

Resolution in Remembrance of Robert E. Skerry, Jr.

25-035 - Offered by George Scarpelli, City Councilor

Resolution Honoring the Life and Legacy of Robert Emmett "Bob" Skerry, Jr.

Records

The Records of the Meeting of February 11, 2025 were passed to Councilor Lazzaro.

Reports of Committees

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

Planning and Permitting Committee, February 12, 2025, Report to Follow

24-468 - Offered by Justin Tseng, City Councilor

Governance Committee, February 19, 2025, Report to Follow

HEARINGS

25-032

Proposed Amendments to the Medford Zoning Ordinance - 10 & 20 Revere Beach Parkway (for referral to the 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

COMMUNICATIONS FROM THE MAYOR

25-028

Submitted by Mayor Breanna Lungo-Koehn

Loan Order - MWRA Water Bonds

25-029

Submitted by Mayor Breanna Lungo-Koehn

Proposed Wage Adjustment for Traffic Supervisors Union

25-030

Submitted by Mayor Breanna Lungo-Koehn

Community Preservation Committee Appropriation Request

25-031

Submitted by Mayor Breanna Lungo-Koehn

Home Rule Petition - Institutional Master Plans

PUBLIC PARTICIPATION

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

UNFINISHED BUSINESS

24-031

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

IN CITY COUNCIL

FEBRUARY 6, 2024

TABLED

25-020

Transfer and Conveyance of McCormack Avenue Parcels

IN CITY COUNCIL

JANUARY 28, 2025

TABLED

Reports Due/Deadlines

16-574

University Accountability Report (Next Report Due in March 2025)

22-026

Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor

22-027

Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

February 25, 2025

SPONSORED BY

Isaac Bears, Council President

AGENDA ITEM

25-033 - Resolution in Remembrance of Ruth Youngblood

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that we send our deepest condolences to the family, friends, and loved ones of Ruth Youngblood. She was a fixture of the West Medford neighborhood and West Medford Community Center and her vibrant presence will be missed by so many people in our Medford community.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

February 25, 2025

SPONSORED BY

Isaac Bears, Council President

AGENDA ITEM

25-034 - Resolution in Remembrance of Robert E. Skerry, Jr.

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that we send our deepest condolences to the family, friends, and loved ones of Robert Emmett Skerry, Jr. He will be remembered both for his long service as a member of the Medford School Committee and his dedication to the students of the Medford Public Schools.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE

February 25, 2025

SPONSORED BY

George Scarpelli, City Councilor

AGENDA ITEM

25-035 - Resolution Honoring the Life and Legacy of Robert Emmett "Bob" Skerry, Jr.

FULL TEXT AND DESCRIPTION

WHEREAS, The Medford City Council mourns the passing of Robert Emmett "Bob" Skerry, Jr., a lifelong resident of Medford, Massachusetts, who passed away peacefully on February 13, 2025, at the age of 74, following a courageous two-year battle with cancer; and

WHEREAS, Bob Skerry was a proud graduate of Medford High School, Class of 1968, and furthered his education at the University of Massachusetts-Boston (formerly Boston State College), earning a degree in Political Science and English. He continued his academic pursuits at Harvard University Graduate School of Education, obtaining a Certificate in School and Community Relationships, reflecting his lifelong commitment to learning and public service; and

WHEREAS, Bob served honorably as a member of the 101st Engineers Battalion in the Massachusetts National Guard, demonstrating his dedication to both the Commonwealth and the Nation; and

WHEREAS, Bob dedicated his career to education and public service, working as a teacher in the Everett and Medford Public School systems, where he taught Civics, Social Studies, and English and coached varsity soccer. He furthered his impact on the community through over four decades of service in Medford city government, particularly as a dedicated member of the Medford School Committee and an active participant in the Medford Chamber of Commerce; and

WHEREAS, In his professional career, Bob served as a Senior Investigator with the Bureau of Special Investigations for the Office of the State Auditor for over 35 years, upholding the values of accountability and integrity in public service; and

WHEREAS, Bob was a devoted friend, neighbor, and mentor who touched the lives of many through his generosity, wisdom, and kindness. He was deeply committed to his beloved friend and partner, Maria C. DeMarco, and shared a special bond with her daughter, Margaret M. "Meg" DeMarco, her wife Claire, and their children, Avery, Emerson, and Sloane, whom he cared for as if they were his own grandchildren. He was also a beloved brother, uncle, and cousin, cherishing his relationships with

his family; and

WHEREAS, Bob Skerry was a passionate supporter of his community, often lending a helping hand to neighbors, advocating for local causes, and celebrating Medford's spirit. He was an ardent fan of the Boston Red Sox, Boston College Eagles, and Notre Dame Fighting Irish. His love for Medford, his faith, and his country remained steadfast throughout his life; and

