

CITY of MALDEN PLANNING BOARD



AGENDA

Special Meeting

December 5, 2023 at 7:00 pm

Herbert L. Jackson Council Chamber, Malden City Hall, 215 Pleasant Street, Malden, MA

- I. Call to Order.
- II. Roll Call.
- III. PUBLIC HEARINGS. (*Order of hearings to be determined by Chairman*)
  - A. **Zoning Amendments: Joint Public Hearing w/City Council Ordinance Committee/ §12.32.050.A, Title 12, Code of City of Malden.**
    - 1) **CCP 418/2023. MBTA Communities Zoning (MGL .c. 40A, §3A).**
      - A. To Amend Sections 12.080.010 (Establishment of Districts) & 12.08.020 (Zoning Map).
        - 1. To establish an MBTA Communities Multi-Family Overlay zoning district with subdistricts.
        - 2. To establish a Mandatory Mixed-Use Overlay zoning district.
      - B. To Amend Section 12.12, MCC (Use Regulations). To establish use regulations, dimensional requirements, parking requirements, development standards, site plan review regulations, and affordability requirements, for MBTA Communities Zoning Overlays: MBTA Communities Multi-Family Overlay zoning district and Mandatory Mixed-Use Overlay zoning district.
      - C. To Amend Section 12.32.060.B, MCC (Definitions-Zoning). To add definition for As of Right or By Right; Mixed-use Development; and Multi-family Housing.
- IV. PUBLIC MEETING. (*Order of items to be determined by Chairman*):
  - A. Old & New Business.
- V. Next meeting: December 13, 2023
- VI. Adjournment.

---

Full texts of the proposed zoning amendments are available for public review on the City of Malden website at <https://cityofmalden.legistar.com/Legislation.aspx> and with the City Planner, Inspectional Services, 3rd floor, and the City Clerk, 2nd Floor, 215 Pleasant Street, Malden, MA.

This meeting may be recorded Urban Media Arts, formerly Malden Access Television.

Members of the public who wish to virtually attend and remotely participate in the public hearing may do so using the following information:

Please click the link below to join the Zoom webinar:

<https://cityofmalden.zoom.us/j/91676019523?pwd=ODZWbkpybnNwbmZRL0hOdkRuRjdGdz09>

Webinar ID: 916 7601 9523

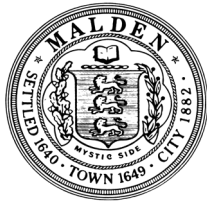
Passcode: 730154

Or One tap mobile: +19294362866,,91676019523# US (New York) +16465189805,,91676019523# US (New York)

Or Dial by Telephone (based on current location): +1 929 436 2866 US (New York) +1 646 518 9805 US (NY)

International numbers available: <https://cityofmalden.zoom.us/j/91676019523?pwd=ODZWbkpybnNwbmZRL0hOdkRuRjdGdz09>

To request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000, Ext 2005.



# City of Malden

Massachusetts

215 Pleasant Street, 3<sup>rd</sup> Floor  
 Malden, Massachusetts 02148  
 (781) 397-7000 ext. 2044

## MALDEN PLANNING BOARD

and

## MALDEN CITY COUNCIL ORDINANCE COMMITTEE

### PUBLIC HEARING

The Malden Planning Board and Malden City Council Ordinance Committee will jointly hold a public hearing in the Herbert L. Jackson Council Chamber, Malden City Hall, 215 Pleasant Street, Malden, MA at 7:00 P.M. on Tuesday, December 5, 2023, in accordance with Title 12, Chapter 32, Section 050 of the Code of the City of Malden, regarding the petition for zoning amendments, as proposed in City Council Paper #418/2023, to further amend Title 12 of the Code of the City of Malden (MCC), as follows:

- A. To Amend Sections 12.080.010 (Establishment of Districts) and 12.08.020, MCC (Zoning Map).
  - 1. To establish an MBTA Communities Multi-Family Overlay zoning district with subdistricts that includes the following parcels:

