

Office of Outdoor Advertising

Public Hearing

February 12, 2026

11:00 AM

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

Present:

MASSDOT-OOA:

Tim McCarthy, Director

Jerry Kelleher, Member

Lydia Quirk, Member

Chris Chaves, Member

Jason Bean, Member

Ryan Driscoll, Outfront Media, LLC

Stephen Ross, American Outside Advertising, LLC

General Audience

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

2 TIM MCCARTHY: Good morning, everybody.

3 My name is Tim McCarthy. I am the director of the  
4 Outdoor Advertising Department for MassDOT. We are  
5 here today, February 12, 2026, for the Office of  
6 Outdoor Advertising hearing. This meeting is being  
7 held virtually by the Governor's Act extending virtual  
8 public meetings through June of 2027, and we're  
9 running this hearing by Zoom platform.

10 Please note that there's -- that this  
11 meeting is being recorded by a stenographer who is in  
12 attendance, and they will provide a transcript for the  
13 meeting, and it'll be posted on our website when  
14 that's available.

15 The OOA team is present. As I always  
16 thank Lydia, Jerry, Jason, and Chris. Best team  
17 around. Appreciate all your efforts every month and  
18 every day. Appreciate it.

19 This meeting is accessible to the  
20 people with disabilities and individuals with limited  
21 English proficiency. If you have filed a request to  
22 be available today and did not receive it, please  
23 contact MassDOT's Office of Diversity and Civil Rights  
24 at 857-368-8580, or you can email them at

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1 massdot.civilrights@dot.state.ma.us.

2 Please note that accessible versions of  
3 the meeting materials have been previously posted on  
4 the OOA website and may be referred to in this  
5 meeting, and we'll post those links as well in the  
6 question-and-answer box.

7 Jerry Kelleher is the captain of Zoom,  
8 and he controls all of the controls for this meeting.  
9 Jerry's posted the agenda, and what he'll do is go  
10 through each item, and I'll ask questions of  
11 proponents. Everybody in the hearing is currently  
12 muted, and your camera should be off, which is okay.

13 The sign-in sheet physically can't be  
14 signed, obviously, but by signing up for the webinar,  
15 we have a list of those who are in attendance based on  
16 that.

17 Please note that you can provide  
18 comments in writing to us by email always. For  
19 anybody who may be new to the process, we do not make  
20 any decisions at this actual hearing. Every item will  
21 be taken under advisement, and decisions are made  
22 usually within a few weeks, sometimes as early as a  
23 week. But we'll give time for public comments and  
24 write-in comments with our email address.

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1           If you do have any comments anytime,  
2           you can email us at [ooainformation@dot.state.ma.us](mailto:ooainformation@dot.state.ma.us),  
3           and you can send any of your comments at any time  
4           there, and we'll get back to you pretty quickly. So  
5           we also have public comments at the end of the item --  
6           the end of each item and we'll have some comments, if  
7           needed, at the end of the overall agenda.

8           So with that, Jerry's going to go  
9           through the controls, and then we'll start our  
10          hearing. So Captain Zoom himself, Jerry Kelleher.

11          JERRY KELLEHER: Thank you. Okay.  
12          Thanks. Good morning. The -- check your own  
13          microphones, please. Make sure that they're working  
14          on your speakers on your own computer. Only the  
15          panelists are on the camera, and the interpretation  
16          feature is not functional for this one. The ID for  
17          February is shown: 946-7045-3442.

18          If you can't get on the internet, if  
19          you get any trouble while we go, you can call into the  
20          meeting at the phone number shown, which is 301-715-  
21          8592. If you want to ask a question during the  
22          meeting, just hit the question icon on Zoom, and it'll  
23          raise your hand, and I'll unmute you at the  
24          appropriate time.

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1                   Before you ask a question, please state  
2 your name for the stenographer and for the public  
3 record, and then make the question pertinent to  
4 whatever discussion we're having at that time. We  
5 will have a general question opportunity at the end of  
6 the meeting. You can also put written questions into  
7 the Q&A as we go, and we'll try to answer those.

8                   Finally, if you're on the phone and you  
9 want to make a comment, dial \*9, and I'll call out the  
10 last three digits of your phone number and unmute your  
11 audio when it's your turn to speak. Again, you'll  
12 have to identify yourself.

13                   So that's basically the outline for  
14 Zoom for this one. And back to the director, Tim  
15 McCarthy.

16                   TIM MCCARTHY: Thanks very much, Jerry.  
17 Appreciate it. The last month's minutes have been  
18 approved, January 15th of 2026. So we'll get right  
19 into the agenda items.

