



Medford City Council  
Medford, Massachusetts

**The Ninth Regular Meeting, May 13, 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/85146857658>

Call-in Number: +13017158592,,85146857658# US

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

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

**CALL TO ORDER & ROLL CALL**

**SALUTE TO THE FLAG**

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

**25-062 - Offered by George Scarpelli, City Councilor**

Resolution in Memory of Mr. William "Shayne" Hoarty

**25-076 - Offered by Isaac Bears, Council President**

Resolution to Recognize Food Allergy Awareness Week

## Records

The Tabled Records of the Meeting of April 8, 2025 were passed to Councilor Collins.

The Records of the Meeting of April 29, 2025 were passed to Councilor Leming.

## Reports of Committees

### **25-039 - Offered by Isaac Bears, Council President**

Committee of the Whole, April 29, 2025, Report to Follow

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

Planning and Permitting Committee, April 30, 2025, Report to Follow

### **25-039 - Offered by Isaac Bears, Council President**

Committee of the Whole, April 30, 2025, Report to Follow

### **25-039 - Offered by Isaac Bears, Council President**

Committee of the Whole, May 6, 2025, Report to Follow

### **24-069, 24-354, and 25-041 - Offered by Matt Leming, City Councilor**

Resident Services and Public Engagement Committee, May 7, 2025, Report to Follow

### **24-074 - Offered by Emily Lazzaro, City Councilor**

Public Health and Community Safety Committee, May 7, 2025, Report to Follow

## Refer to Committee for Further Discussion

### **25-073 - Offered by Emily Lazzaro, City Councilor**

Resolution to Attend Veterans Services Department Event as Listening Session

### **25-074 - Offered by Anna Callahan, City Councilor**

Resolution to Invite Office of Prevention & Outreach to RSPE Committee Meeting

## HEARINGS

### **25-036**

Petition to Amend Special Permit - 282 Mystic Ave

## PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

**25-072**

Petition for Amendment to a Common Victualler License - The Establishment

**MOTIONS, ORDERS, AND RESOLUTIONS**

**24-069 - Offered by Justin Tseng, City Councilor**

Amendment to Human Rights Commission Enabling Ordinance

**25-075 - Offered by Kit Collins, Council Vice President**

Proposed Amendments to the Medford Zoning Ordinance - Medford Square District and West Medford Square District (for referral to the Community Development Board)

**COMMUNICATIONS FROM THE MAYOR**

**25-077**

**Submitted by Mayor Breanna Lungo-Koehn**

Medford Square Parking Lot Development – RFP Evaluation Committee Update

**25-078**

**Submitted by Mayor Breanna Lungo-Koehn**

Amendments to Parking Ordinance, Section 78-173

**25-079**

**Submitted by Mayor Breanna Lungo-Koehn**

Appropriation of Free Cash - Carr Park Renovation

**25-080**

**Submitted by Mayor Breanna Lungo-Koehn**

Community Preservation Committee Appropriation Requests - Carr Park Renovation and Community Garden Commission

**25-081**

**Submitted by Mayor Breanna Lungo-Koehn**

Approval for Lease-Purchase Financing Agreement - Schools Security Upgrades

**COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES**

**PUBLIC PARTICIPATION**

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

**Anne Driscoll**

## **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

**25-053**      **Gender-Affirming Care and Reproductive Healthcare Ordinance**

IN CITY COUNCIL      APRIL 8, 2025      APPROVED FOR FIRST READING

TO BE ADVERTISED      MAY 1, 2025      MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL      MAY 13, 2025      ELIGIBLE FOR THIRD READING

**25-067**      **Chapter 46, Floods, Article II – Flood Ordinance Update**

IN CITY COUNCIL      APRIL 29, 2025      APPROVED FOR FIRST READING

TO BE ADVERTISED      MAY 22, 2025      MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL      JUNE 10, 2025      ELIGIBLE FOR THIRD READING

### **Reports Due/Deadlines**

**16-574**      University Accountability Report (Next Report Due in March 2025)

**22-026**      Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor

**22-027**      Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

### **Adjournment**



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
May 13, 2025	George Scarpelli, City Councilor
AGENDA ITEM	
<u>25-062</u> - Resolution in Memory of Mr. William "Shayne" Hoarty	
FULL TEXT AND DESCRIPTION	

WHEREAS, the Medford City Council deeply mourns the passing of Mr. William "Shayne" Hoarty, a lifelong resident of the City of Medford, who passed away on March 10, 2025, at the age of 70; and

WHEREAS, Mr. Hoarty was born on August 3, 1954, in Vacaville, California, the beloved son of the late Charles L. and Carole L. (Spencer) Hoarty, and later made Medford his lifelong home; and

WHEREAS, Shayne graduated from Medford High School and went on to honorably serve his country as a member of the United States Marine Corps; and

WHEREAS, Mr. Hoarty dedicated over 30 years of honorable and selfless service to the City of Medford as a firefighter, serving with courage, compassion, and an unwavering commitment to public safety; and

WHEREAS, Shayne remained a proud and active member of the Medford Fire Department community long into his retirement, frequently visiting his former Engine 6 station and staying connected with his fellow firefighters; and

WHEREAS, Shayne leaves behind a legacy of love, service, and deep-rooted community ties, survived by his loving wife Mary (Kelley) Hoarty, daughter Kellie M. and her husband Chris J. Jenke, granddaughter Kacie K. Jenke, sister Dawn Foley, brother Mark Hoarty and his wife Maureen, and many nieces and nephews;

NOW, THEREFORE BE IT RESOLVED, that the Medford City Council formally extends its deepest sympathies to the family and loved ones of Mr. William "Shayne" Hoarty, and expresses its profound gratitude for his service, friendship, and lasting impact on the City of Medford; and

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to the Hoarty family as a token of the City's respect and admiration.