WHEREAS, Bob's legacy of service, kindness, and unwavering dedication to the City of Medford will be felt for generations to come, and he will be deeply missed by all who had the privilege of knowing him;

NOW, THEREFORE, BE IT RESOLVED, that the Medford City Council hereby honors the life and legacy of Robert Emmett "Bob" Skerry, Jr., expresses its deepest condolences to his family and loved ones, and recognizes his extraordinary contributions to the City of Medford; and

BE IT FURTHER RESOLVED, the Medford City Council dedicate this meeting in Bob's honor.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



RECEIVED
CITY CLERK
MEDFORD, MASS.

2025 JAN 29 PM 4: 57

Valerie A. Moore

Direct Line: (617) 439-2233

Fax: (617) 310-9233

E-mail: vmoore@nutter.com

January 29, 2025
127460-1

Via Hand Delivery

Medford City Council
City Clerk's Office
85 George P. Hassett Drive
Medford, MA 02155

Re: 10 & 20 Revere Beach Parkway, Medford (the "Property")
Petition for Zoning Amendment to Wellington Station Multi-family Overlay
District

Dear Members of the City Council:

Nutter McClennen & Fish LLP represents Transom Real Estate, LLC ("Applicant") and the Petitioners, as hereinafter defined. Pursuant to M.G.L. c. 40A, § 5, the Applicant and the Petitioners request that the City Council amend the text of the Wellington Station Multi-family Overlay District ("WSMOD") as proposed in the enclosed redline text amendment. The Property consists of two parcels which are currently owned by Houllahan Properties LLC and 10 Revere Beach Parkway, LLC ("Petitioners"), both of which consent to the Petition.

The Applicant is prepared to propose a multifamily development on the Property, but in order to do so, seeks three clarifications to the WSMOD.

First, the table of Dimensional Standards in Section E of the WSMOD establishes a Maximum Front Yard Setback of 15 feet. The Petitioners' Property, as well as others on the Fellsway and Revere Beach Parkway is subject to a perpetual deed restriction held by the Massachusetts Department of Conservation and Recreation that requires a minimum front yard setback of 20 feet. Accordingly, it is not possible for any development on the Property, or any property subject to a DCR held setback restriction to comply with the Maximum Front Yard Setback. Accordingly, the Petitioners propose adding a footnote to the dimensional table that would provide that for any property subject to a public agency held building restriction, the maximum setbacks shall coincide with that restriction.

Second, in the table of Development Incentive Bonuses, it currently provides for additional bonus stories of height for a Development that is "Certified" as LEED Gold or LEED Platinum or equivalent standard. The Petitioners propose to modified "Certified" to "Certifiable". Because LEED is a certification by a private entity, while the Applicant can design to the current criteria, it cannot control what criteria may be in effect at the time the building is

January 29, 2025

Page 2

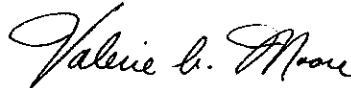
constructed and thus eligible to apply for certification. Accordingly, changing the language to “certifiable” prevents a building from becoming in violation of zoning if the criteria for LEED certification change during the building’s development.

Finally, in the Definitions section, the Applicant proposes to clarify the definition of “Building Coverage” to make clear that it does not include building overhangs. The current definition is ambiguous on this point which could lead to inconsistent interpretations.

Following the clarifications, the Applicant’s proposed redevelopment will still be subject to site plan review by the Community Development Board.

We look forward to discussing the Applicant’s vision for the site further with you and are happy to provide any additional information you require.

Very truly yours,

A handwritten signature in cursive script that reads "Valerie A. Moore".

Valerie A. Moore

VAM:

Enclosure

cc: Peter Spellios
Bryan Lee
Alicia Hunt

7059123.1

Section [x]: Wellington Station Multi-family Overlay District

A. Purpose

The purpose of the Wellington Station Multi-family Overlay District (WSMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels.
2. Locate housing within walking distance of public transit to promote public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
3. Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.

B. Establishment and Applicability

This WSMOD is an overlay district having a land area of approximately 138 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. **Applicability of WSMOD.** An applicant may develop multi-family housing located within a WSMOD in accordance with the provisions of this Section [x].
2. **Underlying Zoning.** The WSMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Ordinance governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the WSMOD. Uses that are not identified in Section [x] are governed by the requirements of the underlying zoning district(s).

