



Medford City Council
Medford, Massachusetts

The Eleventh Regular Meeting, May 28, 2024

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/88105727451>

Call-in Number: +13126266799,,88105727451# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), 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

24-365 - Offered by Kit Collins, Council Vice President, Isaac Bears, Council President

Resolution to Recognize and Celebrate Jewish American Heritage Month

24-368 - Offered by Justin Tseng, City Councilor

Resolution to Recognize and Celebrate Asian American and Pacific Island Heritage Month

Records

The Records of the Meeting of May 14th, 2024 were passed to Councillor Lazzaro.

Reports of Committees

24-045 - Offered by Isaac Bears, Council President

Committee of the Whole (Budget), May 14, 2024, Report to Follow

24-045 - Offered by Isaac Bears, Council President

Committee of the Whole (Budget), May 15, 2024, Report to Follow

24-073 - Offered by Matt Leming, City Councilor

Resident Services and Public Engagement Committee, Listening Sessions Subcommittee, May 15, 2024, Report to Follow

24-025 - Offered by Isaac Bears, Council President

Administration and Finance Committee, May 21, 2024, Report to Follow

24-045 - Offered by Isaac Bears, Council President

Committee of the Whole (Budget), May 21, 2024, Report to Follow

24-351 and 24-354 - Offered by Matt Leming, City Councilor

Resident Services and Public Engagement Committee, May 22, 2024, Report to Follow

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

Planning and Permitting Committee, May 22, 2024, Report to Follow

Refer to Committee for Further Discussion

24-370 - Offered by Justin Tseng, City Councilor

Resolution to Create a Residents' Guide to City Council Procedures and Processes

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

24-364

Petition For a Common Victualler License - The Great American Beer Hall, LLC

MOTIONS, ORDERS, AND RESOLUTIONS

24-359 - Offered by Kit Collins, Council Vice President

Resolution to Hear Update from Brooks Park Tenant Association

24-367 - Offered by Kit Collins, Council Vice President, Matt Leming, City Councilor, Isaac Bears, Council President

Zoning Update Project - Proposed Amendments to the Medford Zoning Ordinance - Package #1

24-369 - Offered by Justin Tseng, City Councilor

Resolution to Request Update on Creation of Community Liaison Position for Asian American Community

24-371 - Offered by George Scarpelli, City Councilor

Resolution to Review All Options in Supporting the School Committee Budget and Review the Mayor's Budget Needs

COMMUNICATIONS FROM THE MAYOR

24-366

Offered by Mayor Breanna Lungo-Koehn

Request for Appropriation - Community Preservation Committee

PUBLIC PARTICIPATION

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

UNFINISHED BUSINESS

23-412 Petition to Amend Deed Restriction - 12 Dell Avenue

IN CITY COUNCIL SEPTEMBER 19, 2023

TABLED

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

IN CITY COUNCIL FEBRUARY 6, 2024

TABLED

24-352 **Petition For a Class II Auto Body License - Finest Auto Body, Inc**

IN CITY COUNCIL MAY 14, 2024

TABLED

Reports Due/Deadlines

16-574 University Accountability Spring 2017-Report (Next Report Due in November 2024)

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 28, 2024	Kit Collins, Council Vice President, Isaac Bears, Council President
AGENDA ITEM	
<u>24-365</u> - Resolution to Recognize and Celebrate Jewish American Heritage Month	
FULL TEXT AND DESCRIPTION	
Be it Resolved that the City Council recognize and celebrate Jewish American Heritage Month.	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

Justin Tseng, City Councilor

AGENDA ITEM

24-368 - Resolution to Recognize and Celebrate Asian American and Pacific Island Heritage Month

FULL TEXT AND DESCRIPTION

Be it Resolved that the City Council recognize and celebrate Asian American and Pacific Island Heritage Month.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

Justin Tseng, City Councilor

AGENDA ITEM

24-370 - Resolution to Create a Residents' Guide to City Council Procedures and Processes