Property Address	City Assessor's Parcel ID	MCMOD Subdistrict	Property Address	City Assessor's Parcel ID	MCMOD Subdistrict
11 CANAL ST	053 235 507	MCMOD MC	5 ISLAND HILL AV	044 855 505A	MCMOD OG
35 CANAL ST	053 255 508	MCMOD MC	MAIN ST	062 308 810	MCMOD OG
CENTRE ST	053 235 502	MCMOD MC	MAIN ST	062 308 811	MCMOD OG
63-65 CENTRE ST	052 277 701	MCMOD MC	244-248 MAIN ST	062 308 815	MCMOD OG
124 CENTRE ST	053 235 506	MCMOD MC	260 MAIN ST	062 308 813	MCMOD OG
11 CHARLES ST	054 237 707	MCMOD MC	550 MAIN ST	049 279 929	MCMOD OG
17 CHARLES ST	054 237 709	MCMOD MC	556 MAIN ST	049 279 928	MCMOD OG
COMMERCIAL ST	053 235 501B	MCMOD MC	1038 MAIN ST	044 855 510	MCMOD OG
102 COMMERCIAL ST	053 235 501A	MCMOD MC	1100 MAIN ST	044 855 507	MCMOD OG
40- 66 EXCHANGE ST	052 277 709	MCMOD MC	1128 MAIN ST	044 855 506	MCMOD OG
70- 76 EXCHANGE ST	052 277 706	MCMOD MC	30-32 MAPLE ST	022 130 018	MCMOD OG
100- 150 EXCHANGE ST	052 277 703	MCMOD MC	33 MAPLE ST	020 120 015	MCMOD OG
10 FLORENCE ST	051 253 327	MCMOD MC	36 MAPLE ST	022 130 015	MCMOD OG
39 FLORENCE ST	051 252 211	MCMOD MC	RAMSDELL RD	049 279 932	MCMOD OG
99 FLORENCE ST	050 280 001	MCMOD MC	SUMMER ST	020 120 012	MCMOD OG
7 JACKSON ST	051 278 802W	MCMOD MC	74-80B SUMMER ST	020 120 014	MCMOD OG
MAIN ST	050 259 905	MCMOD MC	82 SUMMER ST	020 120 013	MCMOD OG
32 PEARL ST	031 133 302	MCMOD MC	89 SUMMER ST	021 118 801	MCMOD OG
89 PEARL ST	030 136 615	MCMOD MC	101-109 SUMMER ST	021 117 701	MCMOD OG
100 PEARL ST	031 133 301	MCMOD MC	117 SUMMER ST	021 117 702	MCMOD OG
83 PLEASANT ST	050 257 701	MCMOD MC	120 SUMMER ST	020 119 907	MCMOD OG
95-105 PLEASANT ST	050 256 604	MCMOD MC	134 SUMMER ST	020 116 612	MCMOD OG
110-112 PLEASANT ST	052 274 401	MCMOD MC			
RAMSDELL RD	049 279 931	MCMOD MC	474-488 BROADWAY	151 627 770	MCMOD MD
10-20 SUMMER ST	022 132 201	MCMOD MC	10 OVERLOOK RIDGE DR	181 575 502	MCMOD MD
7 WASHINGTON ST	050 256 601	MCMOD MC	51 OVERLOOK RIDGE DR	185 575 580	MCMOD MD
17-19 WASHINGTON ST	050 256 602	MCMOD MC	181 KENNEDY DRIVE	162 571 189X	MCMOD MD
			244 KENNEDY DRIVE	162 571 1892Z	MCMOD MD
36 DARTMOUTH ST	050 257 703	MCMOD MCHR	8 QUARRY LANE	185 575 570	MCMOD MD
504- 514 MAIN ST	050 259 906	MCMOD MCHR	12 QUARRY LANE	186 575 507	MCMOD MD
160 PLEASANT ST	051 275 503	MCMOD MCHR	15 QUARRY LANE	186 575 510	MCMOD MD
195 PLEASANT ST	051 252 217	MCMOD MCHR	4 STONE LANE	186 575 505	MCMOD MD