Offered this 29th day of April, 2025, by the Medford City Council.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
May 13, 2025	Isaac Bears, Council President
AGENDA ITEM	<u>25-076</u> - Resolution to Recognize Food Allergy Awareness Week
FULL TEXT AND DESCRIPTION	<p>WHEREAS, as more than 33 million Americans have food allergies; nearly 6 million are children under the age of 18.</p> <p>WHEREAS, research shows that the prevalence of food allergy is increasing among children and adults.</p> <p>WHEREAS, nine foods cause the majority of all food allergy reactions in the U.S.: shellfish, fish, milk, eggs, tree nuts, peanuts, soy, wheat and sesame. Food allergy reactions can range from mild symptoms to severe reactions, such as anaphylaxis.</p> <p>WHEREAS, anaphylaxis is a serious allergic reaction that is rapid in onset and may cause death.</p> <p>WHEREAS, every 10 seconds, food allergy sends a patient to the emergency room. Reactions typically occur when an individual unknowingly eats a food containing an ingredient to which they are allergic.</p> <p>WHEREAS, emergency medical treatment for severe allergic reactions to food has increased by 377 percent in only a decade.</p> <p>WHEREAS, childhood food allergies cost U.S. families \$34 billion each year.</p> <p>WHEREAS, FARE (Food Allergy Research &amp; Education) is a national, nonprofit organization dedicated to improving the quality of life and the health of individuals with food allergies, and to providing them hope through the promise of new treatments.</p> <p>Be it Resolved by the Medford City Council that we recognize May 11-17, 2025 as Food Allergy Awareness Week in the City of Medford and encourage the residents of Medford to increase their understanding and awareness of food allergies and anaphylaxis.</p> <p>Be it Further Resolved that we request that the Mayor issue a proclamation to the same effect.</p>

**RECOMMENDATION****FISCAL IMPACT****ATTACHMENTS**

None



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
May 13, 2025	Emily Lazzaro, City Councilor
AGENDA ITEM	<u>25-073</u> - Resolution to Attend Veterans Services Department Event as Listening Session
FULL TEXT AND DESCRIPTION	Be it resolved that a City Councilor join the Medford Veterans' Services Director Veronica Shaw at the Veterans Coffee & Cookies Hour as a Listening Session to hear directly from Medford's Veterans and to answer questions.  Be it further resolved, that this resolution be referred to the Resident Services and Public Engagement Committee.
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
May 13, 2025	Anna Callahan, City Councilor
AGENDA ITEM	<u>25-074</u> - Resolution to Invite Office of Prevention & Outreach to RSPE Committee Meeting
FULL TEXT AND DESCRIPTION	Whereas, the Office of Prevention and Outreach offers many much-needed services to our community that residents may not know about, now, therefore:  Be it Resolved by the Medford City Council that we invite the Office of Prevention and Outreach staff to join us at a Resident Services and Public Engagement Committee meeting on a Wednesday night to inform the City Council and the public about their services.
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None

RECEIVED  
CITY CLERK  
MEDFORD, MASS.

25-036

**NOTICE OF PUBLIC HEARING  
CITY OF MEDFORD  
CITY CLERK'S OFFICE**

4/25 MAR -6 PM 12:41

The Medford City Council will conduct a public hearing on April 8, 2025, at 7:00 p.m. in the Howard F. Alden Memorial Auditorium, on the second floor of Medford City Hall, at 85 George P. Hassett Drive, Medford Massachusetts, relative to an amendment requested by Clear Channel Outdoor on behalf of the property located at 282 Mystic Ave, Medford Massachusetts 02155. The petitioner is seeking an amendment to a previously-granted special permit. The petitioner is seeking the amendment to upgrade and replace Two Digital Screens on the sign board located at the property, and to ask for a review and potential adjustment/reduction in the permit fee. A copy of the full text of the requested amendment can be viewed in the Office of the City Clerk, Room 103, Medford City Hall.

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

By order of the Medford City Council.

S/Adam L. Hurtubise  
City Clerk

City of Medford  
MASSACHUSETTS

RECEIVED  
MAY 6 1925  
MEDFORD, MASS.

2025 MAY -6 AM 10:38



Medford, MA May 6 2025

PETITION

To the Honorable, the City Council

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

Monday ✓  
Wednesday ✓  
Friday ✓  
Sunday ✓

Tuesday ✓  
Thursday ✓  
Saturday ✓

Brief Explanation for the request:

We would like to extend our license to 1:00 Am.

We have events that go into a later hour  
and don't want to have to end them.

Sports games that go late.

Business Name: The Establishment Restaurant

Business Address: 175 Rivers Edge Drive

Business Telephone: 781-874-1003

Cellphone #: 781-248-5652

Business Owner: Matthew M. Greer II

Signature: Matthew M. Greer II

## **DIVISION 2. HUMAN RIGHTS COMMISSION**

### **Sec. 50-61. Establishment and Purpose**

The purposes of this division are:

- (a) To define the purpose of the Medford Human Rights Commission (MHRC or "the Commission") as protecting and promoting the human rights and civil rights of all persons in the City of Medford; and
- (b) To define the composition, powers, and scope of responsibility of the MHRC.
- (c) To establish a policy to uphold the human rights of all persons in the City of Medford, including the free exercise and enjoyment of any rights and privileges secured by the Constitution and laws of the United States and the Constitution and laws of the Commonwealth. This policy shall provide equal opportunity to each person regardless of race, color, religious creed, national origin, citizenship, immigration status, sex, age, genetic information, disability, ancestry, marital status, family status, sexual orientation, veteran status, gender identity, gender expression, or status as a person who is a recipient of federal, state or local housing subsidies. This policy shall be enforced where unlawful discrimination exists in housing, employment, education, public accommodations, housing accommodations, within the meaning of M.G.L. Chapter 151B (the Massachusetts Anti-Discrimination Law) and 42 U.S.C. §3601, et seq. (the Federal Fair Housing Act, as amended) or related services and facilities.
- (d) Where previous discriminatory practice or usage tends, on grounds set forth in paragraph (3) of this section, to exclude individuals from participation in, to deny them the benefits of, or to subject them to discrimination under any program or activity to which this policy applies, the city recognizes its obligation to take reasonable affirmative action to remove or overcome the consequences of the any prior discriminatory practice or usage, to accomplish the purposes of this policy. Even in the absence of such prior discrimination, the city shall, in administering any of its programs, take affirmative action to overcome the effects or conditions that have resulted in limiting participation by persons based on the grounds set forth in paragraph (2) of this section.

### **Sec. 50-62. Membership; appointment; term; removal; organization.**

- (a) The Medford Human Rights Commission shall consist of eleven members who reside in the city. Appointments should be made in accordance with the purpose stated in Sec. 50-61. Three members shall be appointed by the Mayor, and three members shall be appointed by the City Council. The MHRC will appoint a resident from the Medford Housing Authority, and it shall appoint the balance of the members from or upon recommendation from other appropriate City commissions and community-based organizations, such as but not limited to the Disabilities Commission and the Council on Aging.
- (b) The Commission shall reflect the diversity of the City of Medford, and appointments shall be made to ensure that no more than sixty percent of membership are of any one gender or racial identity; and represents the religious, socioeconomic, cultural, and immigrant diversity of Medford's residents.
- (c) All commissioners shall be appointed for a term of three years. Members may serve up to two consecutive terms and are not prohibited from serving additional terms provided they take a year off from serving. However, the initial appointments to the Commission shall serve for the following terms:
  - (i) A third of members shall serve for a one-year term.
  - (ii) A third of members shall serve for a two-year term.
  - (iii) A third of members shall serve for a three-year term.
- (d) A vacancy occurring other than by expiration of a term shall be filled for the unexpired term in the same manner as the original appointment as defined by item (a) above.

