



Resolution in Remembrance of Dan Dill

### **Records**

The Records of the Meeting of January 28, 2025 were passed to Vice President Collins.

### **Reports of Committees**

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

Planning and Permitting Committee, January 29, 2025, Report to Follow

#### **24-354 and 25-005 - Offered by Matt Leming, City Councilor**

Resident Services and Public Engagement Committee, January 29, 2025, Report to Follow

#### **24-468 - Offered by Justin Tseng, City Councilor**

Governance Committee, February 4, 2025, Report to Follow

#### **24-492 and 24-493 - Offered by Anna Callahan, City Councilor**

Public Health and Community Safety Committee, February 4, 2025, Report to Follow

### **HEARINGS**

#### **24-515**

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94  
(Salem Street Neighborhood Corridor District - Hearing To Be Continued to March  
2025 Pending Recommendations from Community Development Board)

### **PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS**

#### **25-025**

Petition for a Common Victualler License - Kelly's Roast Beef

#### **25-026**

Petition for a Common Victualler License - King Boba Tea

### **MOTIONS, ORDERS, AND RESOLUTIONS**

#### **25-023 - Offered by George Scarpelli, City Councilor**

Resolution to Discuss Zoning Process

## **PUBLIC PARTICIPATION**

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

## **UNFINISHED BUSINESS**

<b><u>23-412</u></b>	<b>Petition to Amend Deed Restriction - 12 Dell Avenue</b>
IN CITY COUNCIL	SEPTEMBER 19, 2023
TABLED	
<b><u>24-031</u></b>	<b>Request a Representative from BJ's Wholesale Club Meet to Discuss Construction and Neighborhood Concerns</b>
IN CITY COUNCIL	FEBRUARY 6, 2024
TABLED	
<b><u>24-352</u></b>	<b>Petition For a Class II Auto Body License - Finest Auto Body, Inc</b>
IN CITY COUNCIL	MAY 14, 2024
TABLED	
<b><u>25-020</u></b>	<b>Transfer and Conveyance of McCormack Avenue Parcels</b>
IN CITY COUNCIL	JANUARY 28, 2025
TABLED	

## **Reports Due/Deadlines**

<b><u>16-574</u></b>	University Accountability Report (Next Report Due in March 2025)
<b><u>22-026</u></b>	Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor
<b><u>22-027</u></b>	Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

## **Adjournment**



Medford City Council  
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 11, 2025	Emily Lazzaro, City Councilor, Isaac Bears, Council President, Justin Tseng, City Councilor
AGENDA ITEM	
<u><b>25-022</b></u> - Resolution to Celebrate Black History Month	
FULL TEXT AND DESCRIPTION	
Be it resolved that the Medford City Council acknowledge and celebrate Black History Month.	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

February 11, 2025

**SPONSORED BY**

Emily Lazzaro, City Councilor

**AGENDA ITEM**

**25-024** - Resolution in Remembrance of Dan Dill

**FULL TEXT AND DESCRIPTION**

Dan Dill was a professor of chemistry at Boston University for 50 years, publishing 78 academic research papers, with particular interest in “making quantum aspects of the world accessible to general chemistry students.” That quote is from his personal reflections on his career upon his retirement in 2023. Professor Dill was also an accomplished photographer, winning an award from Kodak in 2006. I encourage everyone to look at his website: his work is beautiful. <https://www.dandillphotography.com/>

On December 4th, 2024, Professor Dill was walking his dog in a crosswalk across Mystic Valley Parkway near his home in West Medford. He was struck by a car and critically injured. Professor Dill passed away from his injuries on January 11th, 2025. His neighbors and friends have banded together to lobby for changes to the traffic patterns and greater traffic enforcement on that road, which is controlled by the Massachusetts Department of Conservation and Recreation.

BE IT HEREBY RESOLVED that the Medford City Council share our deepest condolences with Professor Dill’s family and loved ones and express our hope that this senseless tragedy will not be in vain and will not be repeated.

BE IT FURTHER RESOLVED that the Medford City Council will work with the Massachusetts Department of Conservation and Recreation and our State delegation to make improvements to the crosswalk where Professor Dill was killed as outlined in an emailed request by neighbors (attached).

