

Office of Outdoor Advertising
Public Meeting

August 9, 2018

11:00 AM

State Transportation Building

10 Park Plaza

2nd Floor

Boston, MA 02116

Present:

John Romano, Executive Director

Office of Outdoor Advertising August 9, 2018

1 P R O C E E D I N G S

2

3 JOHN ROMANO: Good morning, everyone.
4 We're here for the August 9th public hearing for the
5 Office of Outdoor Advertising for MassDOT.

6 This meeting is accessible to people
7 with disabilities and individuals with limited English
8 proficiency. If you have filed a request with us for
9 assistive technology, sign language, alternative
10 format documents, an interpreter, translated
11 documents, or other such services to be available here
12 today, please see Lydia.

13 I do not believe we got any requests.

14 We also could make amplification
15 devices available if anybody needs them. Also, if you
16 need any other similar assistance to participate
17 today, let Lydia know. We will do our best to help
18 you. But, of course, if we know ahead of time, we can
19 make sure that we're likely to have those here for you
20 ahead of time.

21 Seeing none, we will continue on.

22 On the table to my left is a sign-in
23 sheet. If you didn't sign in on your way in, please
24 do so before you leave so you'll be part of the

Office of Outdoor Advertising August 9, 2018

1 record. There are copies of today's agenda as well as
2 regular session minutes from the July 12th meeting.

3 Speaking of which, the July 12, 2018
4 meeting, any questions, comments, concerns on the
5 minutes?

6 (No response.)

7 JOHN ROMANO: Seeing none, I will mark
8 those approved.

9 Going to the agenda, the first item,
10 application for new licenses. We have two. The first
11 one is Harbor Outdoor Advertising LLC, Richard J.
12 Valentine, 14 (sic) Wood Road, Braintree.

13 Is the proponent here?

14 BRIAN HANEY: Brian Haney on behalf of
15 Harbor Outdoor.

16 JOHN ROMANO: It appears that all the
17 paperwork is in order. The appropriate forms, the W-
18 9, and your certificate of good standing from the
19 Department of Revenue are all in order.

20 Do you have anything that you would
21 like to add at this time?

22 BRIAN HANEY: No, sir. At this time,
23 no further information.

24 JOHN ROMANO: Great. Thank you.

Office of Outdoor Advertising August 9, 2018

1 Any questions?

2 (No response.)

3 JOHN ROMANO: Seeing none, we will take
4 this under advisement and we will get back to you.

5 BRIAN HANEY: Thank you.

6 JOHN ROMANO: Okay. Next up we have
7 Motivate International, Inc. This is also a license
8 application. They are at 220 36th Street, Suite 3A/#93
9 -- a lot of numbers in that one -- New York, New York.
10 Mark Roberts is the contact.

11 Again, we have reviewed the paperwork.
12 The application is in order. We have the W-9. And we
13 also have the certificate of good standing, the
14 Department of Revenue.

15 Is anybody here for the proponent?

16 (No response.)

17 JOHN ROMANO: Okay. Seeing none. Any
18 questions on this?

19 (No response.)

20 JOHN ROMANO: Seeing none, we will take
21 this under advisement.

22 Okay. Next up on the agenda, we have
23 four applications for electronic permits. They are
24 for 611 and 613 Pleasant Street. I will do the 611

Office of Outdoor Advertising August 9, 2018

1 ones first and then we will do the next ones after
2 that. So, we'll do the pair.

3 So, the first two are for 611 Pleasant
4 Street in Weymouth. These are application numbers
5 2018D006 and D007.

6 Notification was provided to the mayor
7 and town clerk, both in May and July as these were
8 deferred from the July hearing to the August hearing.

9 Is the applicant present?

10 EDWARD O'SULLIVAN: Yes.

11 JOHN ROMANO: Please state your name.

12 EDWARD O'SULLIVAN: Edward O'Sullivan
13 and Pete McClary on behalf of Cove Outdoor.

14 JOHN ROMANO: Thank you, Ed.

15 Is there anyone here representing the
16 municipality where the sign is proposed?

17 (No response.)

18 JOHN ROMANO: Are there any abutters
19 present here today?

20 (No response.)

21 JOHN ROMANO: Is there anybody here
22 from the MassDOT District Office?

23 (No response.)

24 JOHN ROMANO: MassDOT Traffic

Office of Outdoor Advertising August 9, 2018

1 Operations? Thao?

2 THAO TRAN: I'm Thao Tran from the
3 Traffic and Safety Engineering Section of the MassDOT.

4 JOHN ROMANO: And, Thao, you guys
5 provided us with a memo, traffic, saying that no
6 additional traffic studies would be required. Is that
7 correct?

8 THAO TRAN: That is correct.

9 JOHN ROMANO: Mr. O'Sullivan, was
10 certified mail notice to abutters sent out by you at
11 least 30 days prior to submitting your application to
12 the OOA?

13 EDWARD O'SULLIVAN: Yes.

14 JOHN ROMANO: And I have -- you have
15 submitted with your package a copy of that letter and
16 the post office receipts. And I have those.

17 EDWARD O'SULLIVAN: Yes, sir.

18 JOHN ROMANO: Okay. Has the applicant
19 received any written comments in support or opposition
20 to these two boards?