- (e) All members of the Commission shall receive compensation of \$1250 each year. In addition, reasonable per diem and necessary expense reimbursement to MHRC commissioners and volunteers shall be paid out of the budget of the Commission.
- (f) MHRC 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. The City Council may request the removal of their own appointees for cause by a majority vote of the City Council, and the Mayor may request the removal of their own appointees for cause.
- (g) All MHRC members shall receive training on the purpose and obligations of the MHRC as stated in Sec. 50-61, meeting operations, parliamentary procedures, and legal obligations.

### **Sec. 50-63. Officers.**

- (a) The Commission shall elect officers annually at the start of a new term. Officers shall consist of the chair, vice-chair, and clerk. Officers may be elected to serve for one additional consecutive term. The Commission may also adopt procedural rules and regulations, and establish any subcommittees it deems appropriate. Those appointed by the MHRC to serve on MHRC subcommittees need not be MHRC members.
- (b) The Chair shall preside at all meetings of the MHRC, regulate its proceedings and shall decide all questions of order. The MHRC may question the ruling of the Chair and vote to overrule their ruling. The Chair shall have the same powers to vote upon all measures coming before the city council as any other member of the MHRC.
- (c) The Chair shall set meeting agendas in consultation with the Vice Chair and the assigned City staff person or City Council liaison.
- (d) The Chair shall organize a meeting at the start of the term to set goals for the MHRC in line with the purposes and obligations as stated in Sec. 50-61.
- (e) The Vice Chair shall support the Chair in the performance of the Chair's duties and shall assume these duties in the Chair's absence.
- (f) The Clerk shall record or delegate the recording of minutes of MHRC meetings and work to make minutes other than from Executive Sessions available to the public in a timely fashion.
- (g) The Officers shall work jointly to oversee financial procedures; prepare and implement a responsible budget; keep and preserve accurate financial records; and ensure timely payment of financial obligations.
- (h) The Commission shall fill vacancies of officer positions as soon as possible. The Vice-Chair shall assume the responsibilities of the Chair if the chair is vacant until a new Chair is elected.

### **Sec. 50-64. Meetings; Quorum.**

- (a) The commission shall schedule at least eight meetings per year at regular intervals. The chair may call additional meetings as needed to carry out the Commission's responsibilities.
- (b) A majority of sitting members shall constitute a quorum.

### **Sec. 50-65. Independence; Resources; Counsel.**

- (a) The City Solicitor shall serve as counsel of the commission. The commission shall have adequate access to counsel through the City staff person or City Council liaison.

- (b) The Mayor shall assign a qualified City employee or City Council liaison to provide staffing support to the Commission. This person will ensure legal postings of meetings, carry out administrative and program tasks in support of decisions made by the Commission, organize training for members, facilitate the availability of necessary office and other resources to the Commission, and act as a liaison between the Commission and the Mayor.
- (c) The MHRC shall have a budget line in the City's annual budget, which shall be funded at a level adequate for the Commission to perform its duties.
- (d) The assigned City staff or City Council liaison shall prepare and submit a proposed budget to the mayor to assist the commission in accomplishing its purpose herein upon the recommendation of the MHRC.

## **Sec. 50-66. Roles, Powers, and Duties.**

The MHRC shall have four major essential roles in its efforts to protect and promote human rights in Medford:

- (a) Community Education/Engagement: The MHRC shall educate the community and engage residents in defending and promoting human rights in Medford, utilizing such tools as public forums, training, and community conversations.
- (b) Advisor to the City of Medford: The MHRC shall assist and advise the City administration and the public school system on matters pertaining to the human rights of City residents and employees. To this end, the Commission shall, at the minimum:
  - (1) Review and discuss human and civil rights issues with the City administration and other City bodies, and make recommendations necessary to protect the human rights of all City residents and employees.
  - (2) Request periodic reports quarterly from the Office of Equity and Inclusion regarding data on human rights complaints in the City.
  - (3) Request periodic annual reports from the City administration detailing employment diversity efforts and employees' self-reported race/ethnicity, disability status, gender identity, age, and length of employment, broken down by municipal departments based on data collected.
  - (4) Request that the City administration and/or City Council collect demographic data needed for the MHRC to conduct its duties with tables or maps from available sources, showing, but not limited to, the following:
    - a. Population by age
    - b. City neighborhoods with median age
    - c. Population by race/ethnicity
    - d. Neighborhoods by race/ethnicity
    - e. Traffic stops by race/ethnicity
    - f. Profile of public school students
    - g. Voting Wards/Precincts
    - h. An analysis of access to public transportation by neighborhood
- (c) Policy Advocacy: The MHRC shall be empowered to advocate for laws, policies, and practices that support human rights and improve social equity in the name of the MHRC. They may also submit resolutions for City Council and mayoral approval which advocate for laws, policies, and practices that support human rights and improve social equity at the state and federal levels. Advocacy should address not only traditional forms of discrimination but also the cultural and systemic issues that put segments of our community at a disadvantage, or even at risk. The MHRC shall also be empowered to evaluate with a human rights lens and exert its moral authority on the full range of laws, practices, and policies that might have an impact on human rights in Medford and beyond.

- (d) Research and Reporting: In order to have reliable and up-to-date data on human rights issues, the MHRC should gather information from city, state, and other sources, and compile, analyze, synthesize, and disseminate to the community in the form of reports, at minimum annually.
- (1) Data on human rights complaints filed with the City and their disposition
  - (2) Educational data such as school discipline rates and dropout rates and Department of Elementary and Secondary Education (DESE) metrics on IEPs
  - (3) Data on police stops
  - (4) Data on the percentage of affordable housing
  - (5) Data regarding City hiring

While the MHRC is not herein given enforcement powers per se, it may at its discretion review discrimination allegations brought to its attention and consult with counsel to review.

