



City of Malden

Massachusetts

215 Pleasant Street, 3rd 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 Wednesday, July 24, 2024**, in accordance with Section 12.32.050 of Title 12 of the Code of the City of Malden (MCC), regarding a petition for zoning amendments, as proposed in City Council Paper #286/2024, to amend Section 12.28.140 of Title 12, MCC, the zoning ordinances for the Rowe's Quarry Reclamation and Redevelopment District, as follows:

1. Section 12.28.140.C, MCC (Uses), to amend existing provisions as follows:
 - a) To amend use regulations to allow multifamily residential dwelling use, up to six stories inclusive, by Site Plan Review in Subdistrict RQ3;
 - b) To amend use regulations to change the maximum height to six stories inclusive for multifamily dwelling use allowed by Site Plan Review in Subdistricts RQ1 and RQ2;
 - c) To amend Restrictions on Residential Units regarding units with three bedrooms in Subdistricts RQ1, RQ2 and RQ3; and
 - d) To make administrative revisions to correct, update and clarify existing provisions.
2. Section 12.28.140.D, MCC (Dimensional Regulations), to amend existing provisions as follows:
 - a) To establish a minimum setback from property lines for buildings in Subdistrict RQ3;
 - b) To amend Dimensional Limitations on Retail Use to establish a maximum size for stand-alone buildings for hotel use in Subdistrict RQ3; and
 - c) To make administrative revisions to correct, update and clarify existing provisions.
3. Section 12.28.140.F, MCC (Parking), to amend existing provisions as follows:
 - a) To establish parking requirements for multifamily dwellings in Subdistrict RQ3; and
 - b) To make administrative revisions to correct, update and clarify existing provisions.
4. Section 12.28.140. J, MCC (General Requirements for Development in Subdistrict RQ3), to add new provisions with requirements for Transportation Demand Management Plan and Traffic and Safety Improvements.

The full text of the proposed zoning amendments (City Council Paper #286/2024) 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, 3rd floor, and the City Clerk, 2nd Floor, 215 Pleasant Street, Malden, MA.

By: Diane M. Chuha, Clerk
Malden Planning Board

By: Amanda Linehan, Chair
Malden City Council Ordinance Committee