



# City of Medford

Office of Planning, Development and Sustainability

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**To:** City Council President Zac Bears and Honorable Members of the City Council  
**From:** Danielle Evans, Senior Planner, Office of Planning, Development, and Sustainability *on behalf of* the City of Medford Community Development Board  
**Date:** March 21, 2025  
**RE:** Community Development Board Recommendation (Amendments to Wellington Station Multi-Family Overlay District- Council Paper #24-032)

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In accordance with the provisions of M.G.L. c.40A, s. 5, the City of Medford Community Development Board held a duly noticed public hearing on March 19, 2025 to consider and make a recommendation to City Council on the following amendments to the Wellington Station Multi-Family Overlay District proposed by Transom Real Estate, LLC:

1. Amend the Table of Dimensional Standards in Section E to add a footnote to the dimensional table regarding maximum front yard setbacks that would provide for any property subject to a public agency held building restriction, that the maximum setbacks shall coincide with that restriction.
2. Amend the Table of Development Incentive Bonuses to change "Certified" to "Certifiable".
3. Amend the Definitions section to add clarifying text to the definition of "Building Coverage" to make clear that it does not include building overhangs.

## **Background:**

The Wellington Station Multi-Family Overlay District ("WSMOD") was adopted in December 2023 in accordance with the deadline for the twelve (12) rapid transit communities to comply with the MBTA Communities Act. As part of their due diligence in advance of proposing a new multifamily development at 10 & 20 Revere Beach Parkway (currently occupied by Kappy's Liquors), Transom Real Estate, LLC (the "Applicant") identified some requirements of the WSMOD that would prove problematic for developing the subject parcels as well as many other parcels in the WSMOD.

Last Fall, the Applicant met with PDS staff to discuss the issues, the most significant of which are the permanent easements held by the Department of Conservation and Recreation ("DCR") along the DCR controlled roadways that conflict with the maximum building setbacks. In addition, they sought clarification on the calculation of building coverage and flagged the timing issue of requiring LEED "certification" and recommended the change to "certifiable". In consultation with PDS and the City's zoning consultants (Inness Associates) who assisted in development of the original WSMOD, the Applicant submitted the proposed amendment.

## **Public Hearing Proceedings and Board Actions**

- **March 19, 2025**

Board members present at the meeting were Chair Emily Hedeman, Vice Chair Peter Calves, Member Ari Fishman, Member Ayni Strang, Member Sabrina Alpino, and Associate Member Benjamin Lavallee. Member Adam Behrens was absent.

Attorney Valerie Moore representing Transom Real Estate, LLC appeared before the Board and presented the proposed amendments to the WSMOD. Moore explained that they are proposing additional language to the definition of building coverage to limit the exclusion of overhangs that do not exceed 10% of the building footprint.

There was discussion around how best to limit the exclusion of building overhangs from building coverage and whether 10% was an appropriate threshold. Moore explained that they arrived at the 10% number in consultation with their architects. Danielle Evans, Senior Planner, added that she had asked the zoning consultants to review the language, and they suggested some additional clarifying language and did not identify the 10% limit to be out of alignment.

No members of the public provided comments.

The CDB voted unanimously 6-0 to recommend to City Council approval of the zoning amendment with the following recommended revision to the definition of Building Coverage to be incorporated into a new draft:

**“Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building coverage does not include surface parking. Building coverage also does not include any portion of the building above the ground floor that overhangs such ground floor. If the overhang does not exceed 10% of the footprint of the ground floor of the building, then the overhang is not part of the calculation of building coverage. Overhangs greater than 10% are counted as part of the building coverage.”

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