## MEMORANDUM

---

To      Members of the Planning and Permitting Committee  
           Alicia Hunt, Director of Planning, Development & Sustainability  
           Danielle Evans, Senior Planner  
           Brenda Pike, Climate Planner  
           Salvatore Di Stefano, Economic Development Director  
           Scott Vandewalle, Building Commissioner

---

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

---

Date     April 30, 2025

---

Project   23146 – Medford – Zoning

---

Subject   Medford Square and West Medford Square– Progress set for Planning and Permitting Committee Review and Discussion

---

Cc:       Paula Ramos Martinez, Senior Urban Designer/Planner  
           Jimmy Rocha, GIS Analyst/Data Scientist  
           Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

---

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

<b>Amend</b> Section 94-2.1. Division into districts	page 2
<b>Amend</b> Section 94-3.2 Table of Use Regulations (Table A) Dimensional Standards	page 3
<b>Amend</b> Section 94-4.1 Table of Dimensional Requirements (Table B)	page 11
<b>Amend</b> Section 94-12.0 Definitions (progress update)	page 12
Additional sections to be reviewed per conversation with the check-in April 28	Page 13

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

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

Full Name	Classification	Abbreviation
Medford Square District	Residential, Office, and Commercial	MSD
West Medford Square District	Residential, Office, and Commercial	WMSD

[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:

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

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
1. Museum	CDB	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
<b>C. OPEN RECREATIONAL AND AGRICULTURAL USES</b>								
1. Private open recreational uses, available to the public	N	CDB	CDB	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	N	N	NA	1/15,000 s.f.
<b>D. COMMERCIAL USES</b>								
1. Private entertainment or recreation facility excluding adult uses	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	N	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CDB	Y	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	N	N	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	N	N	N	Y	Y	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom <sup>1</sup>	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication.	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Artistic/Creative Production.	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
12. Work-Only Artists' Studio.	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
13. Co-working Space.	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>E. OFFICE USES</b>								

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
1. Business, professional, or government office	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	N	N	N	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
4. Medical Office	N	N	N	CDB	CDB	CDB	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
5. Clinic	N	N	N	CDB	CDB	CDB	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
<b>F. RETAIL AND SERVICE USES</b>								
1. Retail sales <sup>2</sup>	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail <sup>2</sup>	N	N	N	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	N	N	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	N	N	Y	Y	Y	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment — Cultivation	N	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment — Manufacture and processing	N	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment — Retail	N	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment — Independent laboratory	N	N	N	ZBA	ZBA	ZBA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	N	N	N	Y	Y	Y		
<b>G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS</b>								
1. Eating place, without drive through	N	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
3. Neighborhood Café	N	N	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
<b>H. MOTOR VEHICLE RELATED USES</b>								
1. Motor vehicle light service station	N	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
<b>I. MISCELLANEOUS COMMERCIAL USES</b>								
1. Parking area or garage not accessory to permitted principal use:								
Residential	CDB	CDB	CDB	N	N	N	NA	NA
Nonresidential	NA	NA	NA	N	N	N	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	Y	Y	Y	Y	Y	Y	NA	NA

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	CDB	CDB	CDB	N	N	N	NA	NA
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district <sup>3</sup>	N	N	N	N	N	N	NA	NA
6. Open Storage	N	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	Y	Y	Y	NA	NA
<b>J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES</b>								
1. Fuel and ice sales	N	N	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	N	N	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	N	H	1/50,000 s.f.

	Medford and West Medford Squares							
	NR-3	UR-1	UR-2	MX-1	MX-2	MX-3	PC <sup>5</sup>	LC
10. Warehouse, Wholesale establishment	N	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Distillery or winery.	N	N	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food Production Facility	N	N	N	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
14. Life Science Facility	N	N	N	N	N	N	1 per 2 employees	1/50,000 s.f.
15. Light Manufacturing	N	N	N	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
16. Maker Space	N	N	N	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use Kitchen	N	N	N	CDB	CDB	CDB	1 per 1,000 s.f.	1/15,000 s.f.

#### K. ACCESSORY USES

1. Accessory Dwelling Units (see §94-8.2)								
Protected Use ADUs	Y	N	N	N	N	N	Per §94- 8.2	NA
Local ADU	Y	Y	Y	N	N	N	Per §94- 8.2	NA
Local ADU-Special Permit	Y	Y	Y	N	N	N	Per §94- 8.2	NA
Local ADU-Historic Structure	Y	Y	Y	N	N	N	Per §94- 8.2	NA
2. Home occupation (see § 94-3.4)							1 per 350 s.f.	NA
As of right	Y	Y	Y	Y	Y	Y		
By special permit	CDB	CDB	CDB	Y	Y	Y	1 per 350 s.f.	NA
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	
4. Family day care home	Y	Y	Y	Y	Y	Y	1 per 2 employees	NA

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

[the remainder of this page is blank]

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

Dimensions	Medford and West Medford Squares						
	NR-3	UR-1	UR-2	MX-1	MX-2A	MX-2B	MX-3
Lot Area sf (Min)	4,000	4,000	4,000	3,000	3,000	5,000	5,000
Frontage (Min)	40	40	40	30	40	40	60
Façade Build Out (Min)	60%	60%	60%	80%	80%	80%	80%
Active Ground Floor (Min)				75%	75%	75%	75%
Residential Density (Units per lot) (Min-Max)	1-3 units	2-6 units	2-N/A	-	-	-	-
Historical Conversion (Max) *1	Y	Y	Y	Y	Y	Y	Y
<b>Height</b>							
Max Base Height. (Stories)	3	3	3	4	5	7	8
Max Incentive Height (Stories)	N/A	N/A	N/A	1	2	2	4
<b>Setbacks (ft)</b>							
Front (Min/Max)	10	10	5	3/20	3/20	3/20	3/20
Side	5	5	5	-	-	-	-
Rear	10	10	10	10	10	10	10
<b>Stormwater and Landscaping</b>							
Building Coverage (Max)	50%	60%	60%	80%	80%	80%	80%
Green Score	-	-	25*2	25	25	25	25
Open Space, Permeable (Min)	-	-	-	20%	20%	20%	20%
Pervious Surface (Min)	30%	25%	25%	-	-	-	-
Open Space Landscape (Min)	20%	15%	15%	-	-	-	-

\*1 Maximum permissible number of units is determined by dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a minimum area of 900 sf. Additions and expansions to the existing building shall not increase the number of units allowed.

\*<sup>2</sup> The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers
- b) Requires Site Plan Review.

In those cases, Pervious Surface requirement does not apply.

