



City of Malden
Massachusetts

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

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January 14, 2019

The Honorable City Council
110 Pleasant Street
Malden, MA 02148

Re: Amendments of §700 (new §700.15), Ch.12, R.O. of 1991
Use Categories, Use Regulations, Dimensional Controls for Development Impact Mitigation
CCP #470/2018

Dear Councilors:

On January 9, 2019, the Planning Board and City Council Ordinance Committee opened a joint public hearing regarding the above-referenced proposed amendments, received public testimony and tabled the public hearing.

The public hearing was tabled to allow the opportunity for the sponsors of the amendments and Ordinance Committee to provide clarification, further details and possible revisions of the proposed amendments. Specifically, the Board requested more information regarding when the proposed regulations would apply, including whether triggered by remodeling of a certain amount/percentage of a dwelling unit and whether applicable to mixed use projects based on building footprint or gross floor area; and information regarding the fees and formulas used by other communities.

Also, the Board is seeking a legal opinion from the City Solicitor as to whether the proposed regulations may establish different fees for dwelling units used as rental apartments and units used as owner-occupied condominiums.

The public hearing is tentatively scheduled to reopen on February 13, 2019, pending receipt of the requested additional information. The Planning Board will make its recommendation at the final close of the public hearing.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner

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