FULL TEXT AND DESCRIPTION

Be it Resolved that the Resident Services and Public Engagement Committee create and publish a short guide in English and commonly spoken non-English languages to the City Council for residents to understand the City Council, its procedures, and its processes.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

AGENDA ITEM

24-364 - Petition For a Common Victualler License - The Great American Beer Hall, LLC

FULL TEXT AND DESCRIPTION

ON FILE

Business Certificate #57

Petition - received

Letter of Compliance - received

State Tax ID - received

Worker's Compensation - pending

Treasurer/Collector - pending final approval

Building Department - pending final approval

Fire Department - pending final approval

Police Department – Traffic Impact - pending final approval

Health Department - pending final approval

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

Kit Collins, Council Vice President

AGENDA ITEM

24-359 - Resolution to Hear Update from Brooks Park Tenant Association

FULL TEXT AND DESCRIPTION

Be it Resolved that the Medford City Council hear an update from representatives of the Brooks Park Tenant Association on the status of their tenancies and efforts to negotiate with their property owner.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

Kit Collins, Council Vice President,
Matt Leming, City Councilor, Isaac
Bears, Council President

AGENDA ITEM

24-367 - Zoning Update Project - Proposed Amendments to the Medford Zoning Ordinance -
Package #1

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that we refer the following recommendations for amendments to the Medford Zoning Ordinance to the Community Development Board as reported out of the Planning and Permitting Committee.

1. Amending the format of the Table of Use and Parking Regulations to replace the parking and loading code columns with the specific parking and loading requirements.
2. Amending section 94-12 (Definitions) to add new defined terms and revise existing definitions.
3. Adopt a new GIS-based digital zoning map. Adoption of the new map format is not intended to result in any material changes to the zoning of any parcels within the City but is intended to confirm the best information available to the City regarding the existing zoning designation for all properties in the City.
4. Exempt municipal uses from certain requirements of the Table of Use and Parking Regulations and the Table of Dimensional Requirements.

The recommended changes are attached and can be referred to informally as "Package #1" of recommended changes from the City Council and Office of Planning, Development and Sustainability's Zoning Update Project with Innes Associates (Council Paper #24-033).

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 20240523 - Table of Use and Parking Regulations
2. 20240523 - Municipal Site Plan Review Memo
3. 20240523 - Definitions Memo

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Table of Uses and Parking Regulations
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This document provides changes to the TABLE A. TABLE OF USE AND PARKING REGULATIONS for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in their meetings on May 8 and May 22.

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

TABLE A. TABLE OF USE AND PARKING REGULATIONS

March 15, 2022

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC ⁵	LC
A. RESIDENTIAL USES															
1. Detached single family dwelling	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	2 per Dwelling Unit	NA
2. Attached single family dwelling: Two dwelling structure ⁴	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
Three or more dwelling structure ⁴	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-family dwelling ⁴	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	1.5 per Dwelling Unit	NA
4. Multiple dwelling, Class A ⁴	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
5. Multiple dwelling, Class B ⁴	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	1.5 per Dwelling Unit	NA
6. Dormitory, fraternity or sorority house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
7. Lodging or boarding house	N	N	N	CC	CC	CC	N	N	N	N	N	N	N	1 per Guestroom	1/15,000 s.f.

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC ⁵	LC
8. Senior housing facility	N	CC	CC	CC	CC	CC	CC	CC	CC	N	N	N	CC	<u>1 per 2 Units</u>	<u>1/15,000 s.f.</u>
B. COMMUNITY USES															
1. Museum	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	N	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
2. Community center or adult recreational center, nonprofit	N	CC	CC	CC	Y	Y	N	Y	Y	N	N	CC	CC	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
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	Y	Y	Y	Y	Y	Y	Y	<u>1 per 140 s.f.</u>	<u>NA</u>
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	Y	Y	Y	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
6. Public fire station	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
7. Public library	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
8. Other municipal uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
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9. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	NA	NA
10. Hospital, nonprofit	N	Y	BA	BA	BA	BA	N	N	N	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	N	CC	CC	CC	CC	CC	N	CC	CC	N	CC	CC	CC	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES															
1. Private open recreational uses, available to the public	CC	N	N	N	N	N	N	CC	CC	CC	CC	CC	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	Y	Y	Y	Y	Y	Y	Y	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	N	N	N	CC	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES															
1. Private entertainment or recreation facility excluding adult uses	N	N	N	N	N	N	N	CC	CC	N	CC	CC	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CC	CC	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CC	CC	CC	CC	Y	Y	N	Y	Y	Y	N	N	Y	1 per 750 s.f.	1/15,000 s.f.