C. Definitions.

For purposes of this Section[x], the following definitions shall apply.

1. **Active Ground Floor Use.** Active ground-floor uses are those that promote significant pedestrian traffic in and out of the ground floor. These uses can include restaurant, retail, personal services, and lobbies for office and residential uses that also serve other active

uses. The active ground floor spaces should be directly accessible from the sidewalk or a public open space.

2. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, Special Permit, or other zoning relief.
3. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
4. **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 and does not include any building overhangs.
5. **Private entertainment/recreation facility.** A type of Retail or Consumer Service Establishment whose principal use is to provide entertainment or recreation services to the general public, wholly in an enclosed building, and for which user fees are charged and which is operated for profit, such as but not limited to a bowling alley, rock climbing gym, skating or skateboard rink, pool hall, billiard parlor, establishment containing more than three pinball machines or similar automatic amusement devices, or game room.
6. **Compliance Guidelines.** Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time.
7. **Development Incentive Bonus.** An incentive that allows one or two additional stories in exchange for incorporating provisions into the development that provide community benefits and support City goals as provided for in Section [x] Development Incentive Bonuses.
8. **Development standards.** Provisions of Section [x] E. Dimensional Standards made applicable to projects within the WSMOD.
9. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
10. **Mixed-use development.** Development containing a mix of residential uses and nonresidential uses, including commercial, institutional, industrial, or other uses.
11. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
12. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
13. **Open space.** Contiguous undeveloped land within a parcel boundary.

14. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
15. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
16. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
17. **Section 3A.** Section 3A of the Zoning Act.
18. **Site Plan Review.** A comprehensive review procedure established by local ordinance by which a Site Plan Review Authority reviews, and potentially imposes conditions on, the appearance and layout of a specific project prior to the issuance of a building permit.
19. **Site plan review authority.** The Site Plan Review Authority shall be the Community Development Board.
20. **Special permit granting authority.** The Special Permit Granting Authority shall be the Community Development Board for the issuance of special permits in the Wellington Multi-Family Overlay District (WSMOD).

D. Table of Uses and Parking Regulations

	WSMOD
A. RESIDENTIAL USES	
8. Senior housing facility	Y
9. Multi-family	Y
B. COMMUNITY USES	
2. Community center or adult recreational center, nonprofit	Y
5. Child care center or school aged child care program	Y
D. COMMERCIAL USES	
1. Private entertainment or recreation facility excluding adult uses	Y
6. Hotel, large	Y
9. Brewery or taproom ¹	Y
E. OFFICE USES	
1. Business, professional, or government office	Y
2. Business, professional, or government office, large	Y
3. Medical office	CD
4. Bank and other financial institution	CD
F. RETAIL AND SERVICE USES	
1. Retail sales ²	Y

2. Convenience retail ²	Y
3. Neighborhood retail	Y
4. Drive through retail sales and consumer service	CD
5. Consumer service establishment	Y
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS	
1. Eating place, without drive through	Y
2. Eating place, with drive through	CD
I. MISCELLANEOUS COMMERCIAL USES	
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	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	Y
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES	
6. Research and testing laboratory	Y
K. ACCESSORY USES	
1. Home occupation (see § 94-3.4), As of right	Y
2. Accessory child care center or school aged child care program	Y

E. Dimensional Standards

1. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the WSMOD are as follows:

Baseline Standards	
Minimum Lot Size (SF)	7,000 s.f.
Maximum Building Coverage (%)	80%
Maximum Height	
Stories (minimum)	2
Stories (maximum)	4
Stories (maximum with bonus incentives)	9
Feet (maximum)	80'
Feet (maximum with bonus incentives)	140'
Front Yard Setback (a, b)	
Min. to Max. (ft.)	0 to 15 feet.
Side Yard Setback (a, b, c)	
Corner (ft.)	Same as front yard setback.
Interior (ft.)	0 to 10 feet.
Rear Yard Setback (c, d)	
Min. to Max. (ft.)	10 feet to 40 feet.

