

Office of Outdoor Advertising

Public Hearing

August 20, 2026

11:00 AM

(All attendees appeared remotely via
videoconferencing and/or teleconferencing.)

Present:

MASSDOT-OOA:

Tim McCarthy, Director

Jerry Kelleher, Member

Jason Bean, Member

Chris Chaves, Member

OUTFRONT MEDIA:

Paul Heffernan

MBTA:

Bruno Lopes

GENERAL AUDIENCE:

Robert Whitney

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

2 TIMOTHY MCCARTHY: Okay. Good morning,
3 everyone. My name is Tim McCarthy. I'm the Director
4 of Outdoor Advertising for MassDOT. I'd like to
5 welcome you to our August 20, 2026, Office of Outdoor
6 Advertising hearing. This hearing is being conducted
7 virtually through the Governor's act extending remote
8 public hearings through June of 2027. Today's hearing
9 is being held via Zoom platform. Please note that
10 this morning's meeting is being recorded by our
11 stenographer, Jatira, who is in attendance today. A
12 transcript of the hearing will be prepared and posted
13 on the Office of Outdoor Advertising website once it
14 becomes available.

15 I'd also like to acknowledge the OOA
16 team members who join us today: Lydia, Jerry, Jason,
17 and Chris. Thank you for your continued support and
18 hard work. With Labor Day approaching and the end of
19 summer looming, I'd like to wish everybody a great
20 rest of the summer and hope that our Red Sox are
21 playing deep into the fall. This meeting is
22 accessible to individuals with disabilities and
23 persons with limited English proficiency. If you've
24 requested an accommodation or language assistance and

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1 have not received it, please contact MassDOT's Office
2 of Diversity and Civil Rights at 857-368-8580 or by
3 email at massdot.civilrights@dot.state.ma.us.

4 Accessible versions of today's
5 meeting's materials have been posted on the OOA
6 website and will be referenced during the hearing.
7 Links to those materials will also be provided by
8 Jerry in the Zoom question-and-answer box. The agenda
9 has been posted and will proceed through each item
10 individually. I will ask questions of the proponents
11 as each matter is called. All attendees are currently
12 muted and their cameras should be disabled unless they
13 are recognized to speak. While we are unable to
14 circulate a physical sign-in sheet in this virtual
15 setting, registration for the webinar serves as our
16 attendance for record. And as a reminder, written
17 comments may be submitted at any time by email to
18 ooainformation@dot.state.ma.us.

19 For those who may be attending for the
20 first time, please note that no decisions are being
21 made today during today's hearing. Each matter is
22 taken under careful consideration and advisement, and
23 decisions are usually made within a couple of weeks.
24 We will also allow time for written -- for public

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1 comments to be submitted or written comments to be
2 considered as any part of our review process. In
3 addition to accepting written comments, we will
4 provide an opportunity for public comment at the
5 conclusion of each agenda item, as well as a final
6 opportunity for general comments relating to OOA
7 issues at the end of the hearing. At this time, Jerry
8 Kelleher, our digital commander here, will briefly
9 review the Zoom meeting controls and procedures for
10 all. Jerry?

11 JERRY KELLEHER: Okay. Thank you.
12 Please check your own microphone to make sure that's
13 working if you intend to speak. Only panelists are on
14 camera. The interpretation feature is not available
15 for this one. And the August meeting, the number is
16 913-681-412-01. If you can't access the internet, if
17 you have any technical problems during the meeting,
18 you can call into the number shown, which is 301-715-
19 8592. If you'd like to ask a question during the
20 meeting, just simply have to hit the question icon on
21 the Zoom platform and raise your hand, and I will
22 unmute you at the appropriate time. If you do want to
23 speak, state your name before asking a question. Only
24 ask one at a time, and please make sure the question

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1 is pertinent. To the agenda item we're discussing at
2 that time.