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4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
5. Hotel or motel, small	N	N	N	N	N	N	N	Y	Y	N	CC	CC	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
6. Hotel, large	N	N	N	N	N	N	N	Y	N	N	N	N	Y	<u>1 per Guestroom</u>	<u>1/15,000 s.f.</u>
7. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	Y	Y	CC	N	N	N	<u>1 per 140 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult use	N	N	N	N	N	N	N	N	CC	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
9. Brewery or taproom ¹	N	N	N	N	N	N	N	Y/BA	Y	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
E. OFFICE USES															
1. Business, professional, or government office	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Business, professional, or government office, large	N	N	N	N	N	N	N	N	N	N	CC	CC	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
3. Medical office	N	N	N	N	BA	BA	N	Y	Y	CC	CC	CC	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
4. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	CC	CC	CC	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
F. RETAIL AND SERVICE USES															
1. Retail sales ²	N	N	N	N	N	N	N	Y	Y	CC	CC	Y	Y	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
2. Convenience retail ²	N	N	CC	CC	CC	CC	CC	Y	Y	CC	CC	Y	Y	<u>1 per 500 s.f.</u>	<u>1/15,000 s.f.</u>

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
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3. Neighborhood retail	N	CD	CD	CD	CD	CD	CD	Y	Y	CC	CC	Y	Y	<u>1 per 750 s.f.</u>	<u>1/15,000 s.f.</u>
4. Drive through retail sales and consumer service	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
5. Consumer service establishment	N	N	N	N	N	N	N	Y	Y	CC	N	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
6. Paranormal service and sales	N	N	N	N	N	N	N	CC	CC	N	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
7. Body art establishment	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	<u>1 per 850 s.f.</u>	<u>1/15,000 s.f.</u>
8. Adult Use Marijuana Establishment — Cultivation	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
9. Adult Use Marijuana Establishment — Manufacture and processing	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
10. Adult Use Marijuana Establishment — Retail	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
11. Adult Use Marijuana Establishment — Independent laboratory	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															
1. Eating place, without drive through	N	N	N	N	N	N	N	Y	Y	CC	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>

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2. Eating place, with drive through	N	N	N	N	N	N	N	CC	CC	CC	CC	CC	CC	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
H. MOTOR VEHICLE RELATED USES															
1. Motor vehicle light service station	N	N	N	N	N	N	N	CC	Y	Y	CC	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	CC	Y	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	N	CC	Y	CC	N	N	N	<u>1 per 1,040 s.f.</u>	<u>1/50,000 s.f.</u>
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	N	N	N	CC	Y	N	N	N	N	<u>NA</u>	<u>NA</u>
5. Motor vehicle sales and storage, outdoors	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>NA</u>	<u>NA</u>
6. Class II used motor vehicle sales	N	N	N	N	N	N	N	N	CC	N	N	N	N	<u>NA</u>	<u>NA</u>
7. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 350 s.f.</u>	<u>1/50,000 s.f.</u>
I. MISCELLANEOUS COMMERCIAL USES															
1. Parking area or garage not accessory to permitted principal	N	N	N	BA	BA	BA	N	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