- a. The building façade must be set back from the lot line at a distance sufficient to create a 12-15-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of an additional ten feet is allowed for the purpose of creating an active public plaza.
- b. The required setback distances may be waived to allow for a cut-out along the curb for loading and short-term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- c. A setback next to an existing lot with a residential use of fewer than 5 units must include a landscaped buffer at least 10 feet wide or a fence of eight feet in height a minimum of five feet from the lot line. The area between the lot line and the fence must be landscaped. The property owner must maintain the buffer, landscaping, and fence, as applicable.
- d. Deeper setbacks are encouraged along the rail line.
- d.e. For any lot subject to a building restriction held by a state agency, including, but not limited to, an easement, a taking, or deed restriction, the maximum front, side, and rear yard setbacks shall be the minimum setback allowed by the state-agency held restriction for the applicable lot line.

2. **Table of Development Incentive Bonuses.** In exchange for incorporating certain provisions that further the City's goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for certain development permissions beyond what is allowed as of right.

Development Incentive Bonuses	
Provide active ground floor space at no less than 75% of the ground floor.	1 additional story
Provide a minimum of 50% of the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits, local business under 10 employees)	1 additional story
Affordability Requirements	
- Designate 20% of the total required affordable units at or below 65% AMI, OR - Designate 30% of the total required affordable units at or below 65% AMI	1 additional story OR 2 additional stories
- Provide an additional 20% additional affordable units above the required number, OR - Provide an additional 30% additional affordable units above the required number,	1 additional story OR 2 additional stories

Building is certified as Net Zero Emissions Building	1 additional story
Development is: Certifiable as LEED Gold or equivalent standard, OR Certifiable as LEED Platinum or equivalent standard	1 additional story OR 2 additional stories

3. **Multi-Building Lots.** In the WSMOD, lots may have more than one principal building.
4. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
5. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section [x] E. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

F. Off-Street Parking Refer to existing parking

Development in the WSMOD is subject to the requirements of Section 94-6.1 Parking and Loading except for the provisions below.

1. **Number of parking spaces.** The following maximum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Minimum Spaces	Maximum Spaces
Multi-family	0.5 spaces per dwelling unit	1.2 spaces per dwelling unit

2. **Number of bicycle parking spaces.** The following minimum numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces
Multi-family	1 space per dwelling unit
Mixed-Use (Non-residential)/Commercial	0.5 spaces per 1,000 SF

3. **Bicycle storage.** For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.

4. **Number of electric vehicle (EV) charging stations.** For all uses within the WSMOD, electric charging stations are required with one EV space required for every [twenty (20)] parking spaces, rounded up to the next highest number of EV stations.

G. Design Guidelines and General Development Standards

1. The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this WSMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such standard or definition clear and understandable.
2. Development standards in the WSMOD are applicable to all projects submitted under this WSMOD. These standards are components of the Site Plan Review process in **Section [x] I. Site Plan Review**.
3. **Site Design.**
 - a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
 - b. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Designated drop-off and pick-up areas for deliveries and ridesharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
 - c. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback.
 - d. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
 - e. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.

- f. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
 - g. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
 - h. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
 - i. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
 - j. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.
4. **Buildings: General.**
- a. **Position relative to principal street.** The primary building shall have its principal façade and entrance facing the principal street. See also Section G.7. Buildings: Corner Lots.
 - b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
5. **Buildings: Multiple buildings on a lot.**
- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
 - b. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
 - c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.

- d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
6. **Buildings:** Mixed-use development.
- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
 - c. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
7. **Buildings:** Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
8. **Buildings:** Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
- a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits serving more than one story shall not be located on either of the street-facing façades.
9. **Buildings:** Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section [x] E. Dimensional Standards. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.

10. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.

- a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
- b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
- c. **Parking structures.** Above grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed facades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.

11. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this Section [x] G. General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the WSMOD.]

H. Affordability Requirements. Development in the WSMOD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

I. Site Plan Review. Development in the WSMOD is subject to the requirements outlined in section 94-11.7 Site Plan Review.

J. Severability.

If any provision of this Section [x] is found to be invalid by a court of competent jurisdiction, the remainder of Section [x] shall not be affected but shall remain in full force. The invalidity of any provision of this Section [x] shall not affect the validity of the remainder of the City of Medford's Zoning.

