



City of Malden Massachusetts

PERMITS, INSPECTIONS & PLANNING SERVICES
110 Pleasant Street, 2nd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

December 18, 2017

The Honorable City Council
110 Pleasant Street, 3rd Floor
Malden, MA 02148

**Re: C.C.P. #468/2017- Height Requirements
Amendment of §400.11.1, Ch.12, Rev. Ord. of 1991, as Amended**

Dear Councilors:

On December 13, 2017, the Planning Board and City Council Ordinance Committee jointly held a public hearing regarding the above-referenced proposed amendment.

As a result of the public hearing, a majority of the Planning Board, namely, eight of those nine members present, voted to recommend **approval in part, disapproval in part and modification of the proposed amendment, as follows:**

- a) Approve proposed language, “*excluding Central Business (CB);*” disapprove proposed language, “*three stories and not more than 35 feet,*” and modify to, “*six stories and not more than 75 feet.*”
- b) Approve proposed language, “*In the Central Business district, the maximum building height shall be;*” disapprove proposed language, “*six stories and not more than fifty feet,*” and modify to, “*twelve stories and 150 feet.*”
- c) Modify to delete two references to “*above the city base*” and replace with “*above the grade plane;*” approve proposed deletion of last three clauses and modify to replace with the following: “*Except where the City Engineer certifies that the proposed building will not reduce the water service of other users in the general area to less than existing levels.*”

The minutes of the joint public hearing will be made available at your request. For your reference, attached please find the Planning Report & Recommendation dated December 13, 2017, which was presented at the hearing.

Finally, please be advised, that, if the City Council fails to act on the amendment within 90 days of the date the public hearing closed, a new duly advertised public hearing must be held. Accordingly, the final date for action is March 13, 2018.

I am available to discuss and answer any questions regarding the amendment and the Planning Board’s recommendation. Please do not hesitate to contact me. Thank you.

Sincerely,

Michelle A. Romero
City Planner

Enclosure

CC: Thomas Brennan, City Clerk, w/encl.
Kathryn Fallon, City Solicitor, w/encl.
Mayor Gary Christenson, w/encl.