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Letter to DCR Commissioner from Neighbors



Email sent to Brian Arrigo, DCR Commissioner  
Tuesday, January 14, 2025, 9:49AM

Dear Commissioner Arrigo:

We are residents in the neighborhood that borders Mystic Valley Parkway ("MVP") from High Street to Sagamore Avenue in West Medford. We have been very distressed that our neighbor, Dan Dill, was hit and critically injured by a car while attempting to cross MVP in the crosswalk at Lakeview Avenue on December 4<sup>th</sup>. Sadly, Dan passed away on January 11<sup>th</sup> due to complications from his injuries. This senseless and avoidable tragedy is a terrible consequence of traffic conditions on MVP that are dangerous to pedestrians, and we are determined to ensure that no other family suffers the same loss.

After our neighbor's injury, a temporary pedestrian sign appeared in the center of the crossing. This added sign has not affected drivers: Since the pedestrian sign was installed, we have personally witnessed cars driving at 35-40 mph through the crosswalk even when a pedestrian is visibly standing in the crosswalk, and other cars have stopped. We ask that DCR urgently and meaningfully fix the safety gaps without further delay.

#### **Immediate safety needs (implement in January 2025)**

1. **Speed warning signs for the crosswalk:** By January, speed warning signs are needed to reduce vehicle speeds on this road section. Signs on both sides of MVP at the Lakeview crosswalk, facing traffic approaching from both directions, are needed that say "Crosswalk Ahead – Slow Down" and/or "25 mph Speed limit Strictly Enforced". Signs should be placed for maximum visibility. The north-facing sign should be on the west side of MVP near Sagamore so it is seen by drivers rounding the curve in this road section. The south-facing sign should be placed for high visibility to drivers coming from the High Street rotary.
2. **Rotary striping:** As soon as the weather allows, the rotary at the intersection of High St and MVP should be striped and barriers added to tighten the turning radius and slow down the cars exiting the rotary to MVP northbound. An additional temporary electronic speed detector sign with a "slow down – blind driveways" sign is needed at this corner. We would like an opportunity to view this plan before it is implemented.
3. **Speed enforcement by State Police:** We need more traffic enforcement by the State Police.

#### **Improvements needed in Spring 2025**

4. **Crosswalk relocation and improvements:** We understand that DCR intends to rebuild the crosswalk at Lakeview in Spring 2025. We believe the crosswalk will not be safe until speed is reduced. A certain percentage of drivers at present speeds do not see a pedestrian stepping into the crosswalk. This crosswalk should be raised, it needs an RRFB, and it needs "crosswalk ahead, slow down" signs facing approaching vehicles in both directions.

5. **Vertical traffic calming and speed detector signs:** Two speed humps or tables and two speed detector signs that emphasize the speed limit should be installed on the Parkway, on both approaches to the crosswalk, this spring.

#### **Commit to road improvements in the five-year Capital Plan**

6. We ask that DCR commit to constructing within a few years the [Mystic Lakes Path](#) project and the Route 60 High Street rotary and bridge improvements in the [Mystic to Minuteman](#) trails project. Include the project in your Capital Plan and give us a definite timeline for completion. Executed fully, with road lane narrowing, vertical traffic calming and raised crosswalks with medians, signalization and signage, these two projects will slow traffic down and give pedestrians a chance to cross safely. We would like the opportunity to see and give input to the design development plans for the Mystic Lakes and Mystic to Minuteman projects. We live in and walk this neighborhood and understand the driver behavior, whether it is the distracted commuter or the 3 am road racer.

The speed on Mystic Valley Parkway is simply too fast. All of these measures are needed immediately, before another tragic incident occurs.

We greatly value living as neighbors of DCR park land, and we are ready to help DCR implement road safety in any way we can assist.

Neighbors signing this message::

