

CITY of MALDEN PLANNING BOARD



AGENDA

Regular Meeting

July 17, 2023 at 7:00 pm

Herbert L. Jackson Council Chamber

Malden City Hall, 215 Pleasant Street, Malden, MA

I. Call to Order.

II. Roll Call.

III. PUBLIC HEARINGS. (*Order of hearings to be determined by Chairman*)

A. **Zoning Amendments: Joint Public Hearing w/City Council Ordinance Committee/ §12.32.050.A, Title 12, Code of City of Malden.**

- 1) **CCP 197/2023.** To Amend Zoning Map/§12.08.020.
To change zoning district from Highway Business to Neighborhood Business for parcels:
5 Island Hill Avenue (Assessor's Parcel Identification #044 855 505A)
1038 Main Street (Assessor's Parcel Identification #044 855 510)
1100 Main Street (Assessor's Parcel Identification #044 855 507)
1128 Main Street (Assessor's Parcel Identification #044 855 506)
- 2) **CCP 198/2023.** To Amend Use Regulations for Self-Storage Facilities/§12.12.030.
To prohibit self-storage facilities in Industrial 1 and 2 zoning districts.
- 3) **CCP 227/2023.** To Amend Use Regulations for Drive-thrus/§§12.12.030 & 12.12.150.
To prohibit drive-thrus in Neighborhood Business & Central Business zoning districts.
- 4) **CCP 236/2022.** To Amend Use Regulations for Rowe's Quarry Reclamation & Redevelopment District (RQRRD)/§12.28.140, subsections B, C, D, F, J.
 - a) For Subdistrict RQ3 to amend use regulations to allow multifamily residential use, establish requirements for affordable and age-restricted housing and general requirements for development, and amend dimensional regulations and parking requirements.
 - b) For Subdistricts RQ1 & RQ2, to amend use regulations to set six-story maximum height for multifamily dwellings.

IV. PUBLIC MEETING. (*Order of items to be determined by Chairman*)

A. Status Updates.

- 1) Community Preservation Committee.

B. Old and New Business.

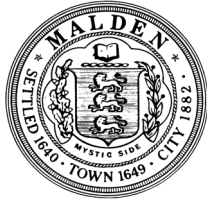
V. Next meeting: August 2023 (*date to be determined*)

VI. Adjournment.

Full texts of the proposed zoning amendments are 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.

This meeting may be recorded Urban Media Arts, formerly Malden Access Television.

To request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000, Ext 2005.



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 Monday, July 17, 2023**, in accordance with Title 12, Chapter 32, Section 050 of the Code of the City of Malden, regarding petitions for zoning amendments, as proposed in City Council Papers ##197/2023, 198/2023, 227/2023 and 236/2023, to further amend the following sections of Title 12 of the Code of the City of Malden (MCC), as follows:

- A. Section 12.08.020, MCC (Zoning Map) (CCP 197/2023).
To amend the zoning map to change the zoning district from Highway Business to Neighborhood Business for the following parcels:
 - 5 Island Hill Avenue (Assessor's Parcel Identification #044 855 505A)
 - 1038 Main Street (Assessor's Parcel Identification #044 855 510)
 - 1100 Main Street (Assessor's Parcel Identification #044 855 507)
 - 1128 Main Street (Assessor's Parcel Identification #044 855 506)
- B. Section 12.12.030, MCC (Use Regulations) (CCP 198/2023).
To amend use regulations to prohibit self-storage facilities in the Industrial 1 and 2 zoning districts.
- C. Sections 12.12.030 and 12.12.150, MCC (Use Regulations) (CCP 227/2023).
To amend use regulations to prohibit drive-thrus in the Neighborhood Business and Central Business zoning districts.
- D. Section 12.28.140, subsections B, C, D, F, J, MCC (CCP 236/2023).
To amend use regulations for the Rowe's Quarry Reclamation and Redevelopment District (RQRRD), Subdistrict RQ3 to allow multifamily residential use, establish requirements for affordable and age-restricted housing and general requirements for development, and amend dimensional regulations and parking requirements; and to amend use regulations for RQRRD, Subdistricts RQ1 and RQ2 to set a six-story maximum height for multifamily dwellings.

The full texts of the proposed zoning amendments (City Council Papers ##197/2023, 198/2023, 227/2023 and 236/2023) are 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: Peg Crowe, Chair
Malden City Council Ordinance Committee