



Medford City Council  
Medford, Massachusetts

## **The Fifteenth Regular Meeting, September 9, 2025**

### **City Council**

Isaac B. “Zac” Bears  
Anna Callahan  
Kit Collins  
Emily Lazzaro  
Matt Leming  
George A. Scarpelli  
Justin Tseng

Zoom Link: <https://us06web.zoom.us/j/85496222763>

- Call-in Number: +13126266799,,85496222763#

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

To submit written comments, please email [AHurtubise@medford-ma.gov](mailto:AHurtubise@medford-ma.gov).

### **CALL TO ORDER**

President Isaac “Zac” Bears called the meeting to order at 7:00 P.M. on September 9, 2025 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: Councillor Callahan; Vice President Collins; Councillor Lazzaro; Councillor Leming; Councillor Scarpelli; Councillor Tseng; President Bears. Inside the Rail: Assistant City Clerk Richard Eliseo Jr.

### **25-137 Offered Councilor Emily Lazzaro and President Bears**

### **Resolution to Celebrate National Recovery Month**

Councilor Lazzaro moved to approve (Councilor Callahan second)—approved on a Voice vote of seven in favor and zero opposed. Motion Passed.

### **Records:**

The Records of the Meeting of August 5, 2025 were passed to Councilor Scarpelli.

Councilor Scarpelli moved to table the records (Vice President Collins seconded) approved on a Voice vote of seven in favor and zero opposed.

## **Refer to Committee for Further Discussion**

### **25-138 Offered by Councilor Lazzaro and Councilor Tseng**

#### **Resolution to Hold Immigration Enforcement Accountable to Medford Residents**

President bears spoke on the motion to refer to Public Health and Community Safety committee.

Councilor Tseng moved to approve (Councilor Lazzaro seconded) approved on a voice vote of seven in favor zero opposed.

### **25-139 Offered by Councilor Lazzaro and Councilor Tseng**

#### **Resolution to Assist Medford Residents in Accessing Social Services**

President Bears spoke on the motion to refer to Public Health and Community Safety committee.

Councilor Lazzaro moved to approve (Councilor Leming seconded) approved on a voice vote of seven in favor zero opposed.

## **HEARINGS**

### **25-130 Offered by City Clerk Office**

#### **Petition for Grant of Location - National Grid (136 to 190 Boston Ave)**

**PETITION FOR GRANT OF LOCATION,  
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,  
PROPOSED IINSTALL OF NEW GAS MAIN BETWEEN 136-190 BOSTON AV.  
(NATIONAL GRID PLAN: WO-1491849)  
MEDFORD, MASSACHUSETTS  
CITY CLERK'S OFFICE**

You are hereby notified that by order of the Medford City Council, the Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, and via Zoom on Tuesday, September 9<sup>rd</sup> at 7:00 p.m., a link to be posted no later than Friday, September 5<sup>th</sup>, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to Install a new gas main, including necessary sustaining and protecting fixtures, located at 136-190 Boston Av.

Wherefore it requests that after due notice and hearing as provided by law, it be granted a GOL permit for a new gas main on Boston Av, together with such sustaining and protecting fixtures as it may find necessary for the transmission of gas, in accordance with Plan #WO-1491849 originally dated July 14<sup>th</sup>, 2025 and received and filed in the Office of the City Clerk on August 21<sup>st</sup>, 2025 and available for inspection in the Office of the City Clerk, Medford City Hall, Room 103, 85 George P. Hassett Drive, Medford, Massachusetts 02155.

The following are the streets and highways referred to: in Plan #WO-1491849 136 – 190 Boston Av. National Grid to install a new gas main as depicted on the plan.

The Engineering Division recommends that this grant of location be approved with the following conditions:

1. The Grant of Location (GOL) is limited to approximately 125 feet of dual (x2) 8-inch gas main within the southernmost sidewalk across the Boston Avenue bridge as depicted on the Plan.
2. Before starting work, the contractor shall notify Dig safe and shall obtain all applicable permits from the Engineering Division. The project must obtain a Trench Permit pursuant to Section 74-141 of the City Ordinances prior to commencing work.
3. No other utility structures, conduits, duct banks, pipes, or any other appurtenances are adversely impacted. National Grid shall ensure that all sewer, water, and drain lines are marked prior to any excavation.
4. The project site must be swept after installation (or daily) and shall be kept free of debris for the duration of the installation.
5. At least 72-hours prior to the start of the project, National Grid must coordinate abutter communications with the Director of Communications and submit any required information that may be requested to effectively inform the public.

**Approved – City Engineer**

Call 781-393-2425 for any accommodation/aids

s/Adam L. Hurtubise  
City Clerk

Plans can be viewed in the City Clerk's Office, 781-393-2425.

President Bears opened public comment at 7:18pm

Diana Cuddy from National Grid 170 Data Drive, Waltham, Massachusetts.

President Bears closed public comment at 7:19pm

Councilor Lemming moved to approve (Councilor Callahan seconded) approved on a roll call vote of seven in favor and zero opposed.

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

### **25-121 Offered by Councilor Scarpelli**

#### **Petition for a Common Victualler License - CB Scoops**

##### **Addressing the Council**

Steve Cachiola Owner

Councilor Scarpelli moved to approve (Vice President Collins seconded) approved on a roll call vote of seven in favor and zero opposed.