#### **Mystic Valley Parkway**

Allison Leach

Justin Cole

Conor Cudahy

Rebecca Sennott

Elizabeth Lawlor

Andrew Chuma

Brian Korby

Donna Sylva

Richard DiSessa

Danielle DiSessa

Rachel Tracy

Thomas Tracy

Vanessa Fox

Richard Dorman

Gayane Faniants

Richard Smith

Barbara Maffeo

Jessica Pompeo

Joan Gatto

Nicole Santiago Vaughn



Eric Vaughn

**High Street**

Evelyn Fan

Claudia Dill

Barbara O'Mahoney

**Kilgore Avenue**

Martha Ondras

Martin Pearlman

Emily Worden

Case Prince

Marlow Prince

Joan McCandish

Mark Colan

Jon Frederick

Katie Frederick

Meg Bowen

Christa Houlihan

Matt Drake

Harry Bochner

Judith Rottenberg

Alison Leed Dybes

David Dybes

Nick Snaith

Grace Snaith

**Lakeview Avenue**

Noreen McDonough

**Ravine Road**

Sarah Shearer

**Sagamore Park**

Kate Whalen

Anne Haggerty

Susan Miller

Stephen Miller

**Sagamore Avenue**

Roger Cleghorn

Lisa Foss

Andrea Pelto

Karen Poggi

Deborah Jones  
Lesley Boyson  
Leah Shatzberg

**Jackson Road**

Kristen Hoskins  
Benjamin Shown  
Rebecca Scott  
Amanda Fosmire Corbett

**Tyler Avenue**

Susan Randall

**Grove Street**

Elyse Jennings



# City of Medford

Office of Planning, Development and Sustainability

RECEIVED  
CITY CLERK  
MEDFORD, MASS.

2025 JAN -8 PM 4:43

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

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

## PUBLIC HEARINGS NOTICES

Medford Community Development Board: January 22, 2025

Medford City Council: February 11, 2025

Chapter 94, Zoning

The **Medford Community Development Board** shall conduct a public hearing on **January 22, 2025 after 6:30 p.m.** via Zoom Remote Videoconferencing relative to the following proposed amendments to the City of Medford Zoning Ordinance and Zoning Map:

1. Amend Section 94-2.1 (Division into Districts) to add the Salem Street Corridor District.
2. Amend Section 94-6.0 (General Regulations) to insert a new subsection to create the new Green Score zoning regulation and to state the applicability, standards, and calculation methodology therein.
3. Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the Salem Street Corridor District into the existing table and to designate the uses permitted therein.
4. Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the Salem Street Corridor District and to state the dimensional requirements therein.
5. Amend Section 94-12 (Definitions) to amend and add various definitions.
6. Amend Section 94-9.0 to insert a new subsection to create the Salem Street Corridor District.
7. Amending the Zoning Map to create a new Salem Street Corridor District, and to change the zoning district designation of various properties to place them within said district, as shown on a map entitled, "Salem Street Corridor Zoning" dated December 8, 2024.
8. Amend Section 94-11.7 (Site Plan Review) to incorporate the Green Score regulation by adding submission requirements for Site Plan Review and Modifications and establish a waiver process.

The Zoom link to the meeting is <https://us06web.zoom.us/j/95629298475> and also posted on the City website calendar.

A subsequent public hearing on the same matter will be held by the **Medford City Council** on **February 11, 2025 at 7pm** in the Medford City Council Chamber, on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, MA, and via Zoom. A link to the public hearing will be posted no later than November 29, 2024.

The full materials for the amendment can be viewed in the Office of the City Clerk, City Hall Room 103, or on the City's website at <https://www.medfordma.org/boards-commissions/community-development-board> by clicking on 'Current CD Board Filings.' Questions and comments may be submitted via email to [ocd@medford-ma.gov](mailto:ocd@medford-ma.gov) or via phone to 781-393-2480.

If you need a reasonable accommodation to attend/participate in either meeting, please contact: Frances Nwajei (Telephone: 781-393-2439 Email: [fnwajei@medford-ma.gov](mailto:fnwajei@medford-ma.gov)).



# RECEIPT FOR FEE

Medford, Mass.,

Jan 24

20 25

Com V.C

## LICENSE

Issued to

Kelly's

Residence

Place of Business

35 Revere Beach Hwy

**PAID BY CHECK**

Expires

Dec 31

20 25

Amount Received

75 -

Dollars.

JAN 24 2025

SUBJECT TO COLLECTION

CITY OF MEDFORD

City Collector.

M. No: G 105902306

Number \_\_\_\_\_

**PETITION**

**From:**

AAM Kelly's Medford, LLC d/b/a

Kelly's Roast Beef Medford

35 Revere Beach Parkway, Medford, MA 02155

*Common Victualler License*

*Medford City Clerk*

BUSINESS CERTIFICATE NO. \_\_\_\_\_

New X Renewal \_\_\_\_\_

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare (s) that a business under the title of:

AAM KELLY'S MEDFORD, LLC D/B/A KELLY'S ROAST BEEF

35 REVERE BEACH PARKWAY MEDFORD, MA 02155

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

FULL NAME

RESIDENCE

DAVID R. MASSE

3 LINCOLN WAY IPSWICH, MA 01938

E-Mail Address DMASSE@AAM15.COM

Phone Number [REDACTED]

Signed

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex

County

January 22

2025

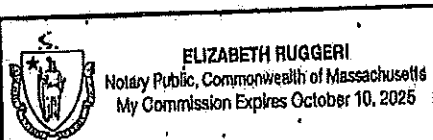
Personally, appeared before me the above-named

David R. Masse

known to me

and made oath that the foregoing statement is true.

