



Medford City Council
Medford, Massachusetts

The Fifth Regular Meeting March 10th, 2026

This meeting took 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.

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

CALL TO ORDER

President Bears called the meeting to order at 7:05 P.M. on March 10th, 2026, in the City Council Chamber on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom.

ROLL CALL

Present: President Bears; Councilor Callahan; Vice President Lazzaro; Councilor Leming; Councilor Mullane; Councilor Tseng. Councilor Scarpelli (absent) Inside the Rail: Acting City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS AND RECORDS

The Records of the Meeting of February 24, 2026 were passed to Councilor Tseng

Councilor Tseng motioned to Approve (seconded by Councilor Callhan) – Approved on a Voice vote of Six in favor, Zero opposed (Scarpelli Absent)

The Records of the Special Joint Meeting of March 3, 2026 were passed to Councilor Leming

Councilor Leming motioned to Approve (seconded by Councilor Tseng) – Approved on a voice vote of Six in favor, Zero opposed (Scarpelli Absent)

Reports of Committees

26-053 - Offered by Isaac Bears, Council President

Councilor Tseng motioned to Approve (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in favor, Zero opposed (Scarpelli Absent)

HEARINGS

26-025 - Petition for Grant of Location - National Grid (57 Swan Street)



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
March 10, 2026	
AGENDA ITEM	
26-025 - Petition for Grant of Location - National Grid (57 Swan Street)	
FULL TEXT AND DESCRIPTION	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	

Councilor Tseng motioned to Accept and place on file (seconded by Vice President Lazzaro) – Approved on a Voice vote of Six in favor, Zero opposed (Scarpelli Absent)

MOTIONS, ORDERS, AND RESOLUTIONS

26-054 - Offered by Matt Leming, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
March 10, 2026	Matt Leming, City Councilor

AGENDA ITEM

26-054 - Resolution to Request Snow Clearance Solutions on Roadways Outside 553-569 Winthrop Street

FULL TEXT AND DESCRIPTION

WHEREAS The area outside 553-569 Winthrop Street is an extended area of road that is technically a driveway;

WHEREAS The Department of Public Works no longer plows driveways, though it will plow public and private ways;

WHEREAS The residents of 553-569 Winthrop have made every effort to secure private snowplows, though the angle of their roadways have discouraged all private contractors from taking up the job;

WHEREAS The recent lack of clearance on this extended roadway and the inability to secure private plowers has led to safety issues for the residents living there;

BE IT THEREFORE RESOLVED That the City of Medford request clarification on the following options from legal counsel, the Department of Public Works, and our Honorable state delegation on the three paths forward:

- Guidance to residence on the steps required and costs of reclassifying certain areas of their driveway to a private way;
- Submission of a Home Rule Petition allowing the City to plow any roadways of a certain length;
- Revision of the City's contracts with snow plowers to allow residents to secure the same services during a snow storm;

BE IT FURTHER RESOLVED that representatives from the Department of Public Works and interested residents of 553-569 Winthrop be invited to the City Council to discuss this issue.

Addressing the Council:

Tim McGivern DPW Commissioner
Erin Glabets 569 Winthrop Rd
John Hanse 553 Winthrop Rd
Ishan Gupta 563 Winthrop Rd
Shreya Bhattach 555 Winthrop Rd
Alicia Hunt Plan, Dev. & Sustainability Director

Councilor Leming Amendments:

Motion to have City Administration look into a Liability waiver for residents to sign.

Motion to have City Administration look into a contractual change with the contracted plow companies to allow residents to get driveway plowed

On The motion by Councilor Leming amended by Councilor Leming as Amended by Vice President Lazzaro to send to DPW Committee (seconded by Councilor Mullane) - Vice President Lazzaro motioned to Approve (2nd by Councilor Tseng) – Approved on a Voice Vote of Six in Favor, Zero opposed (Scarpelli Absent)

Councilor Tseng motioned to have sponsor read resolution (seconded by Councilor Mullane) – Approved on a Voice vote of Six in Favor, zero opposed (Scarpelli Absent)

26-055 - Offered by Anna Callahan, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
March 10, 2026	Anna Callahan, City Councilor

AGENDA ITEM

26-055 - Motion to Properly Fund Medford's Tree Canopy

FULL TEXT AND DESCRIPTION

Whereas the goal of government of the City of Medford is to create a sustainable, vibrant, and equitable community through focused investment in housing, economic development, and infrastructure as stated in our 30-year Comprehensive Plan,

Whereas Medford's tree canopy is a vital part of the City's infrastructure that helps to create our sustainable, vibrant, and equitable community and has a replacement value of \$21,822,291,

Whereas climate change exacerbates flooding and summer heat,

Whereas Medford's urban tree canopy reduces surface temperatures by up to 20°F in shaded areas, cleans the air, reduces flooding and enhances public health,

Whereas in Medford, our 9,866 public trees mitigate 2,245,080 gallons of stormwater each year, sequester 211,980 pounds of carbon each year, remove 6,060 pounds of air pollutants each year, and store a cumulative 11,353,660 pounds of carbon over their lifetime,

Whereas tree-lined streets are linked to increased walking activity and improved physical and mental health.