21 EDWARD O'SULLIVAN: No, sir.

22 JOHN ROMANO: For the record, I want it
23 -- we'll give a copy of this for the transcript. We
24 did receive a letter kind of in opposition from Clear

Office of Outdoor Advertising August 9, 2018

1 Channel Outdoor. I will give Clear Channel an
2 opportunity at the end, along with any other abutters,
3 if you want to read it into the record. Or, if not,
4 we'll just send it in. Okay.

5 Mr. O'Sullivan, special permit or
6 variance. Based on reading the application and the
7 sign-off from Mayor Hedlund, this is signed off as in
8 conformity and did not need a special permit or a
9 variance. I do understand there was an agreement with
10 you and the Town, which the mayor has sent a note that
11 said that that was completed and that no special
12 permit or variance was needed.

13 EDWARD O'SULLIVAN: Yes, sir.

14 JOHN ROMANO: Okay. With that, I am
15 going to ask my field inspector, Marc Plante, to
16 please give his report.

17 MARC PLANTE: Thank you, John.

18 This is a digital application for a
19 monopole. It will be two sides, one facing south, one
20 facing north, adjacent to Route 3.

21 The area is of business character.
22 There are two businesses with 500 feet.

23 Spacing: There is no spacing issue.
24 There will be another sign to be built a total of a

Office of Outdoor Advertising August 9, 2018

1 thousand feet away. So, there's no spacing issue.

2 There are no parks, playgrounds, or
3 recreational lane adjacent within 300 feet. And this
4 particular site is conforming to the regulations.

5 JOHN ROMANO: Okay. Great. Thank you,
6 Marc.

7 Okay. Mr. O'Sullivan, is there
8 anything you would like to add to your applications at
9 this time?

10 EDWARD O'SULLIVAN: No, sir.

11 JOHN ROMANO: Okay. Thank you. You
12 know that should these permits be granted, per CMR
13 3.17, the various requirements for electronic permits,
14 including brightness, ten-second display, and your 15
15 hours of public service announcement requirement, of
16 which Mr. Kelleher will be in touch with you once we
17 get to that point.

18 EDWARD O'SULLIVAN: Yes, sir.

19 JOHN ROMANO: Okay. Are there any
20 comments, questions, or concerns from anybody in the
21 audience?

22 (No response.)

23 JOHN ROMANO: Okay. Seeing none, we
24 will take these under advisement and get back to you.

Office of Outdoor Advertising August 9, 2018

1 EDWARD O'SULLIVAN: Thank you.

2 JOHN ROMANO: Okay. We will now move
3 onto the next two applications, which are 613 Pleasant
4 Street in Weymouth, also Cove Outdoor. Okay. So
5 these are 2018D008 and D009. Notification, again, on
6 these were provided to the mayor and the town clerk in
7 both May and July for the same reason as the previous
8 two.

9 Is the applicant present?

10 EDWARD O'SULLIVAN: Yes, sir.

11 JOHN ROMANO: Again, Mr. O'Sullivan.

12 EDWARD O'SULLIVAN: Edward O'Sullivan
13 and Pete McClary on behalf of Cove Outdoor.

14 JOHN ROMANO: And is anybody here
15 representing the municipality where the sign is
16 proposed?

17 (No response.)

18 JOHN ROMANO: Are there any abutters
19 present?

20 (No response.)

21 JOHN ROMANO: Anyone from the District
22 office?

23 (No response.)

24 JOHN ROMANO: Anyone from MassDOT

Office of Outdoor Advertising August 9, 2018

1 Traffic? Thao.

2 THAO TRAN: Thao Tran.

3 JOHN ROMANO: Thao, again, similar to
4 the previous two, we were provided a memo from your
5 office and that no further traffic study is required
6 for this location as well. Is that correct?

7 THAO TRAN: Yes.

8 JOHN ROMANO: Thank you. Okay.

9 Mr. O'Sullivan, was certified mail
10 notice to abutters sent out by you at least 30 days
11 prior to submitting your application to the OOA?

12 EDWARD O'SULLIVAN: Yes, sir.

13 JOHN ROMANO: Thank you. And, again, I
14 do have copies of the certified post office receipts
15 as well as a copy of the letter.

16 EDWARD O'SULLIVAN: Yes, sir.

17 JOHN ROMANO: Have you received any
18 written comments in support or opposition to these two
19 applications?

20 EDWARD O'SULLIVAN: No, sir.

21 JOHN ROMANO: Again, the letter I
22 received this morning from Clear Channel is relating
23 to these two boards as well, so -- two applications, I
24 should say. And, again, we will give them to the

Office of Outdoor Advertising August 9, 2018

1 stenographer to be part of the record.

2 Special permit or variance: Reviewing
3 the application, similar situation as the previous two
4 that they're signed off by the mayor and signed off as
5 being in conformity. Again, there was an agreement
6 between you and the Town that the mayor's office did
7 say was complete, sent us a note on that. And,
8 therefore, they required no special permit or
9 variance. Is that correct?

10 EDWARD O'SULLIVAN: That is correct,
11 sir.

12 JOHN ROMANO: Again, I will have Mr.
13 Plante give his field inspection report.

14 MARC PLANTE: Thank you, John.

15 Yes, this is an application for a
16 monopole with two digital signs facing north and
17 south, adjacent to Route 3.

18 The spacing is over a thousand feet
19 from previous applications, so it makes it conforming.

20 It is a business character and there
21 are two businesses within 500 feet of the proposed
22 sign. There are no parks, playgrounds, recreational
23 land within 300 feet. So this particular site is also
24 conforming to the regulations.

