

CITY of MALDEN PLANNING BOARD



AGENDA

Regular Meeting

October 13, 2021 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, Revised Ordinances of 2020, as Amended, City of Malden.**

- 1) **Section 12.12.030/Use Regulations.** To amend existing use regulations to prohibit Warehouse use and Wholesale & Distribution use in Highway Business zoning district. (CCP #383/2021).
- 2) **Section 12.12.010/Use Regulations.** To amend existing use regulations to change special permit granting authority from Planning Board to City Council for Warehouse use and Wholesale & Distribution use in Highway Business zoning district. (CCP #383/2021).
- 3) **Section Use 12.12/Use Regulations.** To amend to establish Site Plan Review for change of use and extension of existing buildings, construction of new buildings, extension of existing and construction of new surface parking areas, for non-residential uses allowed by right in all zoning districts, including religious uses, educational uses. (CCP #405/2021).

B. **Special Permits: Public Hearing by Planning Board/§12, Revised Ordinances of 2020, as Amended, City of Malden.**

- 1) **272-274 Cross Street** (Parcel ID # 084-405-527)/Permit # CMID 038087-2021/ §12.28.010(D)/To alter, structurally change, extend & change use of preexisting nonconforming property in Residence A zoning district/To demolish existing one-story building, construct additions to existing 2 ½-story dwelling, expand 1st, 2nd & 3rd floors and change use from three-family dwelling to multifamily dwelling, up to three stories, with five units. *Tabled on September 8, 2021.*

CITY of MALDEN PLANNING BOARD



AGENDA *Continued*
Regular Meeting
October 13, 2021 at 7:00 pm

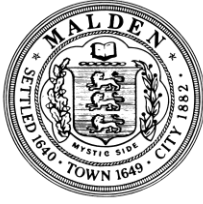
- IV. **PUBLIC MEETING.** (*Order of items to be determined by Chairman*)
- A. **Subdivision Control Law: Application for Determination of Planning Jurisdiction whether Approval Not Required /M.G.L. c.41, §81P & Malden Regulations Governing Subdivision.**
- 1) **165 Central Avenue** (Parcel ID #164 571 132) Permit # INT-039345-2021- existing lot area 16,553 SF/new lot area 8,313 SF: to create one new lot on Central Avenue (8,240 SF).
- B. **Status Updates.**
- 1) Community Preservation Committee.
- C. **Old and New Business.**
- V. **Next meeting:** November 10, 2021.
- 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.

Petitions and plans are available for public review on the City website at https://permits.cityofmalden.org/EnerGov_Prod/SelfService

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

INSPECTIONAL SERVICES
215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN PLANNING BOARD

and

MALDEN CITY COUNCIL ORDINANCE COMMITTEE

PUBLIC HEARING

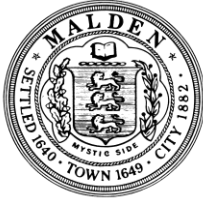
The **Malden Planning Board** and **Malden City Council Ordinance Committee** will **jointly hold a public hearing** in the **Herbert L. Jackson Council Chamber, Malden City Hall, 215 Pleasant Street, Malden, MA** at **7:00 P.M. on Wednesday, October 13, 2021**, in accordance with Section 12.32.050 of Chapter 12 of the Revised Ordinances of 2020, as Amended, of the City of Malden, on the petition for zoning amendments made in City Council Paper #383/2021, to further amend the following sections of Chapter 12 of the Revised Ordinances of 2020, as Amended, of the City of Malden, as follows:

- I. Use Regulations (Section 12.12.030): to amend existing use regulations to prohibit Warehouse use and Wholesale & Distribution use in the Highway Business zoning district.
- II. Use Regulations (Section 12.12.010): to amend existing use regulations to change the special permit granting authority from the Planning Board to the City Council for Warehouse use and Wholesale & Distribution use in the Highway Business zoning district.

Full text of the proposed zoning amendments (City Council Paper #383/2021) 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: Kenneth Antonucci, Clerk
Malden Planning Board

By: Craig Spadafora, Chair
Malden City Council Ordinance Committee



City of Malden

Massachusetts

INSPECTIONAL SERVICES
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 Wednesday, October 13, 2021**, in accordance with Section 12.32.050 of Chapter 12 of the Revised Ordinances of 2020, as Amended, of the City of Malden, on the petition for zoning amendments made in City Council Paper #405/2021, to further amend the following sections of Chapter 12 of the Revised Ordinances of 2020, as Amended, of the City of Malden, as follows:

- I. Use Regulations (Section 12.12): To amend by adding regulations and provisions to establish a Site Plan Review process for the change of use and extension of existing buildings, construction of new buildings, and extension of existing and construction of new surface parking areas, for non-residential uses allowed by right in all zoning districts, including religious uses and educational uses.

The full text of the proposed zoning amendments (City Council Paper #405/2021) is 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: Kenneth Antonucci, Clerk
Malden Planning Board

By: Craig Spadafora, Chair
Malden City Council Ordinance Committee



City of Malden

Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN PLANNING BOARD

PUBLIC HEARING

The **Malden Planning Board** will 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 Wednesday, October 13, 2021** (*tabled on September 8, 2021*) on the petition of Iwano Investments LLC (Permit Application # CMID 038087-2021) seeking a **special permit** under Section 12.28.010(D) of Chapter 12, Revised Ordinances of 2020 as Amended, of the City of Malden, **to alter, structurally change, extend and change use of a preexisting nonconforming property in the Residence A zoning district, namely, to demolish the existing one-story building, to construct additions to the existing 2 ½-story dwelling, to expand the first, second and third floors and to change use from a three-family dwelling to a multifamily dwelling, up to three stories, with five units**, at the property known as and numbered, **272-274 Cross Street, Malden** and by Malden City Assessor's Parcel ID# 084-405-527. Petition and plans are available for public review on the City website at https://permits.cityofmalden.org/EnerGov_Prod/SelfService

By: Kenneth Antonucci
Clerk