20                   Our first item on the agenda is  
21 American Outdoor Advertising, LLC. It's a transfer to  
22 Outfront Media, LLC. The permits are located at 18  
23 Progress Ave in Tyngsborough. Is there anybody  
24 representing either party?

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1                   STEPHEN ROSS: Yes --

2                   RYAN DRISCOLL: Ryan Driscoll with  
3                   Outfront. Sorry, Steve.

4                   TIM MCCARTHY: Ryan, how are you doing?

5                   RYAN DRISCOLL: Good. How are you?

6                   TIM MCCARTHY: Good.

7                   Good morning, Steve.

8                   STEPHEN ROSS: Good morning. How are  
9                   you?

10                  TIM MCCARTHY: Good. It's Thursday.  
11                  Thursday of a three-day weekend. I think everybody's  
12                  a little bit better.

13                  STEPHEN ROSS: Yes, agreed.

14                  TIM MCCARTHY: Okay. So we have Ryan  
15                  Driscoll from Outfront and Steve Ross from American  
16                  Outdoor Advertising. The paperwork is in order and  
17                  has been submitted correctly. Jason, could you give  
18                  us a quick field report?

19                  JERRY KELLEHER: Do you have the screen,  
20                  Jason?

21                  TIM MCCARTHY: Yep. He has it up.  
22                  Jason, you're on mute, buddy. But I'm sure the report  
23                  was awesome.

24                  JASON BEAN: I'll go again. My bad. My

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1           apologies. Again, thank you, Director McCarthy. This  
2           is an application for transfer located at 18 Progress  
3           Ave in Tyngsborough. This is a double-sided monopole,  
4           2024-D-006 and 007. This is an existing structure  
5           being transferred from American Outdoor Advertising to  
6           Outfront Media.

7                           Director, the field inspection was  
8           completed. At this time, there are no issues. As  
9           always, we sort of put the onus on the applicant to  
10          make sure the placard and permit numbers are affixed  
11          to the sign in the appropriate direction. And so, at  
12          this time, there are no issues on my end. Thank you  
13          very much.

14                          TIM MCCARTHY: Thanks, Jason. Ryan,  
15          Steve, any comments or issues?

16                          RYAN DRISCOLL: No comment.

17                          STEPHEN ROSS: No, sir.

18                          TIM MCCARTHY: Excellent. Thanks very  
19          much.

20                          Our next item on the agenda is another  
21          transfer. Permit applications for transfer are 2025-  
22          D-005 and D-006. It's a construction -- constructed  
23          electronic board at 6 Executive Place in Tewksbury.  
24          Permits are being transferred from American Outside

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1           LLC to Outfront Media.  Guessing we have the same  
2           people for the -- their comments here.  We have Ryan  
3           Driscoll from Outfront and Steve Ross from American,  
4           correct?

5                           RYAN DRISCOLL: Correct.

6                           STEPHEN ROSS: Correct.

7                           TIM MCCARTHY: Excellent.  All the  
8           paperwork is in order and Jason is also the inspector  
9           on this.  Jason, could you give us your field report,  
10          please?

11                          JASON BEAN: Yes, thank you, Director  
12          McCarthy.  So again, this is an application transfer  
13          from American Outside Advertising to Outfront Media.  
14          Permit numbers are 2025-D-005 and D-006.  This was  
15          actually a recent new build located at 6 Executive  
16          Place in Tewksbury.  A field inspection was conducted  
17          and there are no issues at this time, Director  
18          McCarthy.  As again, I'd just like to the importance  
19          of having your proper placard and permit numbers  
20          affixed in the direction that's appropriate from the  
21          application process if they are so approved.  Thank  
22          you.  No other issues.

23                          TIM MCCARTHY: Thanks, Jason.  Ryan or  
24          Steve, any comments or issues?

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1 RYAN DRISCOLL: No, sir.

2 STEPHEN ROSS: No, sir.

3 TIM MCCARTHY: Excellent. Thanks so  
4 much. We had some actions taken since last public  
5 meeting as we move on through the agenda and we can go  
6 right on to public comment. This should be a pretty  
7 quick meeting. Is there any public comments that we  
8 have for today?

9 JERRY KELLEHER: Don't see any hands.

10 TIM MCCARTHY: Okay. Again, thanks  
11 everybody for your hard work. Enjoy the three-day  
12 weekend. This is the adjournment for the hearing of  
13 February 12, 2026, and we'll see you next month on  
14 March -- shouldn't have even said that if I didn't  
15 know. 12th. We'll see you on March 12th of next  
16 month for the March hearing. So enjoy your long  
17 weekend. This meeting is adjourned. Thanks  
18 everybody.

19 (Whereupon, the proceedings were concluded  
20 on February 12, 2026, at 11:10 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.