



## OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

215 Pleasant Street, 3<sup>rd</sup> Floor, Malden, MA 02148  
781-324-5720

**Alexander D. Pratt**  
Director

### MEMORANDUM

TO: Rules and Ordinances Committee, Malden City Council  
Economic Development Committee, Malden City Council

FROM: Alex Pratt, Director  
Zachery Lemel, Deputy Director of Planning and Economic Development  
Elena Eimert, Senior Planner

COPY: Malden Planning Board

DATE: June 8, 2026  
MEETING: June 9, 2026

RE: #256-26 Communication from Mayor Christenson regarding an Economic Development Package Proposal

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At the joint Economic Development and Rules & Ordinances Committee meeting on June 2, 2026, OSPCD received quality feedback on the proposed amendments to the Use Table (Sec. 12.12) and Use Definitions (Sec. 12.32). In addition, the Council received a memo (June 3, 2026 - CCP 256/2026 Economic Development Package Proposal - OSPCD Memo dated May 28, 2026) from Inspectional Services offering additional amendments along with contextual background documents.

In advance of the joint meeting scheduled for tomorrow, June 9, 2026, OSPCD would like to:

- A. Agree with ISD and recommend the Council add the following changes to the Use Table (Sec. 12.12.030)
  - a. Business School Change SP to Yes in Highway Business, Industrial 1 and 2
  - b. Convenience Store Change SP to Yes in Industrial 1 and 2
  - c. Licensed Massage Therapy Salon Change SP to Yes in Residential Office, Industrial 1 and 2
  
- B. Disagree with ISD and recommend the Council do not add the following changes to the Use Table (Sec. 12.12.030)
  - a. Kennel Change SP to Yes in Central Business  
Note: This could be considered with certain design standards, like requiring a retail street facing component.
  - b. Towing Change SP to Yes in Highway Business, Industrial 1 and 2  
Note: This has not been previously provided by OSPCD and has not been reviewed.

- C. Recommend additional time be given to analyze point #2 from ISD, Section 12.28.010.E (Use Regulations for Preexisting Nonconforming Uses in business and industrial zoning districts). Reinstating the option to seek a special permit to allow extension of an existing business by amending the current provision

Note: This has not been fully reviewed by OSPCD. OSPCD can work with ISD for further analysis before making a recommendation.

### **Proposed Amendments**

Attached are the proposed amendments to the Use Table (Sec. 12.12) and Use Definitions (Sec. 12.32).

### **Next Steps**

Following Committee discussion, OSPCD recommends the Committees vote to move these amendments for a joint public hearing with the Planning Board.

## Attachment A – Use Table Amendments

Note: Underlined uses are additions from previous week coming from ISD.

12.12.030 USE REGULATIONS, amended as follows:

For Club or Lodge, change “No” to “Yes” in column BN.

For Hospitals, change “No” to “SP” in columns I1 and I2.

For Business School change “SP” to “Yes” in columns BH, I1, and I2

For Motel-Hotel, change “SP” to “SPR” in columns BC, BH, I1, and I2.

For Medical Center, change “SP” to “Yes” in columns BC, BH, I1, and I2.

For Recreation, Gainful Business, Secondary to Principal Club/Lodge, change “SP” to “Yes” in columns BN, BC, BH, I1, and I2.

For Restaurant, “Fast Food” Service, that does not take call-ahead orders and is in excess of 1000 sq. ft. gross floor area, change “SP” to “Yes” in columns I1 and I2.

For Restaurant, All Other, change “SP” to “Yes” in columns BH, I1, and I2.

For Body Art, change “SP” to “Yes” in columns BN, BC, BH, I1, and I2.

For Convenience Store, change “SP” to “Yes” in columns BH, I1 and I2.

For Supermarket, change “SP” to “SPR” in columns BH, I1, and I2.

For Licensed Massage Therapist Salon, change “SP” to “Yes” in columns RO, BN, BC, and BH, I1, and I2.

For Adult Day Health Center, change “SP” to “Yes” in column BH, I1, and I2.

For Kennel, change “SP” to “Yes” in columns BH, I1, and I2.

For Research and Development, change “SP” to “Yes” in columns BC and BH.

## Attachment B – Medical Center Definition

12.32.060 DEFINITIONS - ZONING amend to update the definition for Medical Center as follows:

Strike the existing Medical Center definition in its entirety and replace with:

**‘Medical Center:** An entity, however organized, providing medical, surgical, dental, physical rehabilitation, mental health services, or medical aesthetics and cosmetic treatments and injections including, but not limited to testing, diagnosis, and/or for treatment of persons or animals, with or without a medical doctor on the premises, on an outpatient basis, not including provisions for overnight stays. Examples of services that a medical center may provide include, but are not limited to: blood draw; counseling; dental; dialysis; prenatal and post-natal care; swab-testing and related laboratory services; urinalysis; vaccinations; Botox injections and dermal fillers; IV wellness therapy. Medical centers are various types of healthcare facilities, including, but not limited to, the office of an individual practitioner, clinics and group practices; however, “Substance Abuse Treatment Center” and “Hospital” are specifically excluded from this definition. Medical Centers that are physically located within/part of institutions or entities, such as hospitals, schools or pharmacies, shall be considered accessory to the principal use. A special permit issued to a Medical Center is non-transferable and non-assignable. “Licensed Massage Therapy Salon”, “Medical Marijuana Treatment Center” and “Adult Day Health Center” are specifically excluded from this definition.’