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Gary Christenson, Mayor

TO: The Malden City Council
FROM: Mayor Gary Christenson
DATE: April 3, 2025
RE: Zoning Amendments – MBTA Communities

Since receiving notice of our Conditional Compliance Determination for MBTA Communities under Section 3A of the Zoning Act from the state Executive Office of Housing and Livable Communities in November 2024 (letter attached), City staff has worked to prepare zoning amendments that address the two issues identified by the state in that Determination. The state has recently informed us of its review and approval of our proposed approach.

As required by the state, the proposed zoning amendments to our MBTA Communities Zoning Overlays before you now would eliminate the development cap in the MBTA Communities Multifamily Overlay subdistrict MCMOD-MD 1 and eliminate the effective date of final approval by the state of our District Compliance Application. The proposal requires amendments to the zoning map and use regulations which are attached.

Thank you for your consideration.