Whereas trees provide important services to the City and its residents, and are a public good, whether they are on private property or public property,

Whereas the residents of the city are adversely impacted by the hot summers, flooding, and air pollution,

Whereas Environmental Justice (EJ) communities often have less canopy, fewer green spaces, lower air quality, and higher summer heat, than other areas of the city and have experienced a greater rate of canopy loss over time,

Whereas a predominance of pavement and buildings and lack of trees and green space results in heat islands, which are areas of extreme heat,

Whereas the city now has an inventory of trees that shows the condition of each tree on its streets and in its parks, and an Urban Tree Management Plan,

Whereas the city's tree canopy in City Rights-of-Ways declined at a rate of 1.67% per year from 2015 to 2021,

Whereas the canopy coverage in Medford's urbanized areas was approximately 35% citywide in 2015 and is now approximately 20%,

Whereas the city removes more trees than it plants per year,

Whereas the city has 912 vacant planting sites and 424 sites with stumps that are suitable for trees on city streets, and 9,880 public trees on Medford-owned land or within the public right-of-way, as surveyed in the Medford Tree Inventory,

Whereas a diverse canopy is a resilient canopy, and whereas, in contrast, Medford's canopy has a preponderance of two species, Norway maples (21.3%) and Callery pear (17.9%), which are invasive, nonnative and on the State's Prohibited Plant List,

Whereas tree canopy is declining citywide, with the greatest losses in residential, right-of-way, and Environmental Justice areas where heat and flooding risks are highest,

Whereas the City's trees are stressed by periodic droughts that are exacerbated by climate change and this stress weakens and kills trees and whereas these problems can be mitigated with appropriate care,

Whereas all recently planted trees need water,

Whereas pruning is necessary to improve the longevity of older trees and the proper growth of young trees,

Whereas increasing resources for planting and managing the urban forest could stem the decline of our valuable tree canopy,

Whereas facilitating the planting of trees on city streets by volunteers could save the city money because contractor-planted ball and burlap trees cost seven to ten times the cost of bare root trees planted by volunteers,

Whereas if Medford increases its annual public tree planting of 200 trees by the end of 2025, maintaining 22% canopy cover on City-managed land by 2030 would require planting roughly 840 trees annually for the next five years,

Whereas the requirements for volunteer planting of trees include identifying a site or sites that are amenable to group planting of trees, a city requirement for liability insurance by the volunteer group, a requirement for informed supervision of volunteer planting, a commitment of the city to water the trees that are planted,

Whereas if Medford increases its annual citywide tree planting of 200 trees by the end of 2025, maintaining 20% canopy cover in urbanized lands by 2030 would require planting roughly 2,360 trees annually for the next five years; now, therefore:

Be it resolved that the City Council urge the administration to fund the full implementation of the Urban Tree Management Plan,

Be it further resolved that the City Council will embed tree and canopy protection requirements into zoning,

Be it further resolved that the City Council urges the administration to embed tree and canopy protection requirements into permitting, capital projects, development processes and resource allocation, development review processes and all relevant City decisions and policies throughout the budgeting, management and administration of the city,

Be it further resolved that the City Council will set a goal of 35% canopy cover in residential areas to be achieved in the next 10 years,

Be it further resolved that the City Council request that the administration allocate resources in the upcoming budget to hiring additional staff or contracting to prune, water and care for the City's trees in regular maintenance cycles, and annually update the tree inventory,

Be it further resolved that the City Council request that the administration allocate resources in the upcoming budget to watering trees planted in the last three years and large trees that the city tree inventory has shown to be in fair to poor condition, on a weekly basis in dry periods during the growing season,

Be it further resolved that the City Council request that the administration obtain yearly LIDAR aerial photography datasets to enable it to monitor the tree canopy throughout the city and assess progress toward goals,

Be it further resolved that the City Council request that the administration allocate resources to ramp up municipal tree planting from 200 to 400 trees per year by 2027,

Be it further resolved that the City Council request that the administration allocate resources in the upcoming budget to foster the volunteer planting of city trees through partnerships with community organizations, by enhancing its budget for trees that are planted by volunteers, by identifying appropriate species for particular tree pits, by ensuring that the appropriate liability insurance can be obtained and funding it if necessary, by agreeing upon protocols for planting trees with appropriate supervision, and otherwise removing barriers and obstacles to volunteer planting, such that volunteers can plant trees by fall of 2026,

Be it further resolved that the City Council request that the administration prioritize locations for planting trees, especially trees that will be large in areas of low canopy, and especially in Management Zones 2 and 3, which roughly encompass the neighborhoods of Wellington, East Medford, Hillside, and South Medford as described in the Urban Forest Management Plan.