3 There'll be a period at the end for
4 general outdoor advertising comments. You can also
5 write questions into the Q&A feature, and we'll try to
6 answer them as we go. Finally, if you're listening on
7 the phone and you want to make a comment, dial star 9
8 and I will call out your name and unmute you when it's
9 your turn to speak. And those are the basic Zoom
10 protocols for this meeting. Thank you. Back to
11 Director McCarthy.

12 TIMOTHY MCCARTHY: Thanks very much,
13 Jerry. So we've called the meeting to order and I'm
14 looking for the minutes approval for June 18th. I'll
15 make a motion for the approval of those minutes.

16 JERRY KELLEHER: Second that.

17 TIMOTHY MCCARTHY: Thank you. Third,
18 we'll get right into the agenda items. The first on
19 the agenda is an application for transfer of permits.
20 Permit application numbers for transfer 2007027 and
21 2010D006, existing board at one static and one digital
22 face. The permits are located at 374 Montgomery
23 Street in Chicopee. Permits are being transferred
24 from IMM Outdoor LLC to Outfront Media LLC. Is there

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1 anyone present from either party?

2 PAUL HEFFERNAN: Hey, Director. Paul
3 Heffernan from Outfront Media.

4 TIMOTHY MCCARTHY: Paul, how are you
5 today?

6 PAUL HEFFERNAN: Good. How are you?

7 TIMOTHY MCCARTHY: Couldn't be better.
8 Couldn't be better. So thank you for that Paul. All
9 the paperwork is in order. And now my inspector,
10 Jason Bean, will give his field report. Jason?
11 Jason, you're on mute.

12 JASON BEAN: There we go. Sorry about
13 that.

14 TIMOTHY MCCARTHY: No worries.

15 JASON BEAN: Yes. Thank you, Tim. As
16 stated, this is a double-sided monopole structure, an
17 eastern-facing digital as well as a static facing west
18 at 374 Montgomery Street in Chicopee. At this time,
19 Tim, there are no issues. As always, I'd like to
20 bring up that if approved, you know, the proper logo
21 and proper permit numbers facing the correct way,
22 please be affixed to the board. And also too, the one
23 side is a digital -- so, you know, we've been
24 cognizant there's a 10-second delay between ads, so

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1 just keep that in mind as well as your public service
2 requirements. So -- but other than that, Tim, no
3 problems at this location. Thank you very much.

4 TIMOTHY MCCARTHY: Thank you for your
5 review, Jason. Paul, do you have any comments?

6 PAUL HEFFERNAN: Nope, all set. Thank
7 you.

8 TIMOTHY MCCARTHY: Excellent, Paul.
9 Thanks very much. We'll take that under advisement.
10 Next on the agenda is a new application for electronic
11 permits. Permit applicant is the Massachusetts Bay
12 Transportation Authority. Application replace four
13 existing static permits with electronic permits
14 structure at Summer Street, 25' south of Weatherby
15 Street in Lunenburg. Existing permit numbers are
16 2018085 and 087 facing north, and 2018084 and 086
17 facing south. The OOA, we have notified the town
18 manager's office and the office of the town clerk
19 about these applications on 7/23/26. The office of
20 the state traffic engineer has determined that a
21 detailed traffic study will not be required for this
22 location.

23 There were no comments from the Highway
24 Division at District 3 on this application. Jason is

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1 the assigned OOA field inspection staff for this site.
2 Jason?

3 JASON BEAN: Yep. Thank you, Tim. So
4 again, just to describe the situation, there's four
5 current permits there: 2018084, 85, 86, and 87, facing
6 north and south. So if these are approved, those
7 would need to be dismantled and surrendered. There
8 are no issues at the site, Tim, and that's all I have.
9 Again, make sure if approved, the proper logo, proper
10 permits get put on it facing the correct direction.
11 And that's all I have for you, Tim. Thank you.