### **25-131 Offered by City Clerk Office**

#### **Petition for Amendment to Common Victualler License (Extended Hours) – Great American Beer Hall**

President bears opened public Participation at 7:40pm.

Addressing the Council:

John Shea Owner

Brian Arthur Owner

Carol O'Brien 49 Hancock Street.

Mathew Anders White Street

Micha Kessel 499 Main Street

Economic Development manager Sal Distefano

President Collins moved to approve amended with 30,90,180 day review (Councilor Leming Seconded) approved on a roll call vote of Five in affirmative and Two in the negative (Councilor Scarpelli and Callahan).

### **25-132 Offered by Councilor Scarpelli**

#### **Petition for a Common Victualler License – Localito**

##### **Addressing the Council**

Alvaro Owner

Councilor Scarpelli moved to approve (Councilor Tseng seconded) approved on a roll call vote of seven in favor and zero in the negative.

### **25-133 Offered by Councilor Scarpelli**

#### **Petition for a Common Victualler License - Inspire Café**

Councilor Scarpelli moved to approve (Councilor Leming seconded) approved on a roll call vote of seven in favor and zero in the negative.

### **25-134 Offered by Councilor Scarpelli**

#### **Petition for a Common Victualler License – Sidebar**

##### **Addressing the Council**

Jennie McPherson Owner

Councilor Scarpelli moved to approve (seconded by Councilor Leming) approved on a roll call vote of seven in favor and none in the Negative.

Vice President Collins moved to suspend the rules to take **25-141** and **25-142** out of order (Councilor Leming Seconded) approved on a voice vote of seven in favor zero opposed.

#### **COMMUNICATIONS FROM THE MAYOR**

### **25-141 Offered by Mayor Breanna Lungo-Koehn**

#### **Medford Affordable Housing Trust Fund Board Appointment - Teda DeRosa**

Councilor Lazzaro moved for approval (Councilor Tseng seconded) approved on a voice vote of seven in favor and zero opposed.

### **25-142 Offered by Mayor Breanna Lungo-Koehn**

#### **Medford Community Preservation Committee Appointment - Myisha Majumder**

Councilor Callahan moved to approve (Councilor Tseng seconded) approved on a voice vote of seven in favor and zero opposed.

Councilor Scarpelli moved to take 25-140 out of order (Councilor Tseng seconded) approved on a voice vote of seven in favor and zero opposed.

### **25-140 Offered by Mayor Breanna Lungo-Koehn**

#### **Capital Stabilization Fund and Water & Sewer Capital Stabilization Fund Appropriation Requests.**

President Bears Moved to approve (VP Collins seconded) approved on a roll call vote of seven in favor and zero opposed.

Councilor Tseng moved to approve executive session (councilor Lazzaro seconded) approved on a voice vote of Seven in favor and zero opposed.

**25-144 Offered by Mayor Breanna Lungo-Koehn**

**Litigation Settlement - Request for Executive Session (Votes May Be Taken)**

Councilor Lazzaro moved for approval of executive session (Vice President Collins seconded) approved on a Roll call vote of seven in favor and zero opposed.

**EXECUTIVE SESSION**

Councilor Scarpelli moved for approval to reconvene (Vice President Collins seconded) approved on a voice vote of seven in favor and zero opposed.

**RECONVENED REGULAR SESSION**

**25-103 Offered by Vice President Collins**

**Proposed Amendments to the Medford Zoning Ordinance - Other Corridors Districts (for referral to the Community Development Board).**

Vice President Collins (Councilor Lazzaro seconded) Tabled on a voice vote of seven in favor and zero opposed.

**25-124 Offered by Councilor Callahan, and Vice President Collins**

**Tree Committee Ordinance**

Councilor Callahan moved to approve (Councilor Leming seconded) Tabled on a voice vote of seven in favor and zero opposed.

**25-135 Offered by Vice President Collins**

**Resolution to Support the Fostering Artificial Intelligence Responsibility Act**

Addressing the council

Micah Kesselman, 499 main street

Vice President Collins moved to approve (Councilor Tseng seconded) approved on a voice vote of seven in favor and zero opposed.

**25-136 Offered by Councilor Leming**

**Resolution to Update Inclusionary Zoning for Fractional Affordable Housing Incentives**

Councilor Leming moved to refer to Planning and Development (Councilor Callahan seconded) approved on a voice vote of seven in favor and zero opposed.

**COMMUNICATIONS FROM THE MAYOR**

**25-143 Offered by Mayor Breanna Lungo-Koehn**

**Approval of Funding for Law Department Claim Over \$2,500 - Judith Dean for \$3,448.36**

Vice President Collins moved to approve (Councilor Callahan seconded) approved on a roll call vote of seven in favor and zero opposed.

**25-145 Offered Mayor Breanna Lungo-Koehn**

**Request for Food Truck Permit for "Chicken and Rice Guys" - September 27, 2025 at Mystic River Celebration**

Councilor Scarpelli Moved for approval (Vice President Collins seconded) approve on a voice vote of seven in favor and zero opposed.

**PUBLIC PARTICIPATION**

Micah Kesselman

President Bears closed Public Participation

**Adjournment:**

Vice President Collins moved to adjourn at 10:01 p.m. (Councilor Lazzaro seconded)—approved on a voice vote of seven in favor and zero opposed.

President Bears adjourned the meeting at 10:02 p.m.

Respectfully Submitted  
Richard Eliseo Jr  
Assistant City Clerk

