



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, April 9, 2025

Voting Members

Kit Collins, Chair
Matt Leming, Vice Chair
Isaac B. "Zac" Bears
Anna Callahan
George A. Scarpelli

This meeting will take place at 6:00 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/84018831629>

Call-in Number: +13052241968,,84018831629#

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

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

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

24-033 - Offered by President Bears and Vice President Collins

Zoning Ordinance Updates with Innes Associates Team

PAPERS IN COMMITTEE

To view Papers in Committee, please email ahurtubise@medford-ma.gov.

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

April 9, 2025

SPONSORED BY

Isaac Bears, Council President, Kit
Collins, Council Vice President

AGENDA ITEM

24-033 - Zoning Ordinance Updates with Innes Associates Team

FULL TEXT AND DESCRIPTION

This is the twenty-third zoning updates project meeting with Innes Associates. The following will be discussed:

- West Medford Square initial zoning proposal and discussion
- Review of upcoming zoning updates project topics from January 2025 to June 2025
- General discussion of updates to the Zoning Ordinance

Be it Resolved by the Medford City Council that the Planning and Permitting Committee invite staff from the Office of Planning, Development, and Sustainability and Innes Associates, the Medford City Council's Zoning Consultant, to discuss our upcoming comprehensive review and update of the Zoning Ordinance.

Vice President Collins moved to refer the paper to the Planning and Permitting Committee (Councillor Scarpelli second)—referred to the Planning and Permitting Committee.

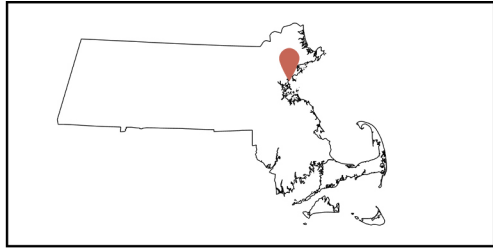
RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

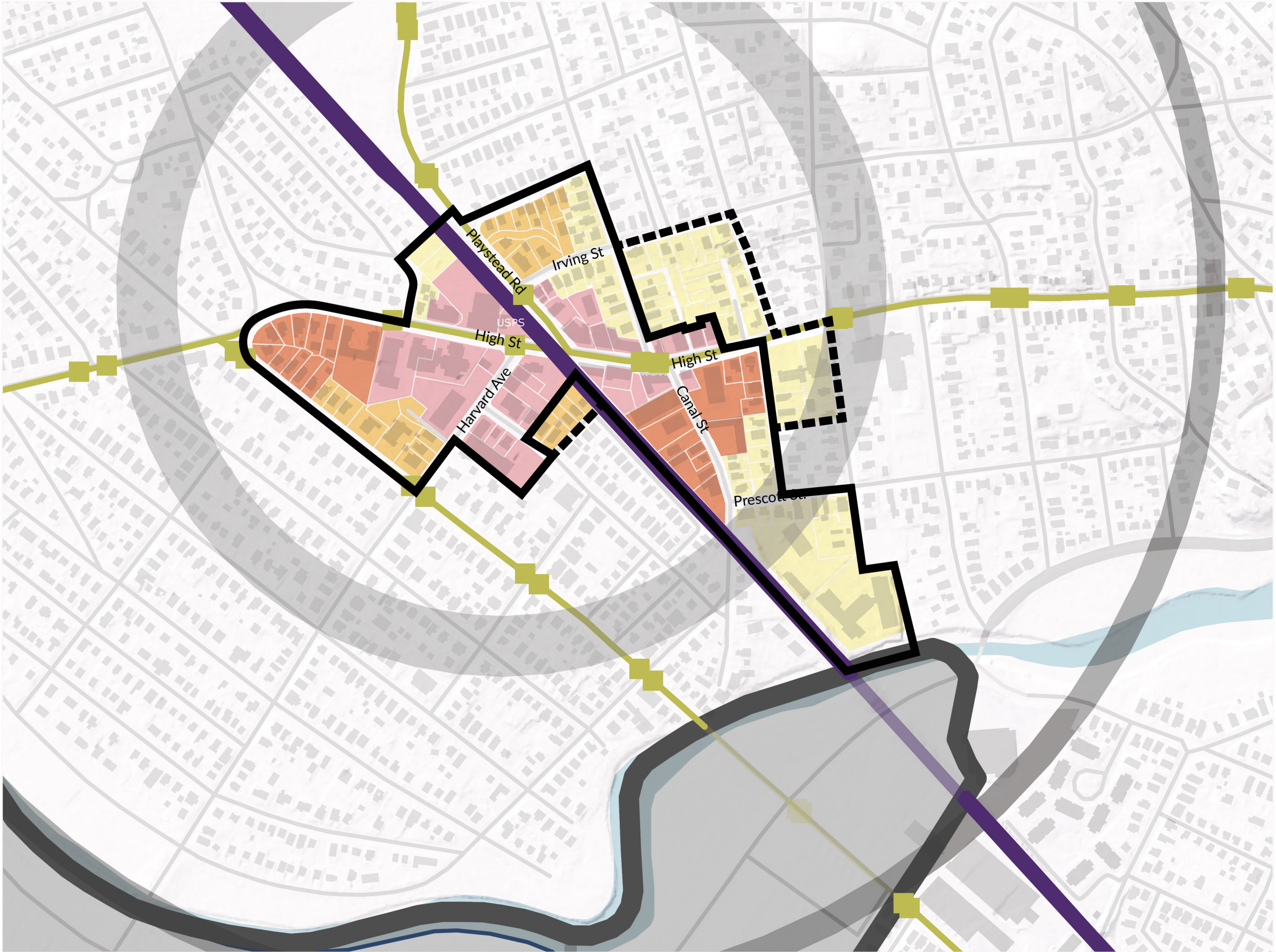
1. 10_WestMedfordSquare_ZoningMap_Existing_20250404
2. 10_WestMedfordSquare_ZoningMap_Proposal_20250404