(seal)

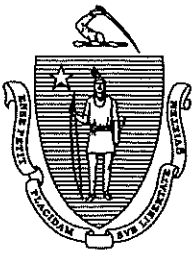


[Signature]  
Notary Public  
(TITLE)

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 337 OF THE ACTS OF 1985 and CHAPTER 110, SECTION 5 OF MASS. GENERAL LAWS, BUSINESS CERTIFICATES SHALL BE IN EFFECT FOR FOUR YEARS FROM THE DATE OF ISSUE AND SHALL BE RENEWED EACH FOUR YEARS THEREAFTER. A STATEMENT UNDER OATH MUST BE FILED WITH THE CITY CLERK UPON DISCONTINUING RETIRING OR WITHDRAWING FROM SUCH BUSINESS OR PARTNERSHIP.

CERTIFICATE EXPIRES: \_\_\_\_\_

(over)



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

January 13, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

**AAM KELLY'S MEDFORD, LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **October 30, 2024.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **AAM KELLY'S SPONSOR, LLC**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **AAM KELLY'S SPONSOR, LLC, DAVID R. MASSE**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **DAVID R. MASSE**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.



*William Francis Galvin*

Secretary of the Commonwealth

Processed By:QL



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

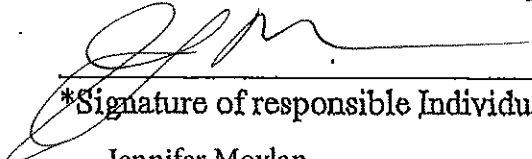
City of Medford  
OFFICE OF THE CITY CLERK

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

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

Date 1/9/2025

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

  
\*Signature of responsible Individual / Corporate Officer

Jennifer Moylan

Print Name

Home Address

\*\* Social Security # or  
Federal Identification Number

\* This license will not be issued unless this certification clause is signed by the applicant.

\*\* Your Social Security Number and / or FID Number will be forwarded to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G. L. c. 62C s. 49A.





AAMWOB-01

ACHARLES

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 1780862 HUB International New England 30 Donald B Dean Dr South Portland, ME 04106	CONTACT NAME: Adrienne Charles PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: adrienne.charles@hubinternational.com
INSURED AAM 15 Management LLC 78 Blanchard Rd. Suite 100 Burlington, MA 01803	INSURER(S) AFFORDING COVERAGE INSURER A: MEMIC Indemnity Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 11030

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>						PRODUCTS - COMPROP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/>						BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/>						EACH OCCURRENCE \$
	RETENTION \$ <input type="checkbox"/>						AGGREGATE \$
							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			3102806493	6/21/2024	6/21/2025	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Effective 1/1/2025

410 REVERE BEACH BLVD REVERE MA 02151  
595 BROADWAY SAUGUS MA 01906  
165 ENDICOTT STREET DANVERS MA 01923  
35 REVERE BEACH PKWY MEDFORD MA 02155

## CERTIFICATE HOLDER

## CANCELLATION

Proof of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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

# City of Medford

OFFICE OF THE CITY CLERK

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

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

## CITY OF MEDFORD TRAFFIC IMPACT REPORT

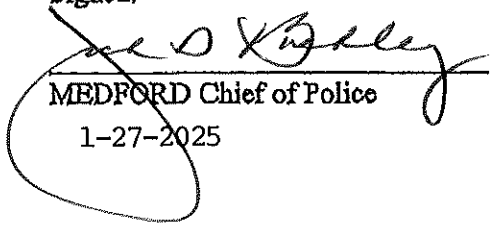
To: The Honorable, the City Council      DATE 1/9/2025

The following is a Traffic Impact Report on a Common Victuallers

LICENSE application of AAM Kelly's Medford, LLC d/b/a Kelly Roast Beef Medford  
located at 35 Revere Beach Parkway Medford, MA 02155

No traffic impact anticipated

Signed:

  
MEDFORD Chief of Police

1-27-2025

120 Main St  
Mail Box



City of Medford  
Massachusetts

OFFICE OF THE CITY CLERK

DATE 1/9/2025

TO: MEDFORD FIRE CHIEF

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

AAM Kelly's Medford, LLC d/b/a Kelly's Roast Beef Medford

APPLICANT NAME

35 Revere Beach Parkway Medford, MA 02155

STREET ADDRESS

TELEPHONE NO. [REDACTED]

REPORT OF THE FIRE CHIEF

Does this property conform to FIRE DEPARTMENT REGULATIONS?