Addressing the Council:

Tim McGivern DPW Commissioner
Nick Gurleo 40 Robinson Rd
Robert Carney 50 Hicks Av

Councilor Callahan motioned to Approve (seconded by Councilor Tseng) – Approved on a Voice vote of Six in Favor, Zero opposed (Scarpelli Absent)

COMMUNICATIONS FROM THE MAYOR

26-051 - Submitted by Mayor Breanna Lungo-Koehn



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
March 10, 2026	
AGENDA ITEM	
26-051 - Board and Commission Appointments	
FULL TEXT AND DESCRIPTION	
Re-appointments <ul style="list-style-type: none">• Jennifer Keenan - Historical Commission• John Lopes - Board of Assessors	
New Appointments <ul style="list-style-type: none">• Sara Berndt - Historical Commission• Henry Milorin - Council on Aging• John Dubuc - Water and Sewer Commission• William Williams - Parks Commission	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
<ol style="list-style-type: none">1. William Williams2. John Dubuc	

Dear President Bears and City Councilors:

I understand that there were some concerns discussed at the City Council meeting on Tuesday, February 24th with respect to Resolution Numbered 26-051. There is a bit of background here, so we'd like to share some of our perspectives and how Sara Berndt was sworn in to help clarify the limited information that appeared to have been discussed or shared with the Council at that meeting.

First of all, the Charter states, in part:

Section 2-9: CITY COUNCIL CONFIRMATION OF CERTAIN APPOINTMENTS

The mayor shall refer to the city council and simultaneously file with the city clerk the name of each person the mayor desires to appoint as a member of a multiple-member body for whom no other method of appointment or selection is provided by charter. Appointments made by the mayor shall become effective on the thirtieth day after the date on which notice of the proposed appointment was filed with the city clerk unless rejected by a majority vote of the city council within 30 days of such filing and such rejection shall not be unreasonably withheld.

This language establishes what is commonly understood as a "negative consent" system, meaning that appointments automatically take effect unless affirmatively rejected by a majority vote of the City Council within the prescribed 30-day period.

I will note that a "referral" can be as simple as an email. Furthermore, the Council's role in accordance with the above is to determine if it wishes to "reject" such an appointment. Nowhere in the Charter are there any prescriptions on materials or information that shall be submitted by the Mayor, such as resumes or compelling interested parties to appear at a meeting. That said, we are happy to provide resumes for candidates who submit one to us, along with their one-page application. The Mayor reached out to President Bears to try to discuss these points and the procedure and at the time, and at the time we understood the response to mean that the Council President would place the proposed appointments on the Council agenda as part of the Council's process.

It is also important to note that the attached memorandum by Managing Attorney Lauren Goldberg, which was provided to President Bears, Councilor Tseng, and two School Committee members in December states, in part:

"the provisions of Article II will apply to the City Council elected for a term beginning on the first Monday in January, 2028...Appointments by the Mayor to multiple-member bodies whose appointments are not otherwise addressed in the Charter will take effect 30 days after notice is submitted to the Council, unless sooner rejected by the Council."

As stated in Managing Attorney Goldberg's memo, the provisions of the above referenced section do not go into effect until 2028. The Mayor, President Bears, Councilor Tseng, Vice Chair Graham, SC Member Ruseau, and I met on December 22nd, and discussed the memo with Managing Attorney Goldberg, former Chair Milva McDonald, and the Collins Center's Stephen McGoldrick. Between the Mayor and the City Council members, we effectively agreed to disagree, as the City Councilors on the call were not accepting of the 2028 implementation date. In good faith, the Mayor agreed to "refer" appointments to the City Council and did so.

Sara Berndt was appointed early on in these discussions, while some of the earlier disagreements were in play (before we heard of some of the most recent expectations of formal letters being drawn up, resumes being submitted, and individuals appearing at Council meetings). Director Colaianni sent an email on January 7th, with a note that an appointment would occur if there were no

objections. One member asked some questions but ultimately said that they were okay with the appointment proceeding. Sara was appointed 30 days later.