West Medford Square Current Zoning



LEGEND

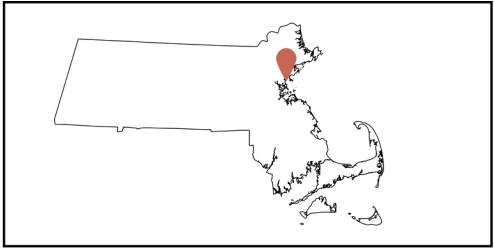
- Commercial 1:**
Residential building:
• 6 stories by right
Commercial building:
• 4 stories by right
Other permitted Structures
• 15 stories by right
- General residential**
• Single-unit Dwelling
• 2-Units Dwelling
• ADU
- Single Family 1**
• Single-unit Dwelling
• ADU
- Apartment 1**
Residential building:
• 3 stories by right
Commercial use:
• NOT allowed



This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".

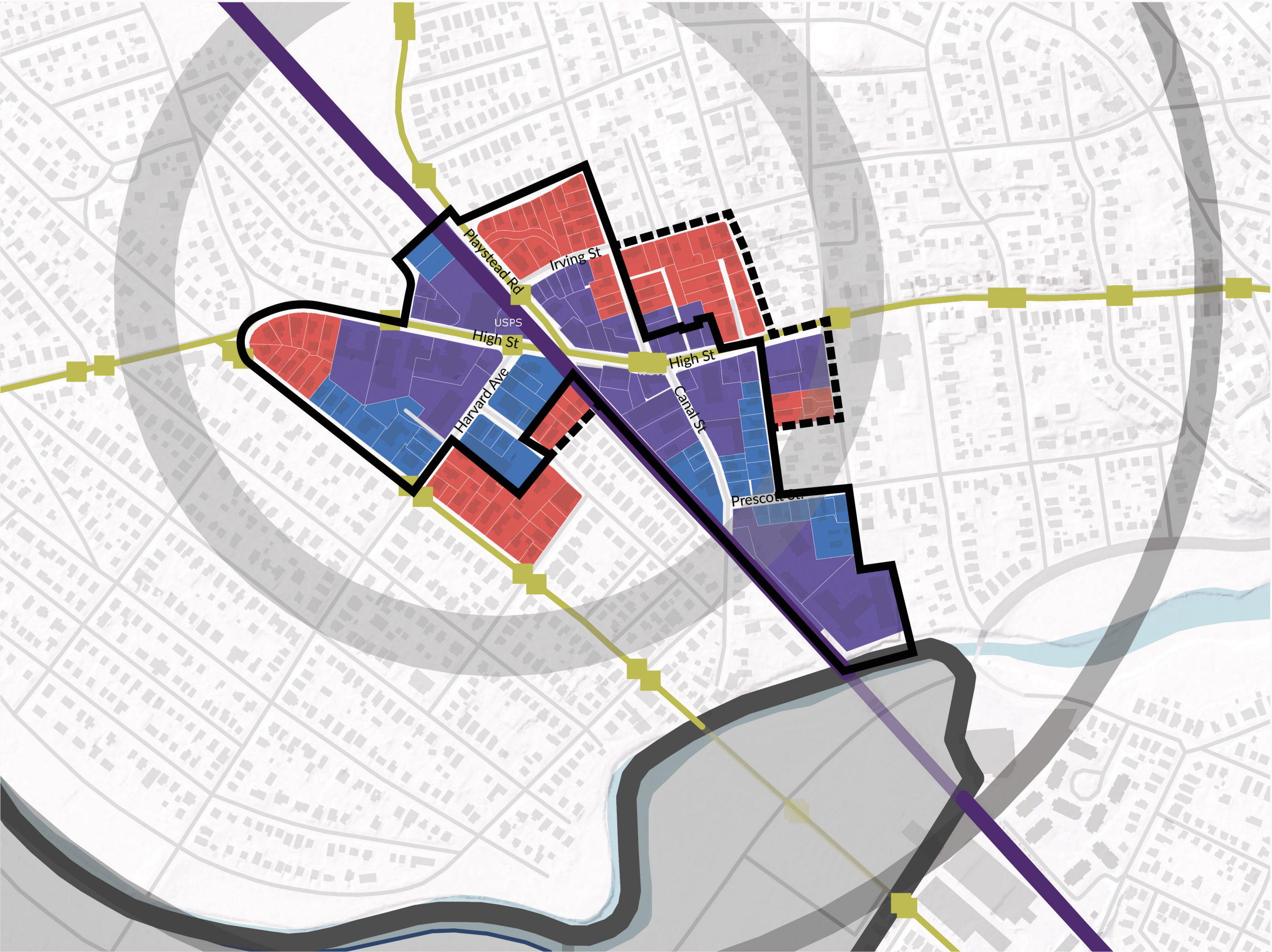


West Medford Square Zoning Proposal



LEGEND

-  **Mixed-Use 2A**
Mid Scale.
4 stories by right + 2 IZ
-  **Mixed-Use 2B**
Mid-High Scale.
6 stories by right + 2 IZ
-  **Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple Unit Dwelling (>6 units)
 - ADU (1/2/3-unit Dwelling)



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