Office of Outdoor Advertising August 9, 2018

1 JOHN ROMANO: Great. Thank you.

2 MARC PLANTE: Thank you.

3 JOHN ROMANO: Again, Mr. O'Sullivan,
4 should these be permitted, CMR 3.17, you'll need to
5 meet all the requirements, including the PSA
6 requirement as we spoke of previously.

7 EDWARD O'SULLIVAN: Yes, sir.

8 JOHN ROMANO: Okay. Anything else
9 you'd like to add to your application at this time?

10 EDWARD O'SULLIVAN: Not at this time.
11 Thank you.

12 JOHN ROMANO: Okay. Any questions,
13 comments, or concerns from the audience?

14 (No response.)

15 JOHN ROMANO: Seeing none, we will take
16 these under advisement and we will get back to you.

17 EDWARD O'SULLIVAN: Thank you.

18 JOHN ROMANO: Okay. Next, moving on,
19 we have four applications for the Town of Auburn.
20 They are in pairs, so we will do two at a time.

21 The first ones are Application
22 2018D015, 385 Southbridge Street. And this is -- the
23 nomenclature we're given is the western side of the --
24 because they're in a parking lot, versus the eastern

Office of Outdoor Advertising August 9, 2018

1 side. And these are proposed by Total Outdoor.
2 Application 2018D015 and D016. Notice was sent on 7/9
3 to the town manager and the town clerk by my office.

4 Is the applicant present?

5 DREW HOFFMAN: Yes.

6 JOHN ROMANO: Please identify yourself
7 for the record.

8 DREW HOFFMAN: Drew Hoffman, Total
9 Outdoor.

10 JOHN ROMANO: Is there anyone here
11 representing the municipality where the sign is
12 proposed?

13 (No response.)

14 JOHN ROMANO: Any abutters present?

15 (No response.)

16 JOHN ROMANO: No. Is anyone here from
17 the MassDOT District office?

18 (No response.)

19 JOHN ROMANO: Traffic Operations?

20 THAO TRAN: Yeah, Thao Tran from the
21 Traffic section.

22 JOHN ROMANO: Thao, you're the only one
23 who likes to come and visit with me.

24 (Laughter.)

Office of Outdoor Advertising August 9, 2018

1 Again, we did receive a memo from your
2 office and that there is no additional traffic study
3 required for these two applications. Is that correct?

4 THAO TRAN: That is correct, sir.

5 JOHN ROMANO: Okay. Thank you. Okay.

6 Mr. Hoffman, was certified mail notice
7 to abutters sent out by you at least 30 days prior to
8 submitting your application to my office?

9 DREW HOFFMAN: Yes, sir.

10 JOHN ROMANO: And I do have a copy of
11 the post office receipts and the letter that was sent
12 out. So, thank you for providing them.

13 Okay. Have you received any written
14 comments in support or opposition of this application?

15 DREW HOFFMAN: None.

16 JOHN ROMANO: We did receive a letter
17 from the Auburn Town Manager that's in support of the
18 two applications. So, we will make sure we give a
19 copy to the stenographer for the record of the
20 hearing.

21 DREW HOFFMAN: Thank you.

22 JOHN ROMANO: Okay. And upon reviewing
23 your application, it is signed off by the Town as in
24 conformance and did not require any special permit or

Office of Outdoor Advertising August 9, 2018

1 variance. Is that your understanding?

2 DREW HOFFMAN: Correct.

3 JOHN ROMANO: Okay. With that, I will
4 ask my inspector, Jason Bean, to give his field
5 report.

6 JASON BEAN: Yes, thank you, John.

7 This location at 385 Southbridge Street
8 in Auburn is a double-sided monopole facing the Mass.
9 Pike. This is to construct a new structure.

10 No issues with spacing, parks,
11 recreational areas. The zoning is correct. There's
12 two businesses within 500 feet.

13 It will be a 14x48, both sides facing
14 west and east. And, at this time, there are no
15 issues.

16 JOHN ROMANO: Okay. Great. Thank you
17 very much.

18 Mr. Hoffman, is there anything you
19 would like to add at this time to your application?

20 DREW HOFFMAN: No, sir.

21 JOHN ROMANO: Okay. As a reminder,
22 like with the last applicant, CMR Section 3.17 for
23 electronic permits, you need to meet the requirements
24 for brightness, you know, no ads no less than ten

Office of Outdoor Advertising August 9, 2018

1 seconds long, and the 15-hour public service
2 announcement program. Again, Mr. Kelleher will be in
3 touch with you should these permits be awarded.

4 DREW HOFFMAN: Thank you.

5 JOHN ROMANO: Okay. Any questions,
6 comments, or concerns from anybody in the audience?

7 (No response.)

8 JOHN ROMANO: Okay. Seeing none, we
9 will take these under advisement and we will get back
10 to you.

11 The next two in Auburn, again, 385
12 Southbridge Street. And we call this the eastern
13 section because that's the way they describe them.
14 These are application numbers 2018D017 and D018.
15 Notice on July 9th was sent to the town manager and the
16 town clerk by my office.

