



City of Malden

Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, Room 330
Malden, Massachusetts 02148

July 31, 2024

Malden City Council
215 Pleasant Street
Malden, MA 02148

**Re: Amendments of Title 12.28.140, Code of City of Malden
Rowe's Quarry Reclamation & Redevelopment District
City Council Paper #286/2024**

Dear Councilors:

On July 24, 2024, the Planning Board and City Council Ordinance Committee jointly held a public hearing regarding the above-referenced proposed amendments.

After the public hearing, on July 24, 2024, a majority of the Planning Board, namely, all nine members present, decided to recommend to the City Council the following:

- Section 12.28.140.C, C.1., C.2., C.3. Approval of all amendments as proposed, except:
 - revise reference to most current plan approved by JPTF, the Master (Concept) Plan, dated July 17, 2024.
 - Re: proposed amendment of 12.28.140.C.1 to allow multifamily dwelling use in subdistrict RQ3:
 - approval for land north of Overlook Ridge Drive, identified as Lot 13A (2.57 acres) & Lot 13B (2.37 acres);
 - approval for land south of Overlook Ridge Drive, identified as Lot 14B (2.61 acres); and
 - disapproval for land south of Overlook Ridge Drive, identified as Lot 14A (1.78) acres);all Lots as shown on approved Master (Concept) Plan dated July 17, 2024 and proposed Preliminary Subdivision Plan of Land in Malden dated July 11, 2024.
- Section 12.28.140.D. Approval of all amendments as proposed, except: revise Section 12.28.140.D.2.g. as follows: *"In RQ3, a stand-alone building used for ~~hotel~~ any allowed non-residential use may not exceed 70,000 square feet."*
- Section 12.28.140.F. Approval of all amendments as proposed, with the recommendation that before the City Council takes any action re: this amendment, City shall review a parking study that includes current number of spaces, records of current usage and total vehicles registered at the property; the study shall be prepared by property owner/developer and peer reviewed by the City, with peer review paid for by owner/developer.
- Section 12.28.140.J. Approval of all amendments as proposed, except: revise Section 12.28.140.J.2 to provide specific dates for completion and implementation of required improvements.

For your reference, enclosed please find the Planning Report & Recommendation dated July 24, 2024, and correspondence from Mayor Christenson dated July 24, 2024, which were presented at the public hearing.

Finally, please be advised, that, if the City Council fails to act on the amendments within 90 days after the public hearing, a new duly advertised public hearing must be held; and the final date for action is **October 22, 2024**.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner

Enclosures

CC: Mayor Gary Christenson
Alicia McNeil, City Solicitor