No obvious violations observed

12/11/24

Capt. Spence

MEDFORD FIRE CHIEF



City of Medford, Massachusetts

Office of the City Clerk

To: The Medford Building Commissioner

Date: 1/9/2025

A PETITION for a NEW COMMON VICTUALLER LICENSE

has been received from:

AAM Kelly's Medford, LLC d/b/a Kelly Roast Beef Medford

Applicant Name/DBA

35 Revere Beach Parkway Medford, MA 02155

Establishment Street Address

Telephone No./Email Address

REPORT OF THE BUILDING COMMISSIONER

Does this Property conform to Zoning Regulations?

✓

Parcel #

Zoning District

Proposed Zoning Use

Signature Building Commissioner

(see Table B4-A)

1/22/25  
Date



*City of Medford  
Massachusetts*

OFFICE OF THE CITY CLERK

DATE 1/9/2025

TO: TREASURER/COLLECTOR

A PETITION for a COMMON VICTUALLER LICENSE:

has been received from:

AAM Kelly's Medford, LLC d/b/a Kelly's Roast Beef Medford

\_\_\_\_\_  
APPLICANT NAME

35 Revere Beach Parkway Medford, MA 02155

\_\_\_\_\_  
STREET ADDRESS

TELEPHONE NO. [REDACTED]

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

YES \_\_\_\_\_

REAL ESTATE \_\_\_\_\_

NO x ✓

PERSONAL PROPERTY \_\_\_\_\_

*Justin M. Oshen*  
TREASURER/COLLECTOR



City of Medford  
Massachusetts

OFFICE OF THE CITY CLERK

DATE 1/9/2025

TO: THE BOARD OF HEALTH

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

AAM Kelly's Medford, LLC d/b/a Kelly's Roast Beef Medford

APPLICANT NAME

35 Revere Beach Parkway Medford, MA 02155

STREET ADDRESS

TELEPHONE NO. [REDACTED]

REPORT BY THE BOARD OF HEALTH OF CONDITIONS

Do you approve of granting this LICENSE? Yes

What are the sanitary conditions? ✓

ENVIRONMENTAL REPORT

[Signature]  
BOARD OF HEALTH INSPECTOR



**RECEIPT FOR FEE**

Medford, Mass., 11/13/ 2025

3493 LICENSE

Issued to [REDACTED]  
Residence KING BOBA  
Place of Business 434 P. Salem, Ont.  
Medford **PAID BY CHECK**

Expires 12/31/ 2025  
Amount Received 145 Dollars.

SUBJECT TO COLLECTION  
CITY OF Medford Collector.

Number \_\_\_\_\_

PETITION

From:

Cuddle Cup Cafe & Tea LLC  
DBA King Boba Tea  
454 B Salem St, Medford MA 02155

Common Victualer License

Medford City Clerk



BUSINESS CERTIFICATE NO.

New ☒ Renewal ☐

Fee: \$30.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF MEDFORD

08

01/20/2025

☒ In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare (s) that a business under the title of:

Cuddle Cup Cafe & Tea LLC / DBA : King Boba Tea

☒ 454 B Salem St, Medford MA 02155

(ADDRESS, Physical Location of Business, Not Post Office Boxes or Rental Box Suites)

FULL NAME

RESIDENCE

☒ Thao P. Vu Huynh

TAX ID #

thao bloom 95@gmail.com Phone Number (978) 460-9521

☒ Signed

Thao

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex County January 13 2025

Personally, appeared before me the above-named Thao P. Vu Huynh

and made oath that the foregoing statement is true.

(seal)

Risa Young  
Clerk  
(TITLE)

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 337 OF THE ACTS OF 1985 and CHAPTER 110, SECTION 5 OF MASS. GENERAL LAWS, BUSINESS CERTIFICATES SHALL BE IN EFFECT FOR FOUR YEARS FROM THE DATE OF ISSUE AND SHALL BE RENEWED EACH FOUR YEARS THEREAFTER. A STATEMENT UNDER OATH MUST BE FILED WITH THE CITY CLERK UPON DISCONTINUING RETIRING OR WITHDRAWING FROM SUCH BUSINESS OR PARTNERSHIP.