17 And, is the applicant present? Please
18 state your name.

19 DREW HOFFMAN: Drew Hoffman, Total
20 Outdoor.

21 JOHN ROMANO: JOHN ROMANO: Okay. Is
22 anybody here representing the municipality?

23 (No response.)

24 JOHN ROMANO: Are there any abutters

Office of Outdoor Advertising August 9, 2018

1 present today?

2 (No response.)

3 JOHN ROMANO: Anyone here from the
4 MassDOT District office?

5 (No response.)

6 JOHN ROMANO: Traffic Operations?
7 Thao.

8 THAO TRAN: Thao Tran from the Traffic
9 section.

10 JOHN ROMANO: Again, Thao, similar memo
11 for this location as well in Auburn from your office
12 that no further traffic study is required. Is that
13 correct?

14 THAO TRAN: That is correct, sir.

15 JOHN ROMANO: Thank you.

16 Again, Mr. Hoffman, was certified mail
17 notice to abutters sent out by you at least 30 days
18 prior to submitting your application to the OOA?

19 DREW HOFFMAN: Yes, sir.

20 JOHN ROMANO: And I do have a copy of
21 the letter that you sent as well as the post office
22 receipts. So, thank you for submitting those.

23 Have you received any written comments
24 in support or opposition to this?

Office of Outdoor Advertising August 9, 2018

1 DREW HOFFMAN: None.

2 JOHN ROMANO: And the letter we
3 received from the Town Manager included these two as
4 well as the previous two applications, so we will
5 include that with the record for this.

6 DREW HOFFMAN: Thank you.

7 JOHN ROMANO: And, special permit or
8 variance: Again, reviewing the application, based on
9 the information submitted, these are in conformance,
10 and no special permit or variance was required. Is
11 that your understanding?

12 DREW HOFFMAN: Correct.

13 JOHN ROMANO: Okay. With that, I will
14 ask Mr. Bean, again, to give his field report.

15 JASON BEAN: Yes, thank you, John.

16 So, the two previous that I just went
17 through, this is the eastern end of it. And this is
18 going to be the same thing, 14x48, facing west and
19 east, facing the Mass. Pike. No issues with parks.
20 There are two businesses within 500 feet.

21 The only thing I would like to tell the
22 applicant is so we had to make a measurement with the
23 spacing along the road. So just, once they're built,
24 they still need to be the same distance apart. And

Office of Outdoor Advertising August 9, 2018

1 that includes when the sign, meaning the light, is
2 attached to it, or the camera, so it's the whole
3 structure. So that needs to be beyond the thousand
4 feet in between the two measured along the roadway.

5 So, with that said, there are no issues
6 at this time.

7 JOHN ROMANO: And, based on what was
8 provided to us, and the locations marked off, that's
9 not an issue as it stands?

10 JASON BEAN: No.

11 JOHN ROMANO: Okay. Great.

12 JASON BEAN: I just know when things
13 get built, things can change.

14 JOHN ROMANO: Yeah.

15 JASON BEAN: So, just make sure that
16 doesn't happen. Thank you.

17 DREW HOFFMAN: Thank you.

18 JOHN ROMANO: Okay. Anything you would
19 like to add at this time, Mr. Hoffman, to your
20 application?

21 DREW HOFFMAN: No, sir. No, sir.

22 JOHN ROMANO: Okay. Any questions,
23 comments, or concerns from the audience?

24 (No response.)

Office of Outdoor Advertising August 9, 2018

1 JOHN ROMANO: Okay. Seeing none, we
2 will take these under advisement and we will get back
3 to you.

4 DREW HOFFMAN: Thank you.

5 JOHN ROMANO: And, again, just to note
6 for the record, 3.17, all of the requirements for
7 electronic signs as well as the PSA program. We will
8 be in touch should these be awarded.

9 DREW HOFFMAN: Understood.

10 JOHN ROMANO: Thank you.

11 Okay. Next we have these are
12 applications for digital urban panels, which are under
13 the street furniture section. These are from Outfront
14 Media. There are five locations. I am going to do
15 these one at a time. I think there's five, maybe six.
16 Seven. Sorry. These are not all in one city or town.
17 They're in various. So, I'm going to go through them
18 individually.

19 So, the first one we have up is 263
20 Hancock Street, which is North Quincy Station in
21 Quincy, MA. It is Application 2018199. Notification
22 on 7/10 was sent to the mayor and the town clerk by my
23 office.

24 Is the applicant present?

Office of Outdoor Advertising August 9, 2018

1 JOHN MAHONEY: John Mahoney here from
2 Outfront Media.

3 JOHN ROMANO: Is there anybody here
4 representing the municipality where this proposed dup
5 is being built?

6 (No response.)

7 JOHN ROMANO: Any abutters present
8 today?

9 (No response.)

10 JOHN ROMANO: Is anyone present from
11 the District office?

12 (No response.)

13 JOHN ROMANO: MassDOT Traffic
14 Operations? Thao.

15 THAO TRAN: Thao Tran from the Traffic
16 section.

17 JOHN ROMANO: Thao, you reviewed all of
18 these locations for us and have sent us a memo that
19 said that there are no traffic study needed for any of
20 these, correct?