We have demonstrated that we are willing to work with the Council on this issue, in an open and transparent manner, and therefore we believe it is important to re-establish the history of the discussions, the legal guidance provided, and the good-faith steps taken by the Mayor's Office to comply with both the Charter and the evolving interpretation of its implementation timeline.

We would also respectfully ask the Council to recognize that the additional requests that have been made of our office go above and beyond the provisions set forth in the Charter and, in practice, make the work of our office unnecessarily onerous. While we remain committed to transparency and collaboration, imposing requirements that are not prescribed by the Charter creates procedural burdens that were neither contemplated nor required under the governing framework.

We ask that the City Council acknowledge the limits of its role as defined in the Charter, adhere to the process as written, and work with the Mayor's Office in a manner that is consistent with both the letter and the intent of the Charter so that appointments may proceed efficiently and without the imposition of additional, extra-charter requirements.

Sincerely,

Nina

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Nina Nazarian
Chief of Staff | Office of Mayor Breanna Lungo-Koehn
City of Medford
85 George P. Hassett Drive, Medford, MA 02155
781-393-2408
nnazarian@medford-ma.gov
she/her/hers

Councilor Leming Motioned to Accept and place on file Lopes, Williams, Dubuc, Milloran & Keenan (seconded by Councilor Callahan) – Approved on a Roll call vote of Five in favor, Zero opposed, Absent (Lazzaro, Scarpelli)

Councilor Leming motioned to sever and reject Sara Berndt, suspend rule 29 with resubmission with provided subject materials (seconded by Vice president Lazzaro) – Approved on a Roll call vote of Four in favor, Two opposed (Tseng, Bears), Absent (Scarpelli)

26-056- Submitted by Mayor Breanna Lungo-Koehn



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

March 4, 2026

Via Electronic Delivery

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

Re: Capital Stabilization Fund Appropriation Requests

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves the following appropriations from the Capital Stabilization Fund:

- New gym floor at Recreation Center in the Chevalier, in the amount of One Hundred Sixty Thousand Dollars and Zero Cents (\$160,000.00); and
- A used Zamboni for the Recreation Department, in the amount of Nine Thousand Nine Hundred and Ninety-Five Dollars and Zero Cents (\$9,995.00).

Recreation Director Kevin Bailey will be available for questions on the above requests.

The Capital Stabilization Fund currently has a balance of \$10,133,846.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Addressing the Council:

Keving Bailey Recreation Director
Cindy Friends of Chevalier
Ken Friends of Chevalier
Tony Nganno 166 Lincoln Rd

Vice President Lazzaro motioned to Approve (seconded by Councilor Tseng) –
Approved on a Roll Call vote of Six in favor, Zero opposed (Scarpelli Absent)

26-057 - Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

March 3, 2026

Via Electronic Delivery

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

Re: Regulatory votes for the Medford Square Parcels Redevelopment Project

Dear President Bears and Members of the City Council:

After almost two decades of studies and plans, including recommendations from the Comprehensive Plan in 2022 and a Medford Square Municipal Lots Disposition Engagement Effort in 2023, the City released a Request for Proposals in 2024 to redevelop the three city-owned lots in Medford Square along Clippership Drive. As has been previously presented to this august body, Transom Real Estate has been selected as a partner for this redevelopment.

We respectfully request and recommend that your Honorable Body approve the following language that has been provided by KP Law as a required step that is now necessary in this process:

CITY COUNCIL VOTE

Ordered that:

- (a) The City-owned parcels of land described below are hereby declared surplus to the needs of the City and are available for disposition by long-term ground lease, which parcels are located on Riverside Avenue and Clippership Drive and are identified more particularly as follows: Lot A (comprising of Assessor's Parcels M-09-6C, M-09-6D, O-10-4, O-10-4A, O-10-4B, and O-10-8), Lot B (comprising of Assessor's Parcels M-09-13A, M-09-15, and M-09-16, and Lot C (comprising of Assessor's Parcels M-09-17, M-09-20, M-09-21, M-09-22, and M-10-1A) (collectively, the "City Property");
- (b) The care, custody and control of the City Property is hereby transferred from the board or officer having charge thereof for the purposes for which the City Property is held to the Mayor for the purpose of leasing;
- (c) Authorize the Mayor to lease the City Property pursuant to a 99-year ground lease to Transom Real Estate, LLC or an affiliate on such terms and conditions as the Mayor

deems appropriate, which may include a Site Control Agreement, setting forth the terms and conditions pursuant to which the City will lease the City Property, and a Land Development Agreement, setting forth terms governing the construction and development of the City Property; and, further,

- (d) Authorize the Mayor to take any and all actions as may be necessary or appropriate to promote the development of Medford Square, including, without limitation, acquiring rights in the City Property and/or portions thereof by eminent domain for the purpose of perfecting the City's title to the same, granting such easements on the City Property as may be necessary or appropriate to serve the proposed development, and entering into any and all agreements as may be necessary or appropriate to accomplish the foregoing.

