I. Call to Order. Planning Board Chairman Charles Ioven called the meeting to order at 7:00 pm.

II. Roll Call.
Planning Board Members in attendance:
Antonucci, Ken
Chiavelli, Jim
Chuha, Diane
Fitzgerald, Patrick
Gebreslassie, Tewedaj
Hayes, Patrick
Henry, Eric
MacCuish, Eric
Soucy, Henri
Ioven, Charles, Chair

Planning Board members absent: Ferguson, Charles
Planning Staff in attendance: Romero, Michelle, City Planner

City Council Ordinance Committee Members in attendance:
Spadafora, Craig, Councilor at Large, Chair
Condon, Paul Ward 2 Councilor
Crowe, Peg, Ward 1 Councilor
Winslow, Stephen, Councilor at Large

Ordinance Committee Members absent: Camell, David, Ward 6 Councilor

III. PUBLIC HEARINGS:
A. JOINT PUBLIC HEARING with CITY COUNCIL ORDINANCE COMMITTEE
Section 800.5, Chapter 12, Revised Ordinances of 1991, as Amended, of City of Malden/Zoning Amendment Petitions - to further amend Chapter 12.

The notice of public hearing was read into the record by Planning Board clerk Antonucci.

1) Section 700.15 (new): To establish regulations and requirements for Development Impact Mitigation [CCP # 470/2018].

The matter, previously tabled on January 9, 2019, was taken off the table.

The Board did not open the public hearing and no testimony was taken.

Presentation by sponsor of the paper:
1. Craig Spadafora, Councilor at Large, 75 Elm Street, Malden.

The Board received and reviewed the following documentation and information at the meeting:
1. Correspondence dated January 14, 2019 from City Planner to City Council.
2. Memorandum dated February 13, 2019 from City Solicitor Kate Fallon to City Planner
4. Section 400.3, Chapter 12, Revised Ordinances of 1991, as Amended, dimensional controls for Central Business zoning district.

**Decision:** The Board first considered whether to table the public hearing and to return the proposal to the City Council to work with the City Solicitor to prepare necessary revisions.

**Record of Votes:** The vote on the motion to table the public hearing was four in favor, five opposed, and the motion failed (4-5).

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Motion by Antonucci, seconded by MacCuish.

**Decision:** The Board then decided to recommend to the City Council disapproval of the amendments as written and to request the Ordinance Committee to reconsider, redraft and resubmit the amendments.

The decision is described in correspondence to City Council dated February 15, 2019 (attached).

**Record of Votes:** The vote on the motion to recommend disapproval of the amendments was nine in favor, none opposed, and the motion passed (9-0).

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Motion by Hayes, seconded by Fitzgerald.
2) Sections 300, 400, 500 and 800 (new subsections): To establish use regulations, dimensional controls, parking requirements and definition for new residential use category to be known as Dwelling, Cohousing [CCP# 554/2018].

The matter, previously tabled on January 9, 2019, was taken off the table.

Presentation by sponsor of the proposal:
1. Stephen Winslow, City Councillor at Large, 83 Jacob Street, Malden.

The Board opened the public hearing and received the following testimony during the public hearing:

_In favor:_
1. Paul Sherman, 284 Ferry Street, Malden.
2. Anda French, 5 Monument Square, Charlestown; submitted letter dated February 11, 2019 from Linda Neshamkin, AIA, Neshamkin French Architects, Inc. and Anda French, AIA, French 2D, 5 Monument Square, Charlestown.

_In opposition:_ None.

The Board closed the public hearing.

The Board received and reviewed the following documentation at the meeting:
1. Correspondence dated February 13, 2019 from Stephen P. Winslow, Councilor at Large, with recommended revisions to original proposal (CCP 554/2018).

**Decision:** The Planning Board recommends to the City Council approval of the amendments with the following revisions/amendments and more research regarding the minimum percentage of shared space:

1. Revise proposed Section 400.1.4.14 (dimensional controls) as follows: under “Minimum open space,” delete “30%” and insert “350 SF.”

2. Revise proposed Section 800.6.2.40 (Definition) as follows:
   - _Dwelling, Cohousing_ A building or cluster of no more than three buildings containing a minimum total of five (5) dwelling units but a maximum of no more than forty (40) thirty (30) dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and occupied by, an association of residents, which association shall be established and maintained in accordance with a legally binding written agreement, a copy of which shall be submitted to the City Building Commissioner, members who desire and that shall provide shared spaces designed to allow high levels of social interaction of residents outside individual dwelling units. Shared spaces that shall include shared kitchen and dining facilities, and continuous indoor and open space areas of sufficient size to accommodate assembly of the majority of the residents, and all shared spaces combined shall comprise a minimum total of fifty percent (50%) of the entire gross floor area of the building(s). A minimum of ten percent (10%) of all dwelling units shall be set aside for Community Housing as defined by the Community Preservation Act M.G.L., Chapter 44B and/or universal access for persons with disabilities and there shall be no variance of this provision.

3. Revise proposed Section 500.2.23 (parking requirements) as follows:
   - Insert definition of “shared motor vehicle” and “shared personal mobility device.”

