



# City of Malden Massachusetts

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

2019 FEB 21 A 10:06

February 21, 2019

The Honorable City Council  
110 Pleasant Street  
Malden, MA 02148

**Re: Amendments of §§300, 400, 500 and 800.6, Ch.12, Revised Ordinances of 1991, as Amended Use Regulations, Dimensional Controls, Parking & Loading Regulations, Definitions for Dwelling, Cohousing/City Council Paper #554/2018**

Dear Councilors:

On January 9, 2019 and February 13, 2019, the Planning Board and City Council Ordinance Committee held a joint public hearing regarding the above-referenced proposed amendments.

As a result of the public hearings, on February 13, 2019, all nine members of the Planning Board voted to recommend to the City Council **approval** of the proposed amendments **with the following revisions/amendments and more research regarding the minimum percentage of shared space:**

1. Revise proposed Section 400.1.4.14 (dimensional controls) as follows: under "Minimum open space," delete "30%" and insert "350 SF."
2. Revise proposed Section 800.6.2.40 (Definition) as follows:

Dwelling, Cohousing A building ~~or cluster of no more than three buildings~~ containing a minimum total of five (5) dwelling units but a maximum of no more than ~~forty (40)~~ thirty (30) dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and occupied by, an association of residents, which association shall be established and maintained in accordance with a legally binding written agreement, a copy of which shall be submitted to the City Building Commissioner, members who desire and that shall provide shared spaces designed to allow high levels of social interaction of residents outside individual dwelling units. Shared spaces that shall include shared kitchen and dining facilities, and continuous indoor and open space areas of sufficient size to accommodate assembly of the majority of the residents, and all shared spaces combined shall comprise a minimum total of fifty percent (50%) of the entire gross floor area of the building(s). A minimum of ten percent (10%) of all dwelling units shall be set aside for Community Housing as defined by the Community Preservation Act M.G.L. Chapter 44B and/or universal access for persons with disabilities and there shall be no variance of this provision.

3. Revise proposed Section 500.2.23 (parking requirements) as follows:  
Insert definition of "shared motor vehicle" and "shared personal mobility device."

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The minutes of the joint public hearings will be made available at your request. For your reference, attached please find the Planning Report & Recommendation dated February 13, 2019 and email memorandum from Building Commissioner Nelson Miller dated February 11, 2019.

Finally, please be advised, that, if the City Council fails to act on the amendments within ninety (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 May 14, 2019.

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,



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Michelle A. Romero  
City Planner

CC: Thomas Brennan, City Clerk  
Kathryn Fallon, City Solicitor  
Mayor Gary Christenson