21 THAO TRAN: That is correct, sir.

22 JOHN ROMANO: Thank you.

23 And under street furniture, there is no
24 requirement for abutter notices. So, that's N/A.

Office of Outdoor Advertising August 9, 2018

1 Mr. Mahoney, have you received any
2 written comments in support or opposition to these?

3 JOHN MAHONEY: No.

4 JOHN ROMANO: Neither of them?

5 JOHN MAHONEY: No.

6 JOHN ROMANO: Okay. So, we will -- do
7 you have anything you would like to add at this time
8 to these?

9 JOHN MAHONEY: No, sir.

10 JOHN ROMANO: No. Okay. And I'm going
11 to have -- Jason, you're going to do these, right?

12 JASON BEAN: Yeah.

13 JOHN ROMANO: So, I'll have my
14 inspector give his report.

15 JASON BEAN: Yeah, this is for the
16 proposed digital urban panel street furniture located
17 at 263 Hancock Street. 2018199 is the application
18 number. This is going to be a new structure facing
19 east and west. These fall under the street furniture
20 criteria. So, at this time, this location has no
21 issues.

22 JOHN ROMANO: Okay. Thank you.

23 And that's the one thing I forgot to
24 mention. Under a special permit or variance, the MBTA

Office of Outdoor Advertising August 9, 2018

1 is exempt from that.

2 Mr. Mahoney, is there anything you
3 would like to add at this time?

4 JOHN MAHONEY: No, sir.

5 JOHN ROMANO: Okay. Thank you very
6 much.

7 Any questions, comments, or concerns
8 from the audience?

9 (No response.)

10 JOHN ROMANO: Seeing none, we will take
11 this one under advisement.

12 Next up we have 220 Sumner Street,
13 Maverick Station, in East Boston. This is Application
14 2018200. On July 10th, notification was sent to the
15 mayor and to the clerk. And this is the City of
16 Boston.

17 Is the applicant present?

18 JOHN MAHONEY: Yes.

19 JOHN ROMANO: I know this will get old,
20 John, but we've got to do it.

21 JOHN MAHONEY: No worries. John
22 Mahoney here for Outfront Media.

23 JOHN ROMANO: Is there anybody here
24 representing the municipality where the sign is

Office of Outdoor Advertising August 9, 2018

1 proposed?

2 (No response.)

3 JOHN ROMANO: Any abutters present

4 today?

5 (No response.)

6 JOHN ROMANO: Anyone here from the

7 MassDOT District office?

8 (No response.)

9 JOHN ROMANO: MassDOT Traffic

10 Operations?

11 THAO TRAN: Thao Tran from the Traffic

12 section.

13 JOHN ROMANO: And, Thao, the same

14 thing. I received a memo from your office on this

15 location saying that no traffic study is required. Is

16 that correct?

17 THAO TRAN: That is correct, sir.

18 JOHN ROMANO: Okay.

19 Being street furniture, there is no

20 requirement for notification to abutters.

21 Have you received any written comments

22 in support or opposition to this?

23 JOHN MAHONEY: No, we haven't.

24 JOHN ROMANO: Neither have we.

Office of Outdoor Advertising August 9, 2018

1 Again, this is MBTA so they're exempt
2 from special permit or variance.

3 And, Jason, give your report on this
4 one again?

5 JASON BEAN: Yeah. This is a proposed
6 digital urban panel street furniture unit located at
7 220 Sumner Street, Maverick Station. 2018200 is the
8 application number. This is a new structure facing
9 north and south at the station. This falls under the
10 street furniture requirement. So, at this time,
11 there's no issues.

12 JOHN ROMANO: Okay. Great.

13 Mr. Mahoney, is there anything you'd
14 like to add to your application at this time?

15 JOHN MAHONEY: No, sir.

16 JOHN ROMANO: Any questions, comments,
17 or concerns from the audience?

18 (No response.)

19 JOHN ROMANO: Seeing none, we will take
20 this one under advisement as well.

21 Okay. Next up is this is Application
22 2018201. It is Banks Place, which is Oak Grove
23 Station in Malden, Massachusetts. Notification was
24 sent to the mayor and to the clerk on -- excuse me --

Office of Outdoor Advertising August 9, 2018

1 the mayor and the clerk on 7/10/2018 by my office.

2 Is the applicant present?

3 JOHN MAHONEY: Yes, sir. John Mahoney,
4 Outfront Media.

5 JOHN ROMANO: Is there anybody here
6 from Malden? Yes, hi. Would you like to state your
7 name for the record?

8 DEBORAH BURKE: Sure. My name is
9 Deborah Burke. I'm the Executive Director of the
10 Malden Redevelopment Authority here on behalf of Mayor
11 Gary Christenson of Malden, and also the Ward 4 City
12 Councilor Ryan O'Malley.

13 We are all in support of this package
14 as presented for this particular station.

15 JOHN ROMANO: Great. Thank you very
16 much.

17 JOHN ROMANO: Any there any abutters
18 present?

19 (No response.)

20 JOHN ROMANO: Is anyone present from
21 the MassDOT District office?

22 (No response.)

23 JOHN ROMANO: Traffic Operations?

24 THAO TRAN: I'm Thao Tran from the

Office of Outdoor Advertising August 9, 2018

1 Traffic section, yes, sir.

2 JOHN ROMANO: Thao, we received a memo
3 from your department on this one as well. And no
4 traffic study is required. Is that correct?

