

Malden City Council

Order Co-sponsored by Councillors Demaria, Winslow and Camell.

ORDER: Be it ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by adding Sections 12.08.015 Establishment of Neighborhood Preservation Districts and 12.08.016 Establishment of Maplewood Square Neighborhood Preservation District;

Further ORDERED: that the City of Malden hereby enacts a temporary 18-month moratorium month on the issuance of certain building permits within the Maplewood Square Preservation District

Section 1 Amendments to the Malden Zoning Ordinance

Section 12.08.015 Establishment of Neighborhood Preservation Districts

A district or group of districts or a subdistrict or group of subdistricts or parts thereof (hereafter referred to as an area) may be designated as a neighborhood preservation district after a planning study of the area has been conducted. The regulations governing any such neighborhood preservation district are set forth in an article of this code pertaining to such district. The boundaries of any such neighborhood preservation district are shown on the "Zoning Map" of Malden, as amended, or supplements thereto. A subdistrict or subdistricts within a neighborhood preservation district may be distinguished on such maps or supplements by the addition of the letter "NPD" to the designation of such subdistrict or subdistricts.

Section 12.08.016 Establishment of Maplewood Square Neighborhood Preservation District

The Maplewood Square Neighborhood Preservation District is hereby established.

The boundaries of such district shall include all properties listed and mapped for the Maplewood Square Area Form A set forth on pages 101 to 122 in the City of Malden Citywide Inventory 2016-2017 Final Report submitted to the Malden Historical Commission.

Section 2 Temporary Moratorium on Issuance of Building Permits in the Maplewood Square Neighborhood Preservation District

No new building permits shall be issued for the construction of new buildings or renovation of buildings that add more than 1000 square feet of floor area within the Maplewood Square Neighborhood Preservation District for a period of eighteen months from the date this section takes effect. The reason for this temporary moratorium is the unanticipated interest in development of new buildings and the expansion of existing buildings in an area already identified as worthy of historic preservation and the impact of new construction on ambulance access to and from a large senior housing complex, fire response times in an area which does not currently have a fire station and police response times through an area heavily congested by traffic from two neighborhood schools and two regional schools and to allow analysis of traffic patterns and transportation management solutions to ensure the area remains a compact, walkable district with convenient transit access for residents, business employees and students of all schools to safely live, work and study in and near the district.

Section 3: Any zoning standards developed for the Maplewood Square Neighborhood Preservation District shall apply to any building permit filed after the date the paper creating this ordinance section is filed with the City Clerks office

Malden City Council

RESOLVE

Sponsor: Councillor Winslow

Be it hereby resolved by the City Council of Malden that: the City of Malden hereby take actions to: (1) establish and undertake studies necessary to create zoning standards for the Maplewood Square Neighborhood Preservation District zoning district under Section 12 of the City Ordinances, (2) create a Maplewood Square Neighborhood Council, to facilitate communication of residents and business owners with the Commonwealth, the City of Malden and property owners to preserve and enhance the historic character of the area as a neighborhood business district readily walkable from nearby senior and residential housing and (3) the City Council hereby establishes a three person Special Committee on the Future of Maplewood Square to include the sponsor of this resolution as per Council Rule 47.00, the Ward 6 City Councillor and an additional Councillor to be named by the Council President.