6967717.2



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)



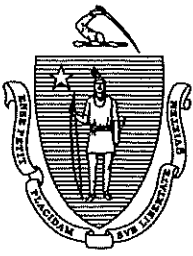
ELIZABETH RUGGERI
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 10, 2025

[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

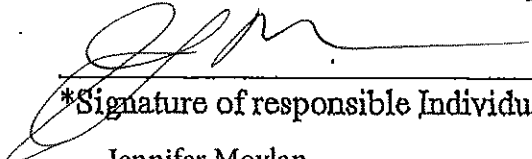
OFFICE OF THE CITY CLERK

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 ☐ OCCUR ☐						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	POLICY ☐ PRO-JECT ☐ LOC ☐						PRODUCTS - COMPROP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐						BODILY INJURY (Per person) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐						EACH OCCURRENCE \$
	OCCUR ☐ CLAIMS-MADE ☐						AGGREGATE \$
	DED ☐ RETENTION \$						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			3102806493	6/21/2024	6/21/2025	X PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N ☒ 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. HURTUBISH
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

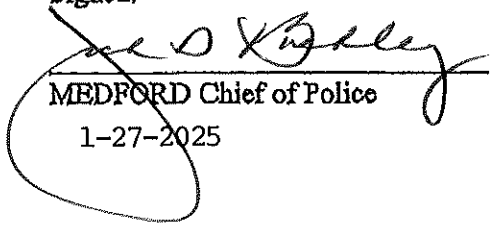
To: The Honorable, the City Council DATE 1/9/2025

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. O'Connell
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 R. 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 L 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
☐ Consent ☐ Confidential Data ☐ Merger Allowed ☐ Manufacturing		
View filings for this business entity:		
ALL FILINGS		
View filings		
Comments or notes associated with this business entity:		

[New search](#)

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



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner
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 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/Bulding 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

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 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. Gheesbreght

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, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

February 12, 2025

Via Electronic Delivery

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

Re: Loan Order – MWRA Water Bonds

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following Loan Order:

**CITY OF MEDFORD
Loan Order – MWRA Water Bonds**

BE IT ORDERED: That Eight Million Dollars (\$8,000,000.00) is appropriated for the purpose of replacing lead service lines and galvanized requiring replacement and addressing service lines of unknown materials in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority's Lead Replacement Program, including the payment of any and all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "MWRA") pursuant to the MWRA's local water system assistance program and, in connection therewith, to enter into a loan agreement and/or financial assistance agreement with the MWRA and otherwise to contract with the MWRA with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

AND FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.



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

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

February 12, 2025

President Isaac B. Bears and Members of the
Honorable Medford City Council
City Hall
Medford, MA 02155

Re: Council Paper No. 25-028 – Loan Order Opinion
\$8,000,000 City Water System Bonds

Dear Madam President and Members of the Medford City Council:

In accordance with the provisions of Medford City Council Rule 30, we examined the above-captioned Loan Order (the “Loan Order”) as to its legality and respectfully transmit this letter as notification of our findings.

In our opinion, the Loan Order in which an authorization is sought to borrow Eight Million Dollars (\$8,000,000) for the purpose of paying the costs of replacing lead service lines and service lines of unknown materials in various locations throughout the City eligible for financial assistance through the Massachusetts Water Resource Authority’s (MWRA) Lead Replacement Program, including other costs incidental and related thereto, is in proper legal form, and further, the projects to be financed with said borrowing are valid purposes for which the City can borrow pursuant to chapter 44 of the General Laws, as amended, including section 8(5) of said chapter. The Loan Order properly grants the Treasurer, with the approval of the Mayor, the authority to issue bonds and notes of the City to meet the appropriated amount and/or to borrow all or a portion of such amount from the MWRA, and duly authorizes the City to qualify said bonds and notes pursuant to chapter 44A of the General Laws, as amended. Relatedly, the Order also authorizes the Treasurer, with the approval of the Mayor, to enter into a loan agreement and/or financial assistance agreement with the MWRA and otherwise contract with the MWRA with respect to such applicable loan and for any grants or aid available for the project or financing thereof, and further authorizes the Mayor to accept and expend any grants or aid available for the project and the financing thereof.

It is also our understanding that the City’s bond counsel prepared the Loan Order.

Thank you very much and please let us know if you have any questions.

Very truly yours,



KP Law, P.C.

cc: The Honorable Breanna Lungo-Koehn, Mayor (by e-mail)
Adam L. Hurtubise, City Clerk (by e-mail)

963048/MEDF/0001



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

February 12, 2025

Via Electronic Delivery

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

Re: Proposed Wage Adjustment for Traffic Supervisors Union

Dear President Bears and Members of the City Council:

I respectfully request and recommend that the City Council approve the following amendments to the Revised Ordinances Chapter 66, Article II.