## **Amend Section 94-12.0 Definitions**

Progress update:

**A. The following uses are in the current zoning ordinance but are not defined.  
We are researching appropriate definitions for Medford.**

- Private open recreational uses, available to the public
- Public open recreational uses
- Private entertainment or recreation facility excluding adult uses
- Public entertainment or recreation facility

**B. The definition of the following use needs to be reviewed.**

- Light Manufacturing
- Consider adding Fabrication

**C. This definition was presented in the initial discussion fo the Neighborhood Residential Districts:**

- Historical Conversion: The conversion of an existing structure, a minimum of seventy-five (75) years old, originally designed for one-unit use to a two-unit or multi-unit dwelling with no change to the exterior of the structure. Each unit has an independent entrance directly from outside the building or through a common vestibule.
- The goal of historic conversion zoning is:
  - To preserve the cultural heritage of a community by ensuring that any changes made are in keeping with the historical character of the area
  - Increase density city-wide in small increments.
  - Enable smaller and more diverse housing options.

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

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

94-9.X.4 Development Incentives

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

94-9.X.6 Development Standards

94-9.X.5 Affordability Requirements

## **Section 94-9.X Medford Square and West Medford Square Districts**

### **94-9.X.1 Purpose**

The purpose of the Medford Square District (MSD) and the West Medford Square District (WMSD) is to allow a mix of uses, including residential, multifamily, and commercial, to meet the following needs for the squares:

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 squares as local and regional destinations.

### **94-9.X.2 Applicability**

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

4. The MSD is comprised of the following subdistricts:

- a. **Neighborhood Residential 3.** The Neighborhood Residential 3 Subdistrict allows buildings of 1-3 units within a corridor, square or neighborhood hub district. The intent for this district is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- b. **Urban Residential 1.** The Urban Residential 1 Subdistrict allows buildings of 2-6 units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- c. **Mixed-use 1.** The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
- d. **Mixed-use 2.** The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX-2A subdistrict has a lower height limit than the MX-2B district.
- e. **Mixed-use 3.** The Mixed-Use 3 Subdistrict allows a mix of residential and commercial uses at a larger scale of building size and massing.

5. The WMSD is comprised of the following subdistricts:

- f. **Urban Residential 2.** The Urban Residential 2 Subdistrict allows buildings of 3 or more units within a corridor, square, or neighborhood hub district. This district's intent is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
- a. **Mixed-use 2.** The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing. The MX-2A subdistrict has a lower height limit than the MX-2B district.

#### 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 MSD and WMSD.

- 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 an additional ten 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-1, MX-2, or Commercial 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-1, MX-2, or Commercial district. The fourth, fifth, and sixth floors shall not break the plane of that 45-degree angle.
- e. **Multi-Building Lots.** In the MSD and WMSD, 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 Salem Street, High Street, Riverside Avenue, and Clippership Drive (in the MSD) and High Street, Playstead Road, Harvard avenue, and Canal street (in the WMSD) 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 MSD and WMSD 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:						
# of Lots or Units in Proposed Project	Required Minimum/Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors		
		Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI
1	10-24	10%	8%	2%	5%	5%
2	25-49	13%	8%	5%	6%	7%
3	50 +	15%	10%	5%	8%	7%
Incentive 1B: More Affordable Units:						
# of Lots or Units in Proposed Project	Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors		
		Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional 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		
One of the following neighborhood open spaces: Pocket Park Garden Playground Skate Park				1 additional half-story		
Fountain / Water element (maintenance and repair for the life of the associated building)				1 additional half-story		
Low-Income Shared Community Solar				Incentive to be confirmed.		
Public parking				Incentive to be confirmed.		
Incentive 3: Community Amenities (publicly maintained)						
Streetscape Improvements along a public street				1 additional half-story		

Table of Development Incentive Bonuses.	
<b>Incentive 4: Vibrant Neighborhoods</b>	
Parking is concealed below grade or within a building structure.	1 additional half-story
The development project provides a minimum of 50% of the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits or local businesses under 10 employees)	1 additional story
<b>Incentive 5: Environmental Resilience</b>	
The development project meets the Ideal Green Score	1 additional story
The building(s) is/are certified as Net Zero Emissions Building	1 additional story
The development project is certifiable as LEED Platinum or equivalent standard	1 additional story

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

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

- Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this SSNCD. 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.
- Applicability of Development Standards.** Sections 94-9.X.6 Development Standards shall apply to all projects submitted under this MSD and WMSD. 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 skyglow.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

## 2. General Building Standards.

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

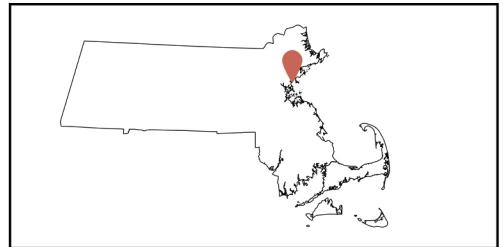
- b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
  - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) 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 MSD and WMSD.

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

Development in the MSD and WMSD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

[the remainder of this page is blank]