12 TIMOTHY MCCARTHY: Thank you, Jason.
13 Is there anybody from the MBTA representing the MBTA
14 who'd like to make a comment?

15 BRUNO LOPES: No comments, just saying
16 hi. It's Bruno Lopes from the MBTA and Michael
17 Seegers. We're present, but no comments.

18 TIMOTHY MCCARTHY: Thank you very much,
19 gentlemen. Appreciate it. We'll take this under
20 advisement. Next on the agenda is Massachusetts Bay
21 Transportation Authority applications to replace
22 existing static permits with electronic permits at 81
23 McGrath Highway in Somerville. Existing static sign
24 permit numbers 2018117, 2018118. The OOA, we have

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1 notified Mayor Wilson's office and the office of the
2 City Clerk about these applications on 7/23/26. The
3 Office of the State Traffic Engineer has determined
4 that a detailed traffic study will not be required for
5 this location. Comments from the Highway Division
6 District 4 office on these applications. Chris, fresh
7 back from vacation, was assigned to this field
8 inspection, so I'll turn it over to Chris.

9 CHRIS CHAVES: Thanks, Tim. As you
10 mentioned, these are a proposed conversion of current
11 static permits on MBTA property on McGrath Highway in
12 Somerville. These are currently 12 by 25 static
13 signs, proposed to be replaced with a 10 by 30
14 electronic sign. Dimensions slightly different, but
15 square footage exactly the same. There are multiple
16 businesses within 500 feet. There are no critical
17 areas within 300 feet of this location. Looks good
18 from a field standpoint. No issues.

19 TIMOTHY MCCARTHY: Thank you. MBTA,
20 Bruno or Michael, do you have any comments?

21 BRUNO LOPES: No comments. Thanks,
22 Chris. No comments.

23 TIMOTHY MCCARTHY: Great. Okay. Thank
24 you very much. We'll take this into consideration as

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1 well. So as we move on through the agenda, that's
2 really our only, our new issues on the agenda. We
3 have several renewals that we are processing now. As
4 we skip forward through renewal of outdoor advertisers
5 for unlicensed permits in D, we generally have no
6 comments for that. We have taken action on several
7 items since the last hearing. So we'll slide right on
8 to number five, which would be any public comment. So
9 is there anybody who has any public comment regarding
10 anything on the OOA table?

11 JERRY KELLEHER: I have one hand, Mr.
12 Robert Whitney. Go ahead, sir. Unmute yourself,
13 please.

14 ROBERT WHITNEY: I did. Can you hear
15 me?

16 JERRY KELLEHER: Yep.

17 TIMOTHY MCCARTHY: Yes, sir. Hello,
18 Rob.

19 ROBERT WHITNEY: Hey, how are you?

20 TIMOTHY MCCARTHY: Excellent.

21 ROBERT WHITNEY: Good. I had a
22 question on a couple of pending permit renewals that
23 obviously haven't come up for hearing yet because I've
24 been tracking it. But these are the permits for the

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1 three billboards that are on Cambridge Street in
2 Boston. Permits number 18128, permit 19906, permit
3 19906A, and 20082. There are four permits, as I just
4 stated, but there's actually only three signs. The
5 permits, the 19906 and 19906A, actually on your
6 website indicate there are two signs in that location
7 or a double sign, like two, I think it's like 12 by 25
8 or 10 by 25, but actually it's just one sign, not two,
9 and it's 50 feet, not 25 feet.

10 But anyway, I just was chiming in to
11 see if there's any status on those applications. My
12 understanding is the permits themselves expired at the
13 end of March 2026. So right now there are no existing
14 permits except that they're being carried over pending
15 a determination by your office. I'm just wondering if
16 I can get an update. Thank you.