**CITY OF MEDFORD
AMENDMENT TO REVISED ORDINANCES
CHAPTER 66, ARTICLE II**

BE IT ORDAINED by the City Council of the City of Medford in Chapter 66 entitled "Personnel," Article II entitled "Reserved" the city's classification and compensation plan, formerly included as Art. II, §§ 66-31—66-40, amend the figures as they presently appear next to the following title by adjusting each to reflect the following percentage wage increases and effective dates:

Traffic Supervisors:

- Effective July 1, 2024: .5% (Note this union received 2% on 6/30/24)
- Effective July 1, 2025: 2%
- Effective July 1, 2026: 2%
- Effective July 1, 2027: 2%

HR Director Lisa Crowley will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor



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

February 12, 2025

Via Electronic Delivery

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

Re: Cross Street Cemetery Monument Restoration (Phase 1)

Dear President Bears and Members of the City Council:

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 Historic Reserve to the Cemetery Trustees and Medford Historical Commission for Phase 1 of the Cross Street Cemetery Monument Restoration project.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letter is attached and incorporated. Community Preservation Act Manager Theresa Dupont and Medford Historical Commission Vice Chair Ryan Hayward will be in attendance.

Thank you for your consideration.

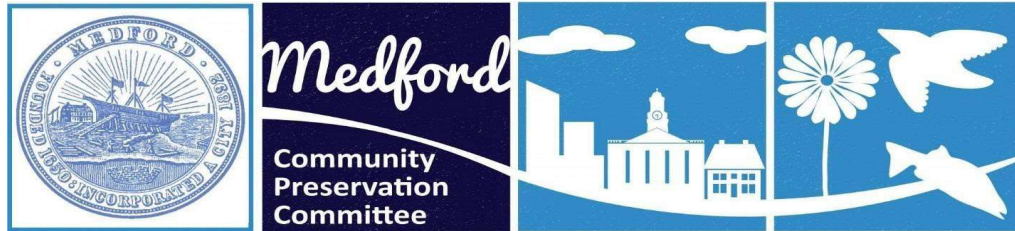
Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosure



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



Funding Recommendation Decision

February 12, 2025

Applicant Name: City of Medford - Cemetery Trustees

Co-Applicant Name: City of Medford – Medford Historical Commission

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

Project: Cross Street Cemetery – Monument Restoration Phase 1

On February 11, 2025, the City of Medford Community Preservation Committee (“CPC”) voted 5-0-0 to recommend approval to City Council that Medford Cemetery Trustees and Medford Historical Commission be awarded \$5,000.00 of Community Preservation Act funds to undertake Phase 1 of a monument/headstone restoration project at the Cross Street Cemetery site, located in Oak Grove Cemetery. In reaching their decision, the CPC found that the project meets the Community Preservation Plan’s objective of rehabilitation and restoration of historical resources.

Conditions of Approval:

1. The design shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.

Signed by:

Roberta Cameron

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Roberta Cameron, Chair
Community Preservation Committee

**85 George P. Hassett Drive, Medford, MA 02155
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**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

February 12, 2025

Via Electronic Delivery

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

Re: Home Rule Petition – Institutional Master Plans

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approve the following Home Rule Petition and transmit to the General Court for their consideration.

Thank you for your kind attention to this matter.

Sincerely,

Breanna Lungo-Koehn
Mayor

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AN ACT GRANTING THE CITY OF MEDFORD THE AUTHORITY TO REQUIRE THE ADOPTION OF INSTITUTIONAL MASTER PLANS SUBJECT TO THE REVIEW AND APPROVAL BY THE MUNICIPALITY.

Be it hereby resolved that the Legislature of the Commonwealth of Massachusetts enact this Home Rule Petition to allow the City of Medford the authority to require the adoption of institutional master plans subject to the review and approval by the municipality provided, that the Legislature may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

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Section 1. The purpose of this legislation is to promote and facilitate the coordinated and predictable development of larger-scale institutional facilities. The legislation permits the City to require the adoption of an institutional master plan, as described below in Section 2. An institutional master plan is a land-use and development plan for all land owned or used by an institution within a community, that identifies growth and development over a number of years, or in several phases. The master plan provides a tool to assure the community that strategies and development impacts are addressed through the review and adoption of the plan, while providing predictable outcomes for any planned growth of the institution.

Section 2. Notwithstanding G. L. c. 40A, § 3 or other applicable law, the City of Medford is hereby authorized to adopt local legislation imposing institutional master plan review to regulate the use of land or structures for land owned, leased or otherwise occupied by hospitals, health care institutions, colleges, universities, and non-profit educational corporations.

Section 3. This act shall take effect upon passage



**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.

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**MEDFORD, MASSACHUSETTS
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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