CERTIFICATE EXPIRES: 1/13/2029

(over)



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

# City of Medford

OFFICE OF THE CITY CLERK

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

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

Date 01/20/2025

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Thao

\*Signature of responsible Individual / Corporate Officer

Thao L Vu Huynh  
Print Name

[REDACTED]  
Home Address

[REDACTED]

\*\* Social Security # or  
Federal Identification Number

\* This license will not be issued unless this certification clause is signed by the applicant.

\*\* Your Social Security Number and / or FID Number will be forwarded to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G. L. c. 62C s. 49A.



Secretary of the Commonwealth of Massachusetts  
William Francis Galvin

## Business Entity Summary

ID Number: 001858027

[Request certificate](#)

[New search](#)

Summary for: CUDDLE CUP CAFE & TEA LLC

The exact name of the Domestic Limited Liability Company (LLC): CUDDLE CUP CAFE & TEA LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001858027		
Date of Organization in Massachusetts: 01-01-2025		Date of Revival:
		Last date certain:
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 454B SALEM ST		
City or town, State, Zip code, Country: MEDFORD, MA 02155 USA		
The name and address of the Resident Agent:		
Name: JAMES HENDERSON		
Address: 50 FAIRFIELD ST		
City or town, State, Zip code, Country: WATERTOWN, MA 02472 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	THAO P VU HUYNH	454B SALEM ST MEDFORD, MA 02155 USA
		USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
View filings for this business entity:		
ALL FILINGS		
<a href="#">View filings</a>		
Comments or notes associated with this business entity:		

[New search](#)

https://www.state.ma.us/CorpWeb/CorpSearch/CorpSumma...syvalues=UC1b6P...logxS1aGx6Y... 1/15/25 3:24 PM



Commonwealth of Massachusetts  
Department of Revenue  
Geoffrey E. Snyder, Commissioner  
[mass.gov/dor](http://mass.gov/dor)

Letter ID: L1965225376  
Notice Date: December 27, 2024  
Case ID: 0-002-715-649



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



KING BOBA TEA LLC  
454B SALFORD ST  
MEDFORD MA 02155-3343

### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, KING BOBA TEA LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

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

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

### *What if I have questions?*

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

### *Visit us online!*

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

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

Edward W. Coyle, Jr., Chief  
Collections Bureau



City of Medford, Massachusetts

Office of the City Clerk

To: The Medford Building Commissioner

Date: 01/20/2025

A PETITION for a NEW COMMON VICTUALLER LICENSE

has been received from:

Cuddle Cup Cafe & Tea / DBA King Boba Tea  
Applicant Name/DBA

454 B Salem St, Medford MA 02155  
Establishment Street Address

[REDACTED]  
Telephone No./Email Address

REPORT OF THE BUILDING COMMISSIONER

Does this Property conform to Zoning Regulations? YES

Parcel # G1

Zoning District C1

Proposed Zoning Use \_\_\_\_\_

[Signature]  
Signature/Building Commissioner

(see Table B4-A)

1/15/2025  
Date



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

# City of Medford

OFFICE OF THE CITY CLERK

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

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## CITY OF MEDFORD TRAFFIC IMPACT REPORT

To: The Honorable, the City Council

DATE 01/15/2025

The following is a Traffic Impact Report on a \_\_\_\_\_

LICENSE application of 10 Cuddle Cup Cafe & Tea / DBA: King Boba Tea  
located at 454 B Salem St, Medford MA 02155

No traffic impact anticipated

Signed: \_\_\_\_\_

\_\_\_\_\_  
MEDFORD Chief of Police

1-14-2025



City of Medford  
Massachusetts

OFFICE OF THE CITY CLERK

DATE 01/17/2025

TO: MEDFORD FIRE CHIEF

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

Cudde Cup Cafe & Tea LLC / DBA: King Boba Tea  
APPLICANT NAME

454 B Salem St, Medford, MA 02155  
STREET ADDRESS

TELEPHONE NO. [REDACTED]

REPORT OF THE FIRE CHIEF

Does this property conform to FIRE DEPARTMENT REGULATIONS?