# Medford Square Zoning



## LEGEND

**Mixed-Use 1:**  
Small-Mid Scale.  
4 stories by right + 1 IZ

**Mixed-Use 2A**  
Mid Scale.  
5 stories by right + 2 IZ

**Mixed-Use 2B**  
Mid-High Scale.  
7 stories by right + 2 IZ

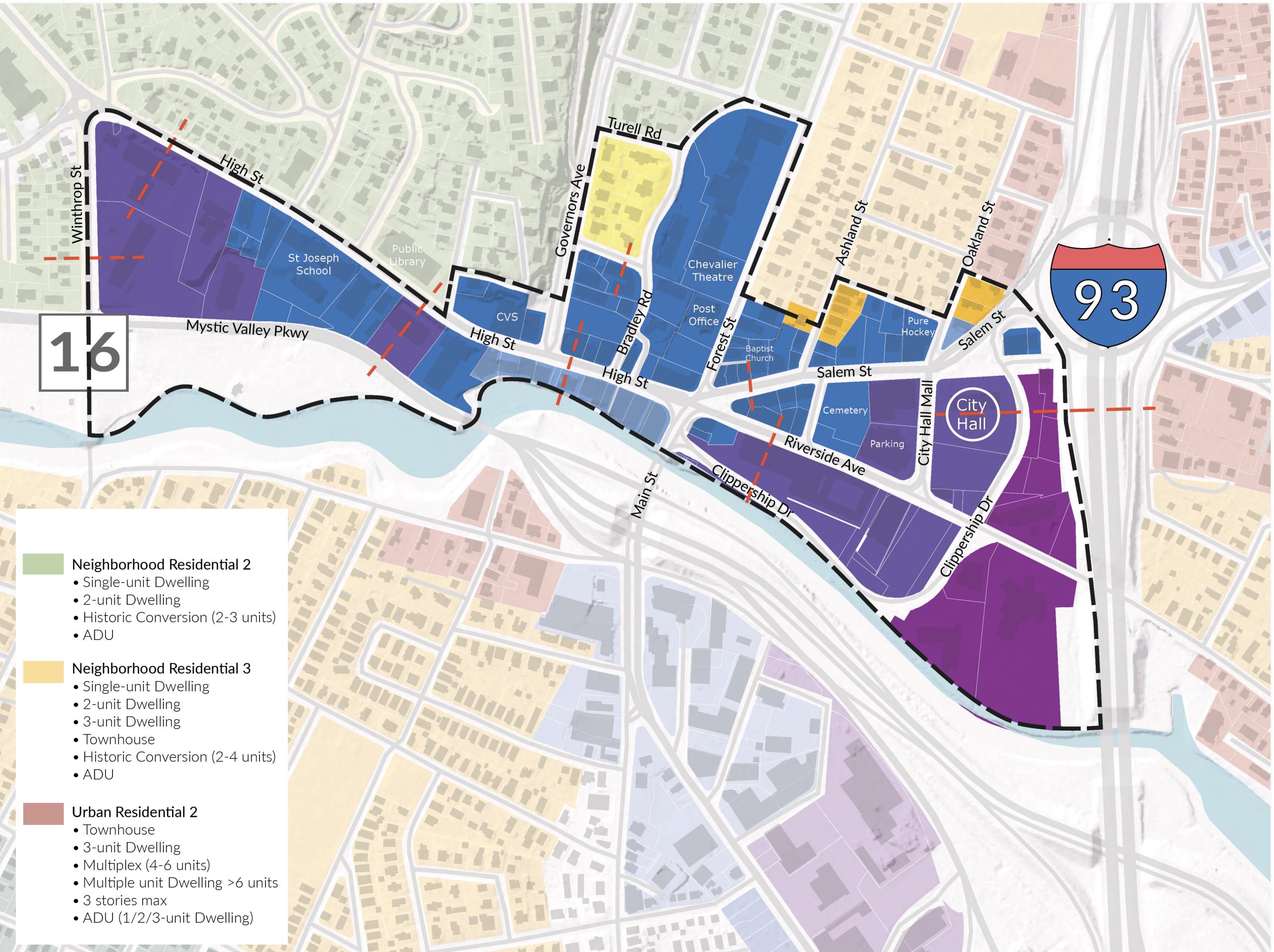
**Mixed-Use 3**  
Mid-High Scale.  
8 stories by right + 4 IZ

**Neighborhood Residential 3**  

- Single-unit Dwelling
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)
- ADU

**Urban Residential 1**  

- 2-unit Dwelling
- Historic Conversion (2-5 units)
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- ADU (1/2/3-unit Dwelling)

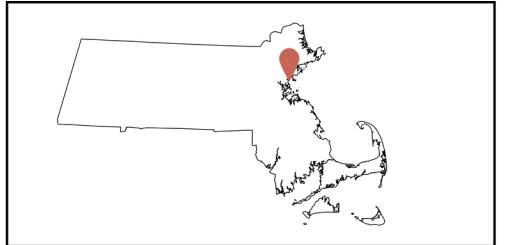


This map was produced in March 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



**Innes**  
Associates Ltd

# West Medford Square Zoning Proposal



## LEGEND

**Mixed-Use 2A**  
Mid Scale.  
5 stories by right + 2 IZ

**Mixed-Use 2B**  
Mid-High Scale.  
7 stories by right + 2 IZ

**Urban Residential 2**

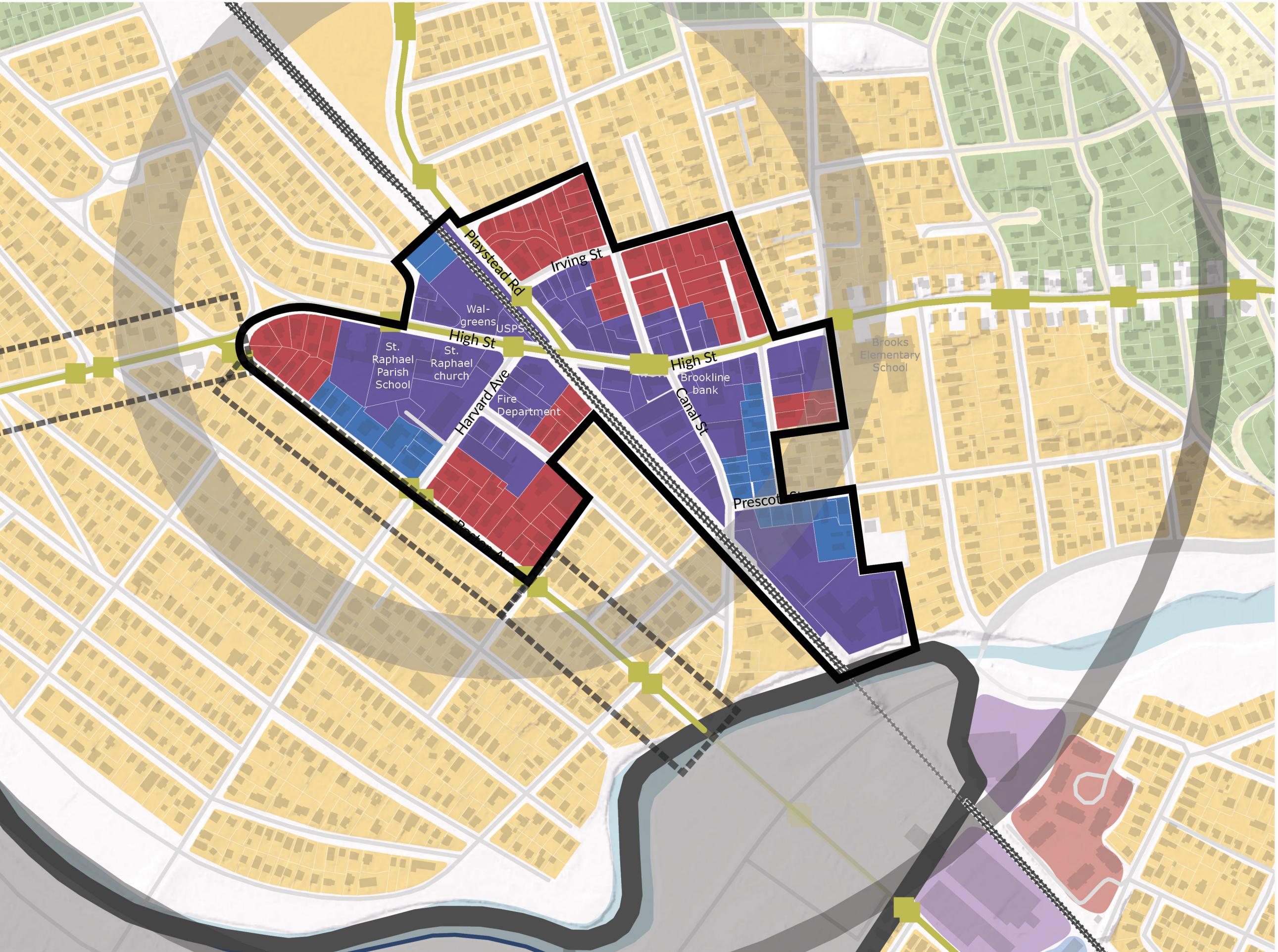
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- Multiple Unit Dwelling (>6 units)
- ADU (1/2/3-unit Dwelling)

