



City of Malden  
Massachusetts

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

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CITY CLERK'S OFFICE  
MALDEN, MASS.

April 12, 2018

The Honorable City Council  
110 Pleasant Street, 3<sup>rd</sup> Floor  
Malden, MA 02148

Re: C.C.P. #124/2018- Use Regulations for Business School; Motel-hotel; Nursing or Convalescent Home; Recreation for Gainful Business; Restaurant, All Other/not fast food; Retail Sales; Research and Development; Light Manufacturing; and Artist Live/Work Space  
Amendments of §§300.3.4.2, 300.3.4.6, 300.3.4.7, 300.3.4.10, 300.3.4.12, 300.3.4.13, 300.3.5.8, 300.3.5.10, 300.3.6.4, Ch. 12, Revised Ordinances of 1991, as Amended

Dear Councilors:

On April 11, 2018, the Planning Board and City Council Ordinance Committee jointly held a public hearing regarding the above-referenced proposed amendments.

As a result of the public hearing, a majority of the Planning Board, namely, those nine members present, voted to recommend the following:

1. Adoption of amendment of Section 300.3.4.2 (Business School) as proposed.
2. Adoption of amendment of Section 300.3.4.6 (Motel-Hotel) as proposed.
3. Modification of amendment of Section 300.3.4.7 (Nursing or Convalescent Home) from proposed "SPR" to "SP."
4. Adoption of amendment of Section 300.3.4.10 (Recreation for Gainful Business) as proposed.
5. Disapproval of amendment of Section 300.3.4.12 (Restaurant -other/not fast food).
6. Disapproval of amendment of Section 300.3.4.13.1 (Retail Sales Less than 5,000 sq.ft. gross floor area).
7. Disapproval of amendment of Section 300.3.4.13.2 (Retail Sales, 5,000 sq.ft. or more gross floor area).
8. Modification in part of amendment of Section 300.3.5.8 (Research & Development) from proposed "SPR" to "SP" in Central Business; and approval as proposed in Highway Business and Industrial 1.
9. Modification in part of amendment of Section 300.3.5.10 (Light Manufacturing) from proposed "SPR" to "SP" in Central Business; and approval as proposed in Industrial 1 and Industrial 2.
10. Modification in part of amendment of Section 300.3.6.4 (Artist Live/Work Space) from proposed "Yes" to "SP" in Industrial 1 and Industrial 2 and approval as proposed in Neighborhood Business and Highway Business.

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 April 11, 2018, which was presented at the hearing.

Finally, please be advised, that, if the City Council fails to act on the amendments 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 July 18, 2018.

I am available to discuss and answer any questions regarding the amendments 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.