



Medford City Council
Medford, Massachusetts

The Twentieth Regular Meeting, November 12, 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: <https://us06web.zoom.us/j/86517788243?pwd=JO5g1pGDgXu0MaVjOr8GvzxhmUHrW.1>

Call-in Number: +13052241968,,86517788243#,,,*786135# US

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

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

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

25-174 - Offered by Isaac Bears, Council President

Resolution to Congratulate Medford Elections Commission Team and All Candidates in 2025 Municipal Election

Records

The Records of the Meeting of October 28, 2025 were passed to Councilor Scarpelli
Acknowledgement of Review and Continued Non-disclosure of City Council Executive
Session Minutes, dated August 19, 2025, under the Open Meeting Law.

HEARINGS

25-160

Submitted by Office of Planning, Development, and Sustainability

Proposed Amendments to the Medford Zoning Ordinance - Salem Street
Neighborhood Corridor District Map Change

COMMUNICATIONS FROM THE MAYOR

25-172

Submitted by Mayor Breanna Lungo-Koehn

Medford Housing Authority Appointment - Lawrence Nargi

25-173

Submitted by Mayor Breanna Lungo-Koehn

Medford Housing Authority Appointment - Lossa Julie Childs

PUBLIC PARTICIPATION

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

UNFINISHED BUSINESS

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

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

IN CITY COUNCIL	FEBRUARY 6, 2024
TABLED	

25-103 **Proposed Amendments to the Medford Zoning Ordinance
- Other Corridors Districts (for referral to the CDB)**

IN CITY COUNCIL SEPTEMBER 9, 2025
TABLED

25-124 **Tree Committee Ordinance**

IN CITY COUNCIL SEPTEMBER 9, 2025
TABLED

25-105 **Amended Values Aligned Local Investments Ordinance**

IN CITY COUNCIL OCTOBER 21, 2025
TABLED

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



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
November 12, 2025	Isaac Bears, Council President
AGENDA ITEM	<u>25-174</u> - Resolution to Congratulate Medford Elections Commission Team and All Candidates in 2025 Municipal Election
FULL TEXT AND DESCRIPTION	Be it Resolved by the Medford City Council that we congratulate the Medford Elections Commission, the team in the Elections Office, and all of our poll wardens and polling location staff members on their exceptional administration of the 2025 municipal election. Be it Further Resolved that we congratulate all of the candidates who ran for office in the 2025 municipal election.
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None

HEARING NOTICE
25-160
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF MEDFORD

The Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom on Tuesday, November 12, 2025, at 7:00pm. A link to this hearing will be posted no later than Friday November 7th, 2025.

The Purpose of the hearing is to hear The Medford Community Development Board on the following item: proposed amendment to the City of Medford Zoning Map, specifically to amend the Salem Street Neighborhood Corridor District to rezone the parcels currently zoned MX-2 within the Salem Street and Park Street node to MX-1 as shown on the map entitled, "Salem Street Corridor Zoning" dated March 3, 2025.

Project materials can be viewed in the Office of Planning, Development, & Sustainability, Room 308, or on the City's website at <https://www.medfordma.org/boards-commissions/community-development-board> and clicking on '[Current CD Board Filings.](#)'

Call 781-393-2501 for any aids/accommodations. T.D.D. 781-393-2516. The City of Medford is an EEO/AA/504 Employer. For additional information, contact the Office of the City Clerk at 781-393-2425.

By Order of the Medford City Council

S/Richard Eliseo, Assistant City Clerk



City of Medford

Office of Planning, Development and Sustainability

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

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

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: September 25, 2025
RE: Proposed Amendment to the Salem Street Neighborhood Corridor District

The City of Medford Community Development Board (“CDB”) held a public meeting on September 17, 2025 to consider a request from Mayor Lungo-Koehn to initiate a zoning amendment to the Salem Street Neighborhood Corridor District in accordance with the provisions of M.G.L. c.40A, s. 5. The proposed amendment, as described in the attached memorandum from Mayor Lungo-Koehn to the CDB dated September 15, 2025, would amend the zoning map to change the designation from MX-2 to MX-1 for the parcels within the Salem Street and Park Street node as shown on the map entitled, “Salem Street Corridor Zoning” dated March 3, 2025.