**Neighborhood Residential 2**

- Single-unit Dwelling
- 2-unit Dwelling
- Historic Conversion (2-3 units)
- ADU

**Neighborhood Residential 3**

- Single-unit Dwelling
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion (2-4 units)
- ADU



This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



**Innes**  
Associates Ltd



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

May 8, 2025

**Via Electronic Delivery**

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

**Re: Medford Square Parking Lot Development – RFP Evaluation Committee**

Dear President Bears and Members of the City Council:

The Evaluation Committee for the Request for Proposals (RFP) for Lease and Development of Real Property has completed its review and evaluation work. I respectfully request and recommend that Council permit a presentation be made to your Honorable Body on the proposals received, the evaluation process, and the Committee's vote for the preferred developer.

Director of Planning Development and Sustainability Alicia Hunt will be present at your meeting of May 13, 2025 to present on behalf of the committee.

Thank you for your kind attention to this matter.

Sincerely,

  
Breanna Lungo-Koehn  
Mayor



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

April 3, 2025

**Via Electronic Delivery**

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

**Re: Chapter 78, Article III, Division 2, Subdivision I, Sec. 78-173 - Municipal employee and municipal business parking.**

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body repeal Sec. 78-173, Municipal employee and municipal business parking, of Chapter 78, Article III, Division 2, Subdivision I, which reads as follows:

**Sec. 78-173. - Municipal employee and municipal business parking.**

(a) Purpose. The following described area shall be a municipal parking lot to be used solely for the purposes set forth in this section:

- (1) Parking of motor vehicles of municipal employees.
- (2) Temporary parking of vehicles of persons conducting business of a municipal nature in the city hall.

(b) Description of area. The following described area shall be a municipal parking lot; provided, nevertheless, that during the hours 7:30 a.m. to 5:30 p.m., Monday thru Friday inclusive, and excluding Saturdays, Sundays and holidays, the area described shall be used solely for the purposes set forth in subsection (a) of this section. The parking area surrounding city hall generally bounded by Salem Street to the north, Clipper Ship Drive to the east, the vacant parcel owned by the city (parcel 4 on Assessors Plan M-9) to the south and City Hall Mall to the west, totalling approximately 96 parking spaces.

(c) Penalty for violation of section. Persons violating this section shall be subject to a fine of \$10.00, and for towing costs.

The reason for this request is due to the fact that during the City's extensive work to catalog and identify all historical votes taken by the Traffic Commission, the City found that the Traffic Commission had not previously voted any requirements for the parking area surrounding City Hall. As a result, the City presented to the Commission a request to restrict the south side lot (rear of City Hall) to employees only with 4 handicap placard parking only spaces, one space dedicated to any Veteran, two electric vehicle charging spaces, and the north side lot (front of City Hall) to visitors parking only, which the Commission discussed and approved on January 14, 2025. Per the Traffic Commission's minutes:

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



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

2025-09      City Hall Parking Lot – new parking restrictions – Jim Silva  
Jim Silva in attendance. Gave presentation. Restrict parking in south side lot to  
City Employees Only (4 HP spaces and 1 Veteran space will remain) and front of  
building City Hall Business (2 HP spaces and 1 Veteran space will remain)

Motion by Alicia Hunt to Approve

Second: Steve Burzinski

Vote: 4 – 0 1 vacancy APPROVED

The above changes allow the City to update the signage at City Hall and enforce parking restrictions, whereas the City has been unable to enforce parking restrictions given the prior lack of parking restrictions voted by the Traffic Commission and signage that is consistent with such vote. We have found that there are commuters who are parking in the lot and using the bus or walking over to Harvard Vanguard and these additional cars are causing there to be insufficient parking for employees. Furthermore, it is important that we make these adjustments to get ready for the excavation work that needs to be completed in the Upper City Hall Mall Lot (known as the Commuter Lot, adjacent to the Hyatt property), as well as the future redevelopment of all 3 City owned lots.

In the City's preparations to replace the signage, communicate the changes, and implement, Parking Director Sarah McDermod identified the above referenced Ordinance, which should be repealed, to ensure that there is no inconsistency in the City's legal authority to implement the parking restrictions voted by the Traffic Commission. The City's planning is still underway with how it will communicate with the public on these changes, but the communication will include some combination of robo calls, social media and signage for the south side lot (rear of City Hall) and enforcement will include a grace period. Visitors will have full access to all 19 spots in front of City Hall which will clearly and repeatedly communicated to the public.

Respectfully submitted,

Breanna Lungo-Koehn  
Mayor



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

May 7, 2025

**Via Electronic Delivery**

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

**Re:     Use of Free Cash**

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves the following Free Cash appropriation in the total amount of Sixty-Five Thousand Dollars and Zero Cents (\$65,000.00) on the following:

- \$65,000.00 for contingency funding for Phase 2 of the Carr Park Renovation to address emergent project needs.

The paper requesting appropriation from the Community Preservation Act funds goes hand in hand with this paper, as that funding is a match to this Free Cash request.

The balance of free cash before this vote is \$22,376,303.11.

Staff Planner Amanda Centrella will be available to answer any questions.

Thank you for your kind attention to these matters.

Respectfully submitted,

Breanna Lungo-Koehn  
Mayor



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

May 7, 2025

**Via Electronic Delivery**

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

**Re: CPA Appropriation Requests – Carr Park Phase II Additional Tranche and Medford Square Pop-Up Community Garden**

Dear President Bears and City Councilors:

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following recommendations of the Community Preservation Committee:

Requesting the appropriation of \$65,000.00 from the CPA Open Space Reserve to the Office of Planning, Development, and Sustainability, to provide additional contingency funding for Phase II of the Carr Park Renovation project; and

Requesting the appropriation of \$5,500.00 from the CPA General Reserve to the Medford Community Garden Commission, to fund a pop-up community garden space in Medford Square.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letters are attached and incorporated. Community Preservation Act Manager Theresa Dupont and representatives from the Medford Community Garden Commission and Office of Planning, Development, and Sustainability will be in attendance to address the Council.