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use:															
Residential															
Nonresidential	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	<u>NA</u>	<u>NA</u>
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
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	N	N	N	BA	BA	BA	N	Y	Y	Y	Y	Y	Y	<u>NA</u>	<u>NA</u>
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	<u>NA</u>	<u>NA</u>
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	N	N	N	N	N	N	N	N	Y	<u>NA</u>	<u>NA</u>
6. Open Storage	N	N	N	N	N	N	N	N	BA	BA	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
7. Moving of land	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	<u>NA</u>	<u>NA</u>
8. Radio and television tower	N	N	N	N	N	N	N	CC	Y	CC	CC	CC	CC	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES
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9. Solar energy system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Fuel and ice sales	N	N	N	N	N	N	N	N	Y	Y	N	N	N	<u>1 per 1,400 s.f.</u>	<u>1/50,000 s.f.</u>
2. Motor freight terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NA	NA
5. Manufacturing	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
6. Research and testing laboratory	N	N	N	N	N	N	N	N	BA	Y	Y	Y	BA	<u>1 per 2 employees</u>	<u>1/50,000 s.f.</u>
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	N	N	N	N	BA	Y	N	N	N	<u>1 per 350 s.f.</u>	<u>1/15,000 s.f.</u>
8. Wholesale bakery or food processing plant	N	N	N	N	N	N	N	N	BA	Y	N	N	N	<u>1 per 2 employees</u>	<u>1/15,000 s.f.</u>
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	N	N	N	N	BA	Y	N	N	N	H	<u>1/50,000 s.f.</u>
10. Warehouse, Wholesale establishment	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
11. Mini or self storage warehouse	N	N	N	N	N	N	N	N	Y	Y	N	N	BA	<u>1 per 1,400 s.f.</u>	<u>1/15,000 s.f.</u>
K. ACCESSORY USES															

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC ⁵	LC
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>NA</u>
By special permit	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	<u>1 per 350 s.f.</u>	<u>NA</u>
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
3. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	<u>1 per 2 employees</u>	<u>NA</u>
4. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	BA	<u>1 per 2 employees</u>	<u>NA</u>
5. Adult day care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	<u>1 per 2 employees</u>	<u>NA</u>
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	<u>1 per Guestroom</u>	<u>NA</u>
7. Noncommercial greenhouse, tool shed, or similar accessory structure	CC	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	<u>NA</u>	<u>NA</u>
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>
More than 4,500 sq. ft.	BA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	<u>NA</u>	<u>NA</u>

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE A. TABLE OF USE AND PARKING REGULATIONS

Table A: Table of Use and Parking Regulations March 15, 2022															
	ROS	SF-1	SF-2	GR	APT-1	APT-2	APT-3	C-1	C-2	I	O	O-2	MUZ	PC ⁵	LC
9. Scientific research and development, as provided at section 94-3.3.3.1	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	NA	NA
10. Keno	N	N	N	N	N	N	N	CC	CC	CC	N	N	N	NA	NA
11. Open storage	N	N	N	N	N	N	N	N	Y	Y	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	N	N	N	N	CC	Y	N	N	N	1 per 350 s.f.	1/15,000 s.f.
Notes:															
1 For Breweries operating with seven barrels or under - Y. For Breweries operating with more than seven barrels - BA.															
2 Requires site plan review. See § 94-11.7.2(9).															
3 Measured to the closest point of the structure.															
4 <u>Incentives for alternative minimum residential parking requirements.</u>															
<u>Affordable housing units</u>										<u>0.5 per Dwelling Unit</u>					
<u>Located within ½ mile of high-frequency transit</u>										<u>0.8 per Dwelling Unit</u>					
5 <u>Notwithstanding the above tables, non-residential uses with 5,000 square feet or less of gross leasable floor area are exempt from any minimum parking requirements.</u>															

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

PART II - REVISED ORDINANCES
Chapter 94 - ZONING
TABLE B. TABLE OF DIMENSIONAL REQUIREMENTS

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Municipal Site Plan Review
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum provides changes to the Municipal Site Review for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in the meeting on May 22.

Revise Section 94-1.4 as follows:

Sec. 94-1.4. Applicability.