17 TIMOTHY MCCARTHY: Thanks so much, Rob.
18 And it's been a pleasure working with you on this. I
19 really appreciate the effort. I've been in
20 communication with Clear Channel, and they're fully
21 aware of the concerns that I have raised, that I have,
22 and that you have raised in the community. Given the
23 unique circumstances surrounding the billboards in
24 Beacon Hill, I've deliberately taken the necessary

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1 time to -- that any proposed approach is carefully
2 considered and really appropriately coordinated with
3 the neighborhood as well as Clear Channel.

4 My objective has been to work
5 collaboratively with Clear Channel. They've had some
6 changes, which I'm looking forward to working with
7 some new people there. And I'm also trying to take
8 into their concerns as well as the expressed concerns
9 of the Beacon Hill community, which I've heard loud
10 and clear. At the same time, any actions that I take
11 have to be consistent with and fully compliant with
12 the regulations set forth by the Commonwealth.

13 So I appreciate all the hard work. I
14 want to continue to work collaboratively with Beacon
15 Hill as well as Clear Channel to come to some
16 conclusion. I don't know if anybody from Clear
17 Channel is on board. You know, I don't mean to put
18 them on the spot if they'd like to make a comment on
19 the boards in Beacon Hill, but I assure you from the
20 very beginning when we first met that this is on the
21 top of my mind. And I do realize that they're sitting
22 out there. Jason and Chris and I have gone out
23 several times, and this football's been being kicked
24 off a lot.

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1 So I want you to know that we continue
2 to work on it. And I'm hoping to come with a
3 conclusion with Clear Channel as well as Beacon Hill
4 in the very near future. Again, I don't know if
5 anybody from Clear Channel would like to comment on
6 it. And you don't have to. I don't want to put
7 anybody on the spot. But that is true. Those permits
8 are still kind of out there in limbo, and we're trying
9 to get to the proper answer.

10 ROBERT WHITNEY: Great. I just had one
11 quick follow-up, Tim.

12 TIMOTHY MCCARTHY: Sure.

13 ROBERT WHITNEY: It's a procedural
14 question more than anything else. I'm just wondering,
15 I tried to look it up, I couldn't figure it out. What
16 happens with respect to a permit that, because as we
17 all know, they're only good for a year, and it doesn't
18 get renewed or it's pending renewal during the time
19 period thereafter, after the permit expiration date,
20 while it's under -- while it's under review? Does it
21 have sort of a provisional status as not approved but
22 also not disproved or sort of what's the -- what's
23 sort of the technical this would apply to any sign,
24 obviously, not just these three signs, but I'm just

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1 sort of wondering, sort of what the status is as of
2 today of these three billboards?

3 TIMOTHY MCCARTHY: Yeah. Not being a
4 lawyer and getting pinned down on the legalese, I
5 would say the best way to describe it now is continue
6 to be pending or under advisement would be the best
7 way I would describe it.

8 ROBERT WHITNEY: Very good. Thank you.

9 TIMOTHY MCCARTHY: Thank you very much,
10 Rob. Is there any other questions or concerns?

11 JERRY KELLEHER: No hands raised.

12 TIMOTHY MCCARTHY: Okay. Well, I just
13 want to thank everybody again for all your hard work.
14 I hope you had a wonderful summer as we head into
15 fall. At this point in time, I would like to adjourn
16 the August 20, 2026, Office of Outdoor Advertisement
17 hearing. And again, if there's any issues at all that
18 come up, as you know, we have a great office that
19 continues to respond in a very rapid manner, and I
20 appreciate everybody's hard work. And Jatira, thanks
21 for joining our merry band of OOA today. We
22 appreciate your work as well. So thank you very much,
23 everybody. Have a great rest of your day.

24 (Whereupon, the proceedings were concluded

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1 on August 20, 2026, at 11:17 a.m.)

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C E R T I F I C A T E

I, Jatira Cotten-Dortch, 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.

Jatira Cotten-Dortch

Jatira Cotton-Dortch, Notary Public
My Commission Expires On:
November 18, 2027

Jatira Cotten-Dortch

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