Thank you for your kind attention to these matters.

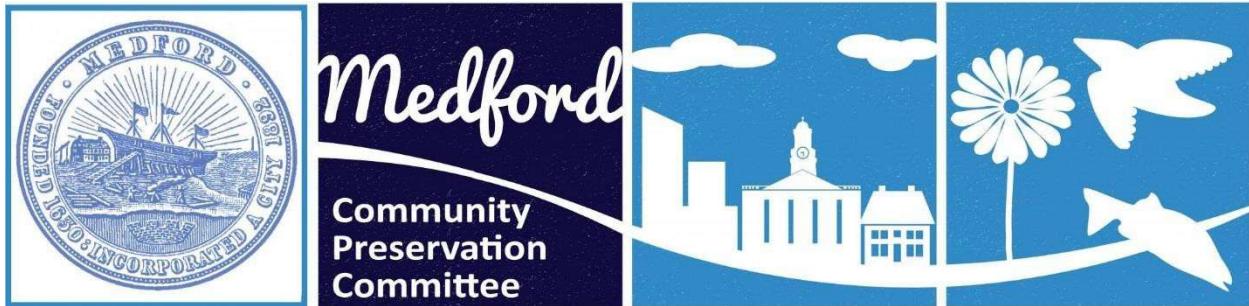
Respectfully submitted,

Breanna Lungo-Koehn  
Mayor

Enclosures



MEDFORD, MASSACHUSETTS  
MAYOR BREANNA LUNGO-KOEHN



## Funding Recommendation Decision

May 7, 2025

**Applicant Name:** City of Medford - Office of Planning, Development, and Sustainability

**Applicant Address:** 85 George P. Hassett Drive, Medford, MA 02155

**Project:** Carr Park Phase 2 – Additional Tranche

On May 6, 2025 the City of Medford Community Preservation Committee (“CPC”) voted 6-0-0 to recommend to City Council that the City of Medford’s Office of Planning, Development, and Sustainability be awarded \$65,000 of Community Preservation Act funds to complete the Carr Park Phase 2 project. In reaching their decision, the CPC found that the project meets the CPA objective of rehabilitation and improvements of open space/recreation projects.

**Conditions of Approval:**

1. None

Signed by:

  
Roberta Cameron

F08445EDF6B4472...

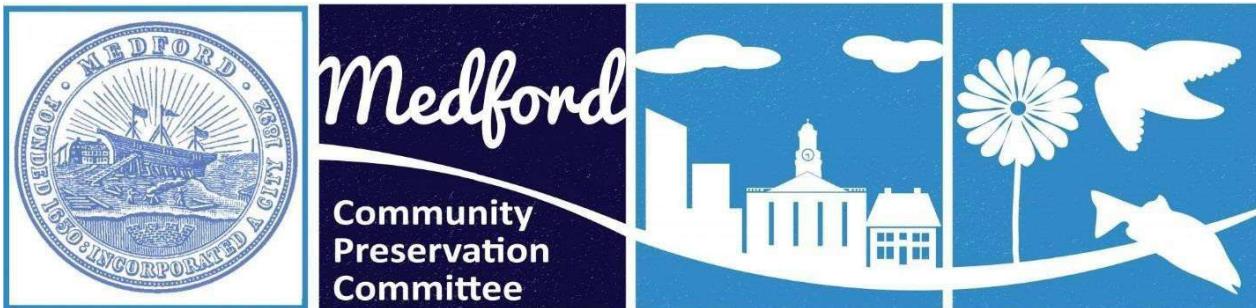
Roberta Cameron, Chair

Community Preservation Committee

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



MEDFORD, MASSACHUSETTS  
MAYOR BREANNA LUNGO-KOEHN



Funding Recommendation Decision

May 7, 2025

**Applicant Name:** City of Medford – Community Garden Commission

**Applicant Address:** 85 George P. Hassett Drive, Medford MA 02155

**Project:** Medford Square Pop-Up Garden

On May 6, 2025, the City of Medford Community Preservation Committee (“CPC”) voted 6-0-0 to recommend approval to City Council that the City of Medford’s Community Garden Commission be awarded \$5,500.00 of Community Preservation Act funds, to partially fund the Medford Square Pop-Up Garden project. In reaching their decision, the CPC found that the project meets the Community Preservation Plan’s objective of creating and supporting recreational amenities for Medford residents.

**Conditions of Approval:**

1. Funding shall not be used for temporary fencing materials or soil/compost.

Signed by:

*Roberta Cameron*

F08445EDF6B4472...

Roberta Cameron, Chair  
Community Preservation Committee

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



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

May 7, 2025

**Via Electronic Delivery**

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

**Re: Approval for Lease-Purchase Financing Agreement**

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body vote to authorize a lease-purchase financing agreement, under Chapter 44 of Section 21C of the General Laws, for the acquisition of security equipment upgrades for Medford Public School buildings and for which an appropriation was approved by a vote of the City Council on April 29, 2025 (Council Paper No. 25-066), the term of such agreement not to exceed 5 years, and, further, that the School Committee shall be authorized to enter into such agreement and any related documents on behalf of the City.

Assistant Superintendent Peter Cushing will be available to answer any questions.

Thank you for your kind attention to these matters.

Respectfully submitted,

  
Breanna Lungo-Koehn  
Mayor

RECEIVED  
CITY CLERK  
MEDFORD, MASS.

2025 APR 29 AM 10:55



City Of Medford  
Massachusetts

April 29, 2025

**PETITION**

**To The Honorable City Council:**

The undersigned respectfully pray for:

(Please write brief request below)

Quincy Street From Osgood to  
Somerville - Osgood from Quincy to  
North.

1. Rats infestation ~~is~~ possibly 1,000,-  
Street spewing old paths  
Speeding cars, need stop signs  
OSGOOD - Too narrow ~~for~~ Fire engines  
North & ambulances

3,000

Petitioner's Name: Anne Driscoll

Date: 4-29-2025

Petitioner's Signature: Anne C. Russell

Residence: 77 Quincy Street

Place of Business (if applicable): \_\_\_\_\_

Home/Cell Phone: [REDACTED]

Business Phone: \_\_\_\_\_

email anne.d.medford@gmail.com