The decision is described in correspondence to City Council dated February 21, 2019 (attached).
Record of Votes: The vote on the motion to recommend approval was nine in favor, none opposed, and the motion passed (9-0).

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Motion by Fitzgerald, seconded by Antonucci.

The City Council Ordinance Committee adjourned its meeting.

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IV. PUBLIC MEETINGS:
A. Status update items.
  1) Master Plan Steering Committee. Ioven provided an update.
  2) Community Preservation Committee. Antonucci provided an update.
  3) Housing Production Plan Advisory Committee. Romero provided an update; distributed copy of General Land Area Minimum (GLAM) Calculation prepared by MAPC.

V. Old and New Business, None.

VI. Next Meeting. Ioven announced the next regular meeting is scheduled for March 13, 2019.

VII. Adjournment. The Board adjourned the meeting at 9:30 pm.

-----------------------------------------------------------------------------------------------------------------

Approved by: [Signature]
Charles Ioven
Chairman, Malden Planning Board
February 15, 2019

The Honorable City Council
110 Pleasant Street
Malden, MA 02148

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

Dear Councilors:

On January 9, 2019 and February 13, 2019, the Planning Board and City Council Ordinance Committee held a joint public hearing regarding the above-referenced proposed amendments.

As a result of the public hearings, on February 13, 2019, all nine members of the Planning Board voted to recommend to the City Council disapproval of the proposed amendments as written and to request that the City Council reconsider, redraft and resubmit the amendments.

The minutes of the joint public hearings will be made available at your request. For your reference, attached please find the Planning Report & Recommendation dated January 9, 2019 and memorandum from City Solicitor Kate Fallon dated February 13, 2019.

Finally, please be advised, that if the City Council fails to act on the amendments within ninety (90) days of the date the public hearing closed, a new duly advertised public hearing must be held. Accordingly, the final date for action is May 14, 2019.

I am available to discuss and answer any questions regarding the amendments and the Planning Board’s recommendation. Please do not hesitate to contact me. Thank you.

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
February 15, 2019

The Honorable City Council
110 Pleasant Street
Malden, MA 02148

Re: Amendment of §400.1.4.6, Ch.12, Revised Ordinances of 1991, as Amended
Dimensional Controls for Hotel-Motel
CCP #525/2018

Dear Councilors:

On January 9, 2019 and February 13, 2019, the Planning Board and City Council Ordinance Committee held a joint public hearing regarding the above-referenced proposed amendment.

As a result of the public hearings, on February 13, 2019, a majority of the Planning Board, namely, eight of nine members, voted to recommend to the City Council disapproval of the proposed amendment.

The minutes of the joint public hearings will be made available at your request. For your reference, attached please find the Planning Report & Recommendation dated January 9, 2019.

Finally, please be advised, that, if the City Council fails to act on the amendments within ninety (90) days of the date the public hearing closed, a new duly advertised public hearing must be held. Accordingly, the final date for action is May 14, 2019.

I am available to discuss and answer any questions regarding the amendment and the Planning Board’s recommendation. Please do not hesitate to contact me. Thank you.

Sincerely,

Michelle A. Romero
City Planner

CC: Thomas Brennan, City Clerk
    Kathryn Fallon, City Solicitor
    Mayor Gary Christenson
February 21, 2019

The Honorable City Council
110 Pleasant Street
Malden, MA 02148

Re: Amendments of §§300, 400, 500 and 800.6, Ch.12, Revised Ordinances of 1991, as Amended
Use Regulations, Dimensional Controls, Parking & Loading Regulations, Definitions for
Dwelling, Cohousing/City Council Paper #554/2018

Dear Councillors:

On January 9, 2019 and February 13, 2019, the Planning Board and City Council Ordinance
Committee held a joint public hearing regarding the above-referenced proposed amendments.

As a result of the public hearings, on February 13, 2019, all nine members of the Planning Board
voted to recommend to the City Council approval of the proposed amendments with the following
revisions/amendments and more research regarding the minimum percentage of shared space:

1. Revise proposed Section 400.1.4.14 (dimensional controls) as follows: under “Minimum open
   space,” delete “30%” and insert “350 SF.”

2. Revise proposed Section 800.6.2.40 (Definition) as follows:

Dwelling, Cohousing A building or cluster of no more than three buildings containing a
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dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and
occupied by, an association of residents which association shall be established and maintained in
accordance with a legally binding written agreement, a copy of which shall be submitted to the
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44B and/or universal access for persons with disabilities and there shall be no variance of this
provision.

3. Revise proposed Section 500.2.23 (parking requirements) as follows:
   Insert definition of “shared motor vehicle” and “shared personal mobility device.”
The minutes of the joint public hearings will be made available at your request. For your reference, attached please find the Planning Report & Recommendation dated February 13, 2019 and email memorandum from Building Commissioner Nelson Miller dated February 11, 2019.

Finally, please be advised, that, if the City Council fails to act on the amendments within ninety (90) days of the date the public hearing closed, a new duly advertised public hearing must be held. Accordingly, the final date for action is May 14, 2019.

I am available to discuss and answer any questions regarding the amendments and the Planning Board’s recommendation. Please do not hesitate to contact me. Thank you.

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