5 THAO TRAN: Yes, it is.

6 JOHN ROMANO: Thank you.

7 Okay. Abutter notification is not
8 applicable for street furniture.

9 Mr. Mahoney, have you received any
10 written comments in support or opposition to this?

11 JOHN MAHONEY: Neither.

12 JOHN ROMANO: Obviously, other than the
13 testimony today, we haven't received any.

14 JOHN MAHONEY: Oh, sorry. Thank you.

15 JOHN ROMANO: And a special permit or
16 variance, the MBTA is exempt.

17 And, again, Jason, give your report.

18 JASON BEAN: Yeah. This location is at
19 Banks Place. It's the Oak Grove Station, Application
20 2018201. This is a new structure facing north and
21 south. These fall under the street furniture
22 requirements for this proposed digital urban panel.
23 And, at this time, there are no issues.

24 JOHN ROMANO: John, anything you'd like

Office of Outdoor Advertising August 9, 2018

1 to add at this time?

2 JOHN MAHONEY: No, sir.

3 JOHN ROMANO: No? Any comments,
4 questions, or concerns from the audience?

5 (No response.)

6 JOHN ROMANO: Seeing none, we will take
7 this one under advisement as well.

8 Okay. The next two I'm going to do
9 together because they are both at -- even though
10 they're two different addresses, they're on either
11 side of the same station. So, we will do these,
12 Jason.

13 JASON BEAN: Yeah.

14 JOHN ROMANO: These are 2018202 and
15 203. These are both Malden Center Station. 202 is
16 Commercial Street. 203 is Malden Center West Busway.
17 So, again, notification on July 10th was sent to the
18 mayor's office and to the clerk's office.

19 Is the applicant present?

20 JOHN MAHONEY: Yes, sir. John Mahoney
21 for Outfront Media.

22 JOHN ROMANO: Okay. Is there anyone
23 here representing the municipality?

24 DEBORAH BURKE: Deborah Burke. I'd

Office of Outdoor Advertising August 9, 2018

1 like permission to read some comments into the record,
2 please.

3 JOHN ROMANO: Absolutely.

4 DEBORAH BURKE: Thank you.

5 "My name is Deborah Burke," as stated,
6 "Executive Director of the Malden Redevelopment
7 Authority, an agency that has overseen a significant
8 amount of investment in Malden's downtown over the
9 past couple of years. While we embrace smart
10 technologies like these digital signs, which are
11 intended to keep Malden's residents, workforce, and
12 other commuters informed via 'real time' train arrival
13 and departure data, I am here today to voice
14 opposition to the proposed design for the Malden
15 Center MBTA Station. I am also here today
16 representing Malden's Mayor Gary Christenson who is
17 also opposed to the proposed design.

18 Malden Center Station is the signature
19 gateway to Malden's downtown. More than 12,000
20 commuters go in and out of that station on a daily
21 basis, second to Davis Square in Somerville. It's the
22 front door to a downtown that is currently undergoing
23 a major transformation with upwards of \$250 million in
24 private investment occurring just 200 feet from the

Office of Outdoor Advertising August 9, 2018

1 front door of the Malden Center Orange Line Station."

2 I'd like to have these -- my comments,
3 as well as these renderings, entered into the record,
4 which are the \$150 million investment that's being
5 made by Jefferson Apartment Group, a mixed-use
6 development directly opposite the front door of the
7 station at 200 Pleasant Street. There's 320 new
8 apartments coming online there, 22,500 square feet of
9 retail, and a new office condo for Malden City Hall
10 slated to open beginning in April 2019.

11 This is also a former Bank of America
12 building across the street at the other corner, which
13 has been purchased by Berkeley Investment. That
14 entity invested \$25 million in the acquisition of the
15 property and is investing another \$100 million in its
16 renovations.

17 This is probably like a locator map for
18 you just to orient where the T is opposite those
19 developments.

20 JOHN ROMANO: Okay. Go ahead.

21 DEBORAH BURKE: "We believe that this
22 signage should be," should be, the signage that's
23 proposed, "appropriately sited and scaled to reflect
24 that status of the ongoing transformation. The

Office of Outdoor Advertising August 9, 2018

1 current design suggests that the placement and scale
2 haven't adequately been considered by the applicant.
3 We urge the petitioner to think outside the box to
4 help the Malden Center MBTA Station add to the
5 vibrancy of the streetscape and pedestrian experience.
6 The City and the Redevelopment Authority are happy to
7 meet with the petitioner and the MBTA to discuss a
8 revised sign package that we could wholly support.

9 Thank you for your consideration."

10 JOHN ROMANO: Again, we will make sure
11 that we get these to the stenographer as part of the
12 record for today.

13 DEBORAH BURKE: Okay. Thank you.

14 JOHN ROMANO: And we will take those
15 under advisement.

16 Okay. Are there any abutters present
17 today?

18 (No response.)

19 JOHN ROMANO: Anyone from the District
20 office? No?

21 (No response.)