no obvious violations observed

Capt. Spencer

1/23/25

Todd Cross  
MEDFORD FIRE CHIEF



City of Medford  
Massachusetts

OFFICE OF THE CITY CLERK

DATE 01/20/2025

TO: TREASURER/COLLECTOR

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

Cuddle Cup Cafe & Tea LLC / DBA King Boba Tea  
APPLICANT NAME

454B Salem St, Medford MA 02155  
STREET ADDRESS

TELEPHONE NO. 454B Salem St, Medford  
617 451 0511

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

YES \_\_\_\_\_

REAL ESTATE \_\_\_\_\_

NO ☒

PERSONAL PROPERTY \_\_\_\_\_

Quinta M. Quintana

TREASURER/COLLECTOR





City of Medford  
Massachusetts

OFFICE OF THE CITY CLERK

DATE 01/17/2025

TO: THE BOARD OF HEALTH

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

Cuddle Cup Cafe & Tea LLC / DBA: King Boba Tea  
APPLICANT NAME  
454 B Salem St, Medford MA 02155  
STREET ADDRESS

TELEPHONE NO. [REDACTED]

REPORT BY THE BOARD OF HEALTH OF CONDITIONS

Do you approve of granting this LICENSE? Yes

What are the sanitary conditions? ✓

ENVIRONMENTAL REPORT

[Signature]  
BOARD OF HEALTH INSPECTOR



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

February 11, 2025

**SPONSORED BY**

George Scarpelli, City Councilor

**AGENDA ITEM**

**25-023** - Resolution to Discuss Zoning Process

**FULL TEXT AND DESCRIPTION**

Whereas this member of the Council has received multiple calls and emails requesting information regarding our communication processes in informing residents on the topic of zoning; and

Whereas residents have questions about where to locate meeting minutes and information dealing with the zoning process; and

Whereas the zoning process is moving at a rapid pace and residents are questioning if there is a deadline to complete rezoning;

Be it Resolved that the Medford City Council discuss the zoning process.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



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

January 22, 2025

**Via Electronic Delivery**

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

Re: Transfer and Conveyance of McCormack Avenue Parcels

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following Transfer and Conveyance of City Property, which will transfer to the Mayor the care, custody and control of two parcels of vacant land on McCormack Avenue that have remained unused since the City acquired said parcels in 1950 pursuant to a tax title taking, and authorize the Mayor to convey said parcels in compliance with General Laws Chapter 30B, the Uniform Procurement Act. The City will benefit by putting the unused parcels to productive and tax-producing uses, and, further, the City may, subject to appropriation by the City Council, use the proceeds from said sale for the purpose of promoting affordable housing or for such other purposes as the City Council determines is in the best interests of the City.

**A RESOLUTION TO TRANSFER AND AUTHORIZE THE SALE OF  
MCCORMACK AVENUE PARCELS**

Whereas, the City is the owner of two parcels of land located on McCormack Avenue, each containing 3,600 square feet, more or less, identified as the Assessors' as Parcels F-13/37 and F-13/38, and described in Certificate of Title No. 166463 filed with the Middlesex South Registry District of the Land Court (together, the "City Property");

Whereas, the City Property has been vacant and unused since the City acquired the City Property in 1950 pursuant a tax taking, and is surplus to the needs of the City;

Whereas, there is an urgent need to promote and develop affordable housing in the City of Medford and the region;

Whereas, the sale of the City Property will benefit the City by putting the City Property to productive and tax-generating uses; and

Whereas, the proceeds of said sale may be used by the City for the purpose of promoting affordable housing.

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



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

NOW, THEREFORE, BE IT

1. That the City Council hereby declares that the City Property is surplus to the needs of the City and available for disposition; and
2. That the City Council hereby transfers the care, custody and control of the City Property from the tax custodian for tax title purposes to the Mayor for general municipal purposes and/or for the purpose of disposition on such terms and conditions as is in the best interests of the City; and
3. That the Mayor be authorized to convey the City's right, title and interest in said City Property, provided that said sale is in compliance with the provisions of General Laws Chapter 30B, the Uniform Procurement Act, and to take any and all other action as may be necessary or appropriate to accomplish said disposition; and
4. That this resolution shall take effect upon passage.

Attorney Shirin Everett will be in attendance via Zoom to provide the Council with guidance on this matter.

Thank you for your kind attention to this matter.

Sincerely,

  
Breanna Lungo-Koehn  
Mayor