Board members present at the meeting were Acting Chair Adam Behrens, Member John Anderson, Member Sean Beagan, Member Doug Carr, and Member Dina Colagerro. Chief of Staff, Nina Nazarian appeared before the Board and presented the request. After consideration of the request, the CDB voted unanimously 5-0 to submit the zoning amendment to City Council as presented.

cc: Breanna Lungo-Koehn, Mayor
Nina Nazarian, Chief of Staff
Alicia Hunt, Director of Planning, Development, and Sustainability
Andrew Dowd, Acting City Clerk
Richard Eliseo, Assistant City Clerk



Salem St Corridor

Zoning

LEGEND

Mixed-Use 1

Mixed-Use 2

Commercial

MR



0 400 800
Feet

Date: 03/03/2025

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".





MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

September 15, 2025

Via Electronic Delivery

Community Development Board
Medford City Hall, Room 308
Medford, MA 02155

Re: Salem Street Corridor Zoning Amendment

Dear CD Board Members:

As you know, on March 5, 2025, the Community Development (CD) Board voted to recommend the addition of the Salem Street Corridor District to the City's Zoning Ordinance, along with related amendments (e.g., amendments to the Table of Use Regulations, Dimensional Requirements, etc.) for the City Council's consideration.

One of the CD Board's recommendations was to designate the Salem Street/Park Street node as Mixed-Use 1 (MX-1). However, the City Council did not accept that recommendation and instead designated that node as Mixed-Use 2 (MX-2). Given the significant height differences between MX-1 and MX-2, and in light of concerns I have heard from the community, I continue to support the CD Board's original recommendation.

In accordance with M.G.L. c. 40A, § 5, a Zoning Ordinance/Map Amendment may be initiated "...by a planning board...". Therefore, I respectfully request that the CD Board formally initiate the attached amendment to the Zoning Ordinance and Zoning Map and support a request for the City Council to reconsider the designation.

Respectfully yours,


Breanna Lungo-Koehn

Mayor

Enclosure

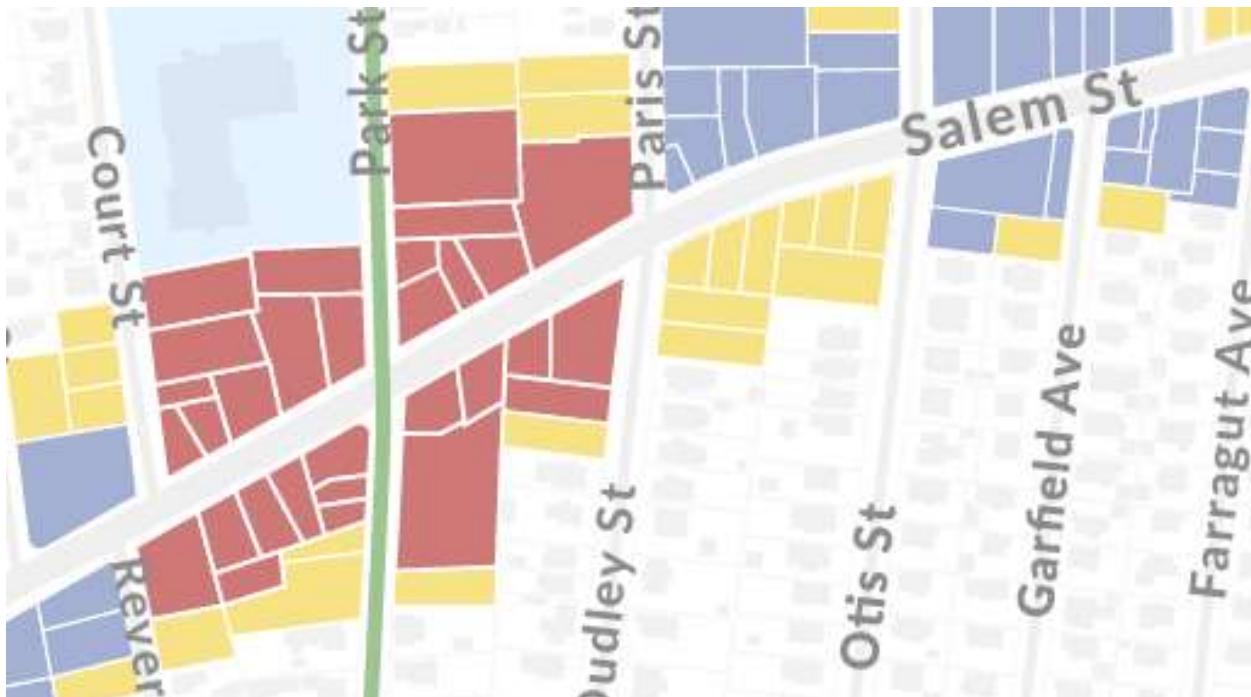
cc: Danielle Evans, Senior Planner
Alicia Hunt, Planning, Development and Sustainability Director
Scott Vandewalle, Building Commissioner