22 JOHN ROMANO: Traffic?

23 THAO TRAN: Thao Tran from the Traffic
24 section.

Office of Outdoor Advertising August 9, 2018

1 JOHN ROMANO: And, Thao, again, the
2 memo for these say that there are no further traffic
3 study required, correct?

4 THAO TRAN: That is correct, sir.

5 JOHN ROMANO: Okay. Abutter
6 notification is not applicable due to street
7 furniture.

8 Mr. Mahoney, have you received any
9 written comments other than the ones we received here
10 today?

11 JOHN MAHONEY: Just the letters from
12 Deborah.

13 JOHN ROMANO: Okay. Again, special
14 permit or variance, the MBTA is exempt.

15 Jason, can you give your field report
16 please?

17 JASON BEAN: Yes. As stated by the
18 Director, we're going to lump these two together since
19 it's an east and west end of each building, or of the
20 same building, for Applications 2008202 (sic) and
21 2018203 -- sorry, I said that for the record,
22 Commercial Street, Malden Center Station, and Malden
23 Center West Busway, Malden Center Station.

24 They are going to face east and west.

Office of Outdoor Advertising August 9, 2018

1 I put the two pictures up there.

2 These fall under the street furniture
3 requirements. So, in these proposed digital urban
4 panel street furniture units, there are no issues at
5 this time.

6 JOHN ROMANO: And, Ms. Burke, just to
7 follow one up with you, I assume your comments apply
8 to both sides, right?

9 DEBORAH BURKE: Correct.

10 JOHN ROMANO: Yes. Okay.

11 John, anything you'd like to add to
12 your application at this time?

13 JOHN MAHONEY: No, sir.

14 JOHN ROMANO: We will take these under
15 advisement and we will get back to you on these.

16 I'm sorry. Before I do that, any
17 questions, comments, or concerns from the audience?

18 (No response.)

19 JOHN ROMANO: Okay. Seeing none, we
20 will take these under advisement.

21 Thank you.

22 And then, again, I will -- the ones in
23 -- the last two we will do together as a pair because
24 they are next to each other. So, these are

Office of Outdoor Advertising August 9, 2018

1 Application Number 2018204 and 205. This is 720
2 Atlantic Ave., South Station, in the City of Boston.
3 Notification for both on July 10th was sent to the
4 mayor and to the clerk, city clerk.

5 Is the applicant present?

6 JOHN MAHONEY: John Mahoney here for
7 Outfront Media.

8 JOHN ROMANO: Is there anybody here
9 representing the municipality?

10 (No response.)

11 JOHN ROMANO: Any abutters present
12 today?

13 (No response.)

14 JOHN ROMANO: Is anyone here from the
15 District office?

16 (No response.)

17 JOHN ROMANO: Is anyone here from
18 Traffic Operations? Thao.

19 THAO TRAN: Thao Tran.

20 JOHN ROMANO: Thao Tran. Again, Thao,
21 same thing. We received a memo on this saying that
22 there are no traffic studies required for this
23 location. Is that correct?

24 THAO TRAN: That is correct, sir.

Office of Outdoor Advertising August 9, 2018

1 JOHN ROMANO: Abutter notification is
2 not applicable due to street furniture.

3 Mr. Mahoney, have you received any
4 written comments in support or opposition?

5 JOHN MAHONEY: We have received
6 neither.

7 JOHN ROMANO: Neither have we.

8 And, again, special permit or variance
9 is exempt for the MBTA.

10 And, Mr. Bean, if you would give your
11 report on this one as well it would be appreciated.

12 JASON BEAN: Yeah. So, again, these
13 are on the same station, South Station, located at 720
14 Atlantic Ave. 204 and 205 are the last three
15 application numbers. They face north and south.
16 Those are the two pictures for the two locations. T
17 his is a proposed digital urban panel. These fall
18 under the street furniture requirements, and at this
19 time there are no issues.

20 JOHN ROMANO: Okay. Great. Thank you.
21 Just catching up here. Sorry.

22 Mr. Mahoney, anything you would like to
23 add at this time?

24 JOHN MAHONEY: No, sir.

Office of Outdoor Advertising August 9, 2018

1 JOHN ROMANO: Okay. Any questions,
2 comments, or concerns from the audience?

3 (No response.)

4 JOHN ROMANO: Seeing none, we will take
5 this -- these two under advisement as well.

6 Next up on the agenda, Outfront Media.
7 We have approximately 46 applications all in the City
8 of Boston, I believe. I'll just double-check that,
9 but I'm saying that. Yes. And so I will not go
10 through each one of these individually. I am going to
11 do these as a lump sum, the reason being, they're all
12 in the City of Boston. These are all existing
13 structures that we are permitting the ads on. So, for
14 the record, I will quickly read the locations, but
15 then we will just go through it once.

16 Mr. Mahoney, you will not have to
17 recite your name 46 times.

18 JOHN MAHONEY: That works fine.

19 JOHN ROMANO: Along with Thao.

20 So, we've got Fan Pier - Marine Park
21 Drive and Bond Drive;

22 Main Street and Eden Street, Edwards
23 Playground;

24 Bunker Hill Community College at Austin

Office of Outdoor Advertising August 9, 2018

1 Street;
2 Nashua Street at Red Auerbach Way;
3 Purchase Street at Pearl Street;
4 Chelsea Street at Saratoga Street;
5 Bennington Street at Byron Street;
6 Piers Park - Marginal Street and
7 Cottage Street;
8 Lewis Mall - Maverick Square and Summer
9 Street;
10 East Boston Neighborhood Health Center,
11 Maverick Square;
12 Bremen Street at Brooks Street, Airport
13 Station;
14 New Street and Sumner Street, The Eddy;
15 Glendon Street at Condor Street;
16 Orient Heights T Stop, Bennington at
17 Saratoga Streets;
18 Central Square at Border Street;
19 State Street;
20 Northeastern University/North Parking
21 Lot;
22 Roxbury YMCA, MLK Boulevard and Warren
23 Street;
24 Malcolm X Park, MLK Boulevard east of