Alicia will be present to answer any questions with regard to this request. Additionally, Shirin Evertt, Esq of KP Law, and Peter Spellios, Principal of Transom Real Estate, will also be available via zoom.

Thank you for your consideration.

Respectfully submitted,

Breanna Lungo-Koehn

Alicia Hunt

Mayor

Director of Planning, Development & Sustainability

Addressing the Council:

Alicia Hunt PDS Director
Shirin Everett KP Law
Andrew Castinetti

Councilor Tseng motioned to Amend and add Parcel M096b

Vice President Lazzaro motioned to Approve as amended by Councilor Tseng (seconded by Councilor Callahan) – Approved on a Six in favor, Zero opposed (Scarpelli Absent)

26-058 - Submitted by Mayor Breanna Lungo-Koehn



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

March 4, 2026

Via Electronic Delivery

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

Re: Medford Square City Hall Overlay District Zoning Amendment

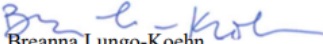
Dear President Bears and Members of the City Council:

Please see the enclosed proposed Medford Square City Hall Overlay District Zoning Amendment for the parcels that are the subject of the Medford Square Parcel Redevelopment Request for Proposals issued in the fall of 2024. This overlay will facilitate the project presented by Transom Real Estate, LLC (Transom). Also enclosed is a letter from Nutter McClennen & Fish LLP, which represents Transom.

Director of Planning, Development & Sustainability Alicia Hunt, Attorneys Shirin Everett and Robin Stein of KP Law and Transom Principal Peter Spellios will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosures



Valerie A. Moore
Direct Line: (617) 439-2233
Fax: (617) 310-9233
E-mail: vmoore@nutter.com

March 3, 2026
127460-1

Via Electronic Mail

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

Re: Petition for Medford Square Overlay District Zoning Amendment and Zoning Map Amendment

Dear Members of the City Council:

Nutter McClennen & Fish LLP represents Transom Real Estate, LLC ("Applicant"). With the consent of the City of Medford as owner of the underlying parcels of land ("Petitioner"), pursuant to M.G.L. c. 40A, § 5, the Applicant and the Petitioner request that the City Council amend the text of the Medford Zoning Ordinance to create the Medford Square Overlay District as proposed in the enclosed text amendment and amend the Medford Zoning Map to apply the Medford Square Overlay District to the parcels of land listed on the enclosed map amendment.

Following a competitive request for proposals process, the Applicant was selected by the City of Medford as the successful bidder for the redevelopment of certain City-owned parcels of land in Medford Square. The Applicant presented a vision for the parcels, including multifamily housing, a new grocery store, a café, a parking garage and public art (the "Project").

In order to facilitate the construction of the Project, the Applicant proposes to amend the City's Zoning Ordinance to create an overlay district which will allow the proposed uses and the structures as-of-right, subject to site plan review by the Community Development Board. The proposed overlay is generally consistent with the draft zoning that is undergoing a public hearing process for Medford Square. We have proposed an overlay so that if changes to the proposed zoning are made during that public hearing process, the Applicant's project will not be impacted by those changes. As the Applicant and the City advance their discussions and thus the Applicant advances its plans, the proposed overlay will provide certainty to both the Applicant and the City as to what is allowed and what requirements must be met for the development.



March 3, 2026
Page 2

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,



Valerie A. Moore

VAM:
Enclosures

cc: Peter Spellios
Maxwell Cassidy
Alicia Hunt

7871832.1

Addressing the Council:

Alicia Hunt PDS Director
Robin Stein KP Law
Valerie Moore Nutter McCleannan & Fish
Nick Gurleo 40 Robinson Rd

Vice President Lazzaro motioned to refer to the CDB (seconded by Councilor Tseng) –
Approved on a Voice vote of Six in favor, Zero opposed (Scarpelli Absent)

Public Participation Opened @ 10:20p

Public Participation Closed @ 10:21p

ADJOURNMENT

Vice President Lazzaro motioned to Adjourn (seconded by Councilor Tseng) –
Approved on a Voice vote of Six in Favor, Zero opposed (Scarpelli Absent)

Respectfully Submitted

Richard Eliseo Jr.
Acting City Clerk