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

Proposed Zoning Ordinance and Map Amendment

That the Medford City Council approve an amendment to the City of Medford Zoning Ordinance and Zoning Map to rezone the land shown on the map below from the Mixed Use-2 Zoning District to the Mixed-Use 1 Zoning District.



Salem Street Corridor

Zoning Legnd

	Mixed-Use 1
	Mixed-Use 2
	Commercial
	Multi-unit Residential



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

OFFICE OF THE MAYOR

City Hall - Room 202
Medford, Massachusetts 02155
Telephone (781) 393-2408

FAX: (781) 393-2514
TDD: (781) 393-2516
E-mail: mayor@medford-ma.gov

October 21, 2025

Via Electronic Delivery

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

Re: Medford Housing Authority Appointment

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body, in accordance with M.G.L. c. 121B §5, confirm the appointment of the following individual effective immediately for a term through June 30, 2029, as a “member” as cited in the referenced statute:

- *Larry Nargi, 40 Andrews Street, MA 02155*

To the Medford Housing Authority for a term to expire on June 30, 2029.

A copy of the appointment letter is attached.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn
Mayor



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

OFFICE OF THE MAYOR

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October 21, 2025

Via First Class Mail

Lawrence Nargi
40 Andrews Street
Medford, MA 02155

Dear Lawrence:

Thank you for your interest in serving on a board with the City of Medford. I am pleased to appoint you as a member of the **Medford Housing Authority** for a term, to expire on June 30, 2029.

Please go to the Office of the Medford City Clerk to be sworn in at your convenience.

Thank you for your commitment and dedication to the City of Medford.

Sincerely,

Breanna Lungo-Koehn
Mayor
City of Medford

BLK



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

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October 21, 2025

Via Hand Delivery

Mr. Adam L. Hurtubise
City Clerk
City of Medford
Medford City Hall, Room 103
85 George P. Hassett Drive
Medford, MA 02155

Dear Mr. Clerk:

Pursuant to Section 52 of the Medford City Charter, I hereby appoint **Lawrence Nargi** to the position of member of the **Medford Housing Authority**, so established, and I certify that in my opinion they are a person specifically fitted by education, training or experience to perform the duties of said office, and I make the appointment solely in the interest of the city.

This appointment will expire on June 30th, 2029.

Signed,

Breanna Lungo-Koehn
Mayor
City of Medford

Date



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

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October 21, 2025

Via Electronic Delivery

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Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Medford Housing Authority Appointment

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body, in accordance with M.G.L. c. 121B §5, confirm the appointment of the following individual effective immediately for a term through September 30, 2029, as a "member" as cited in the referenced statute:

- *Lossa Julie Childs, 39 Green Leaf Ave., MA 02155*

To the Medford Housing Authority for a term to expire on September 30, 2029.

A copy of the appointment letter is attached.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn
Mayor



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

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October 21, 2025

Via First Class Mail

Lossa Childs
39 Greenleaf Avenue
Medford, MA 02155

Dear Lossa:

Thank you for your interest in serving on a board with the City of Medford. I am pleased to appoint you as a member of the **Medford Housing Authority** for a term, to expire on September 30, 2029.

Please go to the Office of the Medford City Clerk to be sworn in at your convenience.

Thank you for your commitment and dedication to the City of Medford.

Sincerely,

Breanna Lungo-Koehn
Mayor
City of Medford

BLK



BREANNA LUNGO-KOEHN
MAYOR

City of Medford

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October 21, 2025

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City Clerk
City of Medford
Medford City Hall, Room 103
85 George P. Hassett Drive
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This appointment will expire on September 30th, 2029.

Signed,


Breanna Lungo-Koehn
Mayor
City of Medford


Date



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
November 12, 2025	
AGENDA ITEM	<u>25-105</u> - Amended Values Aligned Local Investments Ordinance
FULL TEXT AND DESCRIPTION	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	None