Office of Outdoor Advertising August 9, 2018

1 Washington Street;
2 Uphams Corner MBTA Station, Dudley
3 Street east of Magnolia Street;
4 Melnea Cass Boulevard west of
5 Washington Street;
6 Walnut Ave. and Crawford Street, the
7 NCAAA Museum;
8 Grove Hall Library, Geneva Ave. and
9 Normandy Street;
10 Columbia Road and Ceylon Street,
11 opposite Ceylon Park;
12 Walnut Ave. at Warren Street, Warren
13 Gardens;
14 Bowdoin Street south of Quincy Street;
15 UMass Boston - University Drive East
16 and Columbia Point;
17 Mt. Pleasant Ave. and Forest Street;
18 Richards Street opposite State Street
19 at Channel Center Building;
20 Ink Block, Harrison Ave.;
21 Franklin Park, Seaver Street at Humbolt
22 Ave.
23 D Street and Claflin Street, lawn on D
24 Street;

Office of Outdoor Advertising August 9, 2018

1 West Broadway west of D Street;
2 Franklin Park Zoo, Blue Hill Ave. and
3 Franklin Park Road;
4 Ryan Playground, Dorchester Ave. and
5 Harbor View Street;
6 Congress Street south of Northern Ave.;
7 Savin Hill T Station, Sydney Street and
8 Bay Street;
9 Watermark, Boston Wharf Road and
10 Seaport Boulevard;
11 Troy Apartments, Albany Street/Traveler
12 Street;
13 Seaport Boulevard at Sleeper Street;
14 TD Garden West End Park at Martha Road;
15 Brighton Center, Cambridge and
16 Washington Streets;
17 Washington Street east of Brock Street;
18 Faneuil Street and Market Street;
19 Oak Square, 615 Washington Street;
20 South Huntington Avenue at Heath
21 Street.
22 That's it. Okay. Say that all quick
23 five times.
24 Mr. Mahoney, we will just go through

Office of Outdoor Advertising August 9, 2018

1 this one time and it will count for all of them.

2 So, notice on July 9th was sent to the
3 mayor and the city clerk. These are Applications
4 2018153 through 198. And, I apologize, it's 43
5 locations. I make that correction.

6 Is the applicant present?

7 JOHN MAHONEY: Yes, sir. John Mahoney
8 for Outfront Media.

9 JOHN ROMANO: Is there anyone here
10 representing the municipality?

11 (No response.)

12 JOHN ROMANO: Any abutters present
13 today?

14 (No response.)

15 JOHN ROMANO: Anyone from MassDOT
16 District office?

17 (No response.)

18 JOHN ROMANO: These are static so they
19 are not traffic operation requirement to be reviewed.

20 Abutter notification is not applicable
21 because they're street furniture.

22 Have you received any written comments
23 in support or opposition of any of the 43
24 applications?

Office of Outdoor Advertising August 9, 2018

1 JOHN MAHONEY: No, we haven't.

2 JOHN ROMANO: We have not received
3 anything either.

4 And, again, special permit or variance,
5 MBTA -- excuse me, these are street furniture, so it's
6 not MBTA. So, these are already permitted through the
7 City.

8 We're going to pick one example.

9 JASON BEAN: Yes.

10 JOHN ROMANO: We'll pull it up and
11 we'll use that as the --

12 JASON BEAN: Yeah. So, the location,
13 this is Application 2018170, located at the Roxbury
14 YMCA, MLK Boulevard and Warren Street. I selected
15 this one because this is a good representation of what
16 they all are. All of them are existing. And these do
17 fall under the street furniture provisions. So, at
18 this time, there are no issues.

19 JOHN ROMANO: Great. Thank you.

20 Mr. Mahoney, anything you would like to
21 add to this package at this time?

22 JOHN MAHONEY: No, sir.

23 JOHN ROMANO: Okay. Any comments,
24 questions, or concerns from the audience?

Office of Outdoor Advertising August 9, 2018

1 (No response.)

2 JOHN ROMANO: Seeing none, we will take
3 these all under advisement and we will get back to
4 you.

5 JASON BEAN: And I chose that one
6 because it's a good picture.

7 JOHN ROMANO: Yeah.

8 JASON BEAN: It's centered, for one.

9 JOHN ROMANO: So, the next part of the
10 agenda is for the record - actions taken since the
11 last public hearing. Does anybody have any comments,
12 questions, or concerns with that?

13 (No response.)

14 JOHN ROMANO: Okay. Last but not
15 least, any public comment in general?

16 (No response.)

17 JOHN ROMANO: Seeing none, we are
18 adjourned. Thank you all very much. Have a great
19 day.

20 (Whereupon, the proceedings were concluded
21 on August 9, 2018 at 11:46 a.m.)

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23 //

24 //

Office of Outdoor Advertising August 9, 2018

C E R T I F I C A T E

I, Judith Luciano, do hereby certify that the foregoing record is a true and accurate transcription of the proceedings in the above-captioned matter to the best of my skill and ability.

Judith Luciano

Judith Luciano

**All names not provided were spelled phonetically to the best of my ability.

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