94-1.4.1 Continuation of Regulation. This chapter is a further amendment of the zoning ordinance and zoning map adopted October 28, 1925, as amended, and shall be construed to be a continuation of the regulations contained therein, regardless of changes in wording or arrangement, except insofar as amendments constitute changes in meaning. In the event of a discrepancy in meaning as between the ordinance as originally adopted, and later amendments, the meaning in the most recent amendment shall exclusively prevail.

94-1.4.2 City of Medford Projects. The requirements of this chapter shall not apply to the use or improvement of land or structures by the City of Medford or to the use or improvement of land or structures owned by the City of Medford ("City Projects"), provided that any City Project which would otherwise

constitute a “major project” pursuant to Section 94-11.7.2, shall be subject to site plan review by the Community Development Board. The purpose of such review shall be to gather staff and public input regarding City Projects, to identify significant impacts, and to identify reasonably practicable measures to mitigate such impacts without interfering with the purpose and feasibility of such projects. In conducting its review, the Community Development Board may waive any of the submittal requirements and review criteria set forth in Section 94-6.11.7 if it determines such waiver to be in the public interest, and it may request information regarding efforts by the project proponent to comply to the extent reasonably practicable with the requirements of this chapter that would be applicable to comparable private projects. The Community Development Board may adopt and from time to time amend regulations relative to its review of City Projects and shall file a copy of said regulations with the office of the City Clerk.

Delete Section 94–6.4.3(2)

~~Municipal uses and structures. All uses and structures, including schools, leased, owned or operated by the city.~~

In Section 94-11.7.2(4)

Parking lots, including municipal lots, not accessory to principal uses;

In Section 94-12, Change Definition:

Community center or adult educational center, public or nonprofit: A facility operated by a religious, nonprofit or ~~municipal~~ **civic** organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.

Alternatively, the Definition could be:

Community center or adult educational center, public or nonprofit: A facility operated by a religious, **or** nonprofit ~~or municipal~~ organization primarily to provide public facilities for meetings, classes, teen centers and similar uses. A community center may include artists' space and offices for nonprofit organizations if such uses are clearly secondary to the primary use of the building and do not include any residential or overnight components.

MEMORANDUM

To	Members of the Planning and Permitting Committee Alicia Hunt, Director of Planning, Development & Sustainability Danielle Evans, Senior Planner Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	May 23, 2024
Project	23146 – Medford – Zoning
Subject	Definitions Memo
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data Scientist Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum provides two sets of changes to Section 94-12.0 Definitions for the members of the Community Development Board to consider at their meeting of June 5, 2023 and, if in agreement, forward to City Council for adoption. The members of the Planning and Permitting Committee of the City Council discussed these proposed changes in their meetings on May 8 and May 22.

We have divided the changes into A. Modifications to existing terms and B. New definitions to be added. The modified/new terms have been numbered within each section to aid the Community Development Board's discussion of the proposed changes.

A. Terms to be modified:

Update the following definitions in the Medford, Massachusetts Code of Ordinances. Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- Accessory.
- Dwelling, multiple.
- Dwelling, single family, attached.
- Dwelling, single family, detached.
- Dwelling, two family.
- Dwelling, unit.
- Mobile home

- Yard

The new additions in the current definitions will be shown in **bold and underline** and the eliminated part will be shown in strikethrough.

1. Accessory:

Accessory **use**: A use customarily incidental to, and on the same lot or group of lots as a conforming principal use, ~~and as referred to in this chapter also means a use which does not alter or impair the character of the premises on which it is located or of the neighborhood.~~

2. Dwelling, multiple:

~~Dwelling, multiple: A building or structure designed for or containing three or more dwelling units; or a building or structure designed for or containing one or more dwelling units in addition to a nonresidential use, but not including a group of three or more attached single-family dwellings, a lodging house, a hotel or motel, a dormitory, fraternity or sorority house.~~

~~Class A: Not over three stories in height.~~

~~Class B: Not over 75 feet or six stories in height.~~

Dwelling, multiple: A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building. This term shall include, but is not limited to, triplex, quadraplex, and townhouse structures containing three (3) or more dwelling units.

