Municipal Preliminary Election for the candidates of the following offices:

**OFFICE
COUNCIL**

as thereon at the time and place of said voting. Given under our hands this 5th day of August 2025.

The Medford City Council: _____

Posted at each polling location, the library, and City Hall, NO LATER THAN 9/05/2025.