

From: Michelle A. Romero <mromero@CITYOFMALDEN.ORG>

Sent: Thursday, March 19, 2026 12:20 PM

To: Alicia McNeil <amcneil@CITYOFMALDEN.ORG>; Stephen Winslow <swinslow@CITYOFMALDEN.ORG>

Cc: Carol Ann Desiderio <cdesiderio@CITYOFMALDEN.ORG>; Amanda Linehan <alinehan@CITYOFMALDEN.ORG>; Nelson Miller <nmiller@CITYOFMALDEN.ORG>; Ron Hogan <rhogan@CITYOFMALDEN.ORG>

Subject: RE: Draft Memo / Proposed Recommendations from Rules and Ordinance

Good afternoon,

Please see attached revised draft with additional recommendations re: colocations not allowed (*a building or on a property containing one or more residential units; a childcare facility licensed by the Commonwealth of Massachusetts; or a recreational facility in which children commonly congregate, including, but not limited to, the Malden Teen Enrichment Center, the YMCA and the YWCA*).

Please contact me with any questions. Thank you.

Michelle

Michelle A. Romero
City Planner
City of Malden
Inspectional Services

SPW Note: Language as Michelle has proposed highlighted in GRAY.

D. A Marijuana Establishment shall not be located inside a building *or on a property containing one or more residential units; a childcare facility licensed by the Commonwealth of Massachusetts; or a recreational facility in which children commonly congregate, including, but not limited to, the Malden Teen Enrichment Center, the YMCA and the YWCA.* The location of a Marijuana Establishment shall comply with the following buffer zones.

- a. No Marijuana Establishment shall be located within:
 - i. 500 feet of a public or private school providing education in kindergarten, or Grades 1- 12;
 - ii. 75 feet of a Substance Abuse Treatment Center, as defined by this Ordinance;

provided the use is lawfully permitted as of the date of filing of the petition for a special permit for the Marijuana Establishment.

- b. *The distance for school uses the buffer zone distance of 500 feet which shall be measured in a straight line from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance, unless there is an Impassable Barrier within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance.*
- c. *The distance for Substance Abuse Treatment Centers shall be measured from [the closest public entrance] of the proposed Marijuana Establishment to the closest property line of the property used for a Substance Abuse Treatment Center.*

From: Michelle A. Romero <mromero@CITYOFMALDEN.ORG>
Sent: Wednesday, March 18, 2026 11:34 AM
To: Stephen Winslow <swinslow@CITYOFMALDEN.ORG>
Cc: Alicia McNeil <amcneil@CITYOFMALDEN.ORG>; Carol Ann Desiderio <cdesiderio@CITYOFMALDEN.ORG>; Amanda Linehan <alinehan@CITYOFMALDEN.ORG>; Nelson Miller <nmiller@CITYOFMALDEN.ORG>; Ron Hogan <rhogan@CITYOFMALDEN.ORG>
Subject: RE: Draft Memo / Proposed Recommendations from Rules and Ordinance

Good morning Steve and All,
Attached please find a revised draft with my recommendations for revisions and comments.
Several noteworthy comments:

- ~~1. Marijuana Social Consumption Establishments are currently prohibited in the City. Allowing on-site consumption seems to suggest you are proposing to change this—please clarify.~~
SPW Note: This comment has been incorporated
2. It is important to codify requirements in the zoning ordinance, given the statutorily required process to amend or delete, which includes a public hearing; amendments of the licensing ordinance do not require or follow the same process.
SPW FYI: These requirements have been moved to the CLEC section..
3. The Court found that we can use a different measurement technique for other buffer zones—we do not have to be the same measurement technique as used for schools. (p.51 of decision).
SPW: See options below

The proposed name change of that use suggested by Amanda will need to be done through a zoning amendment of various sections that contain the use: Sections 12.12.030-Table of Use Regulations, 12.16.010-Table of Intensity Regulations, 12.20.010-Table of Offstreet Parking and Loading Regulations and 12.32.060-Definitions).

Please contact me with any questions. Thank you.
Michelle

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Michelle's Proposed Language Highlighted in GRAY :

F. Conditions to Special Permit: The Planning Board may impose any conditions it deems reasonable to regulate the use of a property for a Marijuana Establishment; and in addition and in all cases, any special permit granted hereunder shall be subject to the following conditions:

1. The special permit is non-transferable and non-assignable.
2. Marijuana in any form, including plants, and Marijuana Products shall not be stored or be visible from outside of the building in which the Marijuana Establishment is located.
3. The Marijuana Establishment shall design and implement a Security Plan approved by the Malden Police Chief and Malden Cannabis Licensing and Enforcement Commission.
4. Consumption, smoking or burning of Marijuana and/or Marijuana Products is prohibited at or within 500 feet of a Marijuana Establishment.
5. Consumption, smoking or burning of Marijuana and/or Marijuana Products is prohibited on the premises of a Marijuana Establishment.