Class A: Not over three stories in height.

Class B: Not over 75 feet or six stories in height.

3. Dwelling, single-family, attached:

~~Dwelling, single-family **one unit**, attached:~~ An attached residential building intended and designed to contain or containing one dwelling unit. **Also known as rowhouse.**

4. Dwelling, single-family, detached:

~~Dwelling, single-family **one unit**, detached:~~ A detached residential building intended and designed to contain or containing one dwelling unit.

5. Dwelling, two family:

~~Dwelling, two-family **units**:~~ A detached residential building intended and designed to contain ~~to~~ or containing two dwelling units. **Also known as duplex.**

6. Dwelling unit:

Dwelling unit: Dwelling unit means a room or group of rooms forming a habitable unit for one family **household** with facilities used or intended to be used for living, sleeping, cooking, sanitation, and eating.

7. Mobile home:

~~*Mobile home:* A dwelling unit built on a chassis and containing complete electrical, plumbing, and sanitary facilities, and designed to be installed on a temporary or permanent foundation for living quarters.~~

Manufactured home: A factory-built structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.

8. Yard:

~~*Yard:* An open, uncovered space on the same lot with a building.~~

~~*Yard, front:* The yard lying between the front lot line and the principal structure and bounded by the side lot lines. The minimum front yard is measured horizontally between the nearest point of the principal structure and the front lot line.~~

~~*Yard, rear:* The yard lying between the rear of the principal structure and the rear lot line and bounded by the side lot lines. The minimum rear yard is measured horizontally between the nearest point of the principal structure and the rear lot line.~~

~~*Yard, side:* The yard lying between the side of the principal structure and the side lot line, and bounded by the front and rear yards. The minimum side yard is measured horizontally between the nearest point of the principal structure and the nearest adjacent side lot line.~~

Yard: An area unobstructed from the ground up, on the same lot with a principal building, extending along a lot line and inward to the principal building.

A. **Front yard:** A yard extending for the full width of the lot between the front line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.3 and the front lot line.

B. **Side yard:** A yard, unoccupied except by an accessory structure or use as herein permitted, between the line of the building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.4 and a side lot line extending from the front yard to the rear yard.

C. **Rear yard:** A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width

of the lot between the rear line of the nearest building wall or building part not specifically excluded on section 94-4.2.2 and section 94-4.2.5 and the rear lot line.

B. Terms to be defined:

New definitions that we propose to include in the Medford, Massachusetts Code of Ordinances Chapter 94 ZONING. SECTION 94-12.0 DEFINITIONS.

- Doggy daycare
- Institutional use
- Factory-built home.
- Junkyards
- Mixed-use
- Motor vehicles. Class III
- Neighborhood café
- Tiny Home, moveable
- Tiny home, stationary
- Yard, setback

1. Doggy daycare.

Doggy daycare: A facility providing care for dogs on a daily basis without overnight accommodation. The facility may include indoor and outdoor areas for the dogs where they will be under supervision. For clarity, this definition does not include animal boarding facilities.

2. Factory-built Home.

Factory-built, Home: standardized units primarily built inside of a factory, then assembled on site in accordance with local building codes.

3. Institutional use.

Institutional use: the use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of government, education, religious, health care, social service, fraternal/sorority or similar organizations.

4. Junkyards.

Junkyard: The use of any area or any lot, whether inside or outside of a building, for the storage, keeping, or abandonment of junk, scrap or discarded materials, or the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or parts thereof, including, but not limited to:

- A. Discarded, worn-out, or junked plumbing, heating supplies, household appliances and furniture.

B. Discarded, scrap, and junked lumber.

C. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, or plastic debris, waste, and all ferrous material.

D. Discarded motor vehicle parts or more than two unregistered motor vehicles.

5. Mixed-use.

Mixed-use development: development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

6. Motor vehicle. Class III.

Class III Motor Vehicle Sales: principal business is: (1) buying used vehicles for purpose of remodeling, taking apart, or rebuilding and selling the same, or (2) buying or selling parts from used vehicles or tires, or the assembling of used vehicle parts.