2. To establish a Mandatory Mixed-Use Overlay zoning district that includes the following parcels:

Property Address	City Assessor's Parcel ID	District	Property Address	City Assessor's Parcel ID	District
12 BICKFORD RD	074 260 012	MMUD	290- 312 MAIN ST	054 237 706	MMUD
167-169 CENTRE ST	054 237 703	MMUD	480 MAIN ST	050 259 908	MMUD
185 CENTRE ST	054 237 711	MMUD	492- 500 MAIN ST	050 259 907	MMUD
0 CHARLES ST	062 239 913	MMUD	521- 539 MAIN ST	074 260 013	MMUD
22 CHARLES ST	062 239 912	MMUD	69 MIDDLESEX ST	054 236 604	MMUD
28-30 CHARLES ST	062 239 911	MMUD	PLEASANT ST	031 133 309	MMUD
36 CHARLES ST	062 239 910	MMUD	41- 49 PLEASANT ST	050 257 710	MMUD
31 COMMERCIAL ST	031 250 003	MMUD	51- 61 PLEASANT ST	050 257 709	MMUD
51 COMMERCIAL ST	031 234 402	MMUD	126-150 PLEASANT ST	051 275 504	MMUD
65 COMMERCIAL ST	031 234 405	MMUD	137-147 PLEASANT ST	051 252 215	MMUD
77 COMMERCIAL ST	031 234 404	MMUD	157 PLEASANT ST	051 252 214	MMUD
89 COMMERCIAL ST	031 234 403	MMUD	169-185 PLEASANT ST	051 252 216	MMUD
99-109 COMMERCIAL ST	031 234 401	MMUD	190, 205, 215 PLEASANT ST	051 275 510	MMUD
43 DARTMOUTH ST	050 259 904	MMUD	321 PLEASANT ST	022 130 001	MMUD
4- 6 EVELYN Place	022 130 030	MMUD	332 PLEASANT ST	031 133 308	MMUD
2 FLORENCE ST	051 253 326	MMUD	50- 52 SUMMER ST	022 130 020	MMUD
0 MAIN ST	062 239 914	MMUD	54- 72 SUMMER ST	022 130 019	MMUD

- B. To Amend Section 12.12, MCC (Use Regulations). To establish use regulations, dimensional requirements, parking requirements, development standards, site plan review regulations, and affordability requirements, for MBTA Communities Zoning Overlays, namely, an MBTA Communities Multi-Family Overlay zoning district and a Mandatory Mixed-Use Overlay zoning district.
- C. To Amend Section 12.32.060.B, MCC (Definitions-Zoning) to add a definition for the following: As of Right or By Right; Mixed-use Development; and Multi-family Housing.

The full text of the proposed zoning amendments (**City Council Paper #418/2023**) is available for public review on the City of Malden website at <https://cityofmalden.legistar.com/Legislation.aspx> and with the City Planner, Inspectional Services, 3<sup>rd</sup> floor, and the City Clerk, 2<sup>nd</sup> Floor, 215 Pleasant Street, Malden, MA.

*Members of the public who wish to remotely virtually attend and remotely participate in the public hearing may do so using the following information:*

Please click the link below to join the Zoom webinar:

<https://cityofmalden.zoom.us/j/91676019523?pwd=ODZWbkpybnNwbmZRL0hOdkRuRjdGdz09>

**Webinar ID:** 916 7601 9523

**Passcode:** 730154

Or One tap mobile:

+19294362866,,91676019523# US (New York) +16465189805,,91676019523# US (New York)

Or Dial by Telephone (based on your current location):

+1 929 436 2866 US (New York) +1 646 518 9805 US (New York)

International numbers available: <https://cityofmalden.zoom.us/j/91676019523?pwd=ODZWbkpybnNwbmZRL0hOdkRuRjdGdz09>

By: Diane M. Chuha, Clerk  
Malden Planning Board

By: Peg Crowe, Chair  
Malden City Council Ordinance Committee