7. Neighborhood café.

Neighborhood café: means an establishment that serves a limited menu of food items and does not contain more than 2,000 square feet of gross floor area.

8. Tiny home, moveable.

Tiny House, Moveable: a transportable dwelling unit built on a frame or chassis with not more than 400 square feet, excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

9. Tiny home, stationary.

Tiny House, Stationary: a dwelling that is 400 square feet or less in floor area excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, intended for residential use on an individual house lot where single-family dwellings are allowed or as an accessory dwelling unit.

10. Yard, setback.

Yard Setback: the minimum horizontal distance between a specified lot line, measured along a straight line and at a right angle to such lot line, and the nearest point of a building or structure.



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

Justin Tseng, City Councilor

AGENDA ITEM

24-369 - Resolution to Request Update on Creation of Community Liaison Position for Asian American Community

FULL TEXT AND DESCRIPTION

Be it Resolved, that the City Council ask the City Administration for updates on plans or possibilities to create a community liaison position for the Asian American community in Medford and ask how the Council can support these efforts.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

24-371 - Resolution to Review All Options in Supporting the School Committee Budget and Review the Mayor's Budget Needs

FULL TEXT AND DESCRIPTION

Be it Resolved that the City Council review all options in supporting the School Committee budget.
Be it further Resolved that the City Council review the Mayor's presentation of her budget needs.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

AGENDA ITEM

24-366 - Request for Appropriation - Community Preservation Committee

FULL TEXT AND DESCRIPTION

RECOMMENDATION

Requesting the appropriation of \$5,000.00 from the CPA General Reserve to TreesMedford and Department of Public Works – Forestry Division to conduct an inventory of trees in city parks.

FISCAL IMPACT

\$5,000 from the CPA General Reserve

ATTACHMENTS

- I. CommunityPreservationCommittee_AppropriationRequ-Recom_5_28_24



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

May 23, 2024

Via Electronic Delivery

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

Re: Community Preservation Committee Appropriation Request

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

Requesting the appropriation of \$5,000.00 from the CPA General Reserve to TreesMedford and Department of Public Works – Forestry Division to conduct an inventory of trees in city parks.

The project will be tracked in the Community Preservation Fund.

The CPC recommendation letter is attached and incorporated. CPC Chairperson Roberta Cameron, CPA Manager Theresa Dupont, and Amanda Bowen of TreesMedford will be in attendance to address any questions.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-Koehn", is written over the printed name.

Breanna Lungo-Koehn
Mayor

Enclosure



Funding Recommendation Decision

May 14, 2024

Applicant Name: City of Medford Forestry Division

Co-Applicant Name: TreesMedford

Applicant Address: 54 Canal Street, Medford, MA 02155

Project: Public Park Tree Inventory

On May 14, 2024 the City of Medford Community Preservation Committee ("CPC") voted 6-0-0 to recommend to City Council that TreesMedford and Medford's Forestry Division be awarded \$5,000 of Community Preservation Act ("CPA") funds to conduct a citywide inventory of all public trees in city-owned parks. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring city-owned recreation spaces.

Conditions of Approval:

DocuSigned by:

Roberta Cameron

F08445EDF6B4472...

Roberta Cameron, Chair
Community Preservation Committee



Medford City Council
Medford, Massachusetts

MEETING DATE

May 28, 2024

SPONSORED BY

AGENDA ITEM

24-352 - Petition For a Class II Auto Body License - Finest Auto Body, Inc

FULL TEXT AND DESCRIPTION

Petition for a Class II Auto Body License by Cristian Garcia of Finest Auto Body Inc., 26 R Mystic Avenue, Medford, MA 02155.

ON FILE

Business Certificate #96
Letter of Compliance
State Tax ID
Worker's Compensation
Petition
Treasurer
Building Department
Fire Department
Police-Traffic Impact Report
Health Department

Addressing the Council: Cristian Garcia, 26R Mystic Avenue, Medford, MA 02155

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None