

CITY of MALDEN PLANNING BOARD



AGENDA
Regular Meeting
February 9, 2022 at 7:00 PM
VIRTUAL MEETING

In accordance with the City of Malden Local Executive Order issued on January 4, 2022 regarding COVID-19, this meeting shall be held remotely via technological means, in the manner specified below (Zoom webinar), and no in-person attendance by members of the public is allowed.

I. Call to Order.

II. Roll Call.

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

A. Zoning: Special Permits, Title 12, Chapter 12, Code of City of Malden.

- 1) **140 Eastern Avenue** (Parcel ID # 086 269 904)/Permit # CMID-040423-2021/Title 12.12.030/To amend special permit granted in Case #19-02/To modify approved plans and to allow outside storage (walk-in freezer/refrigerator for use by existing retail sales market).

B. Zoning Amendments: Joint Public Hearing w/City Council Ordinance Committee, Title 12, Chapter 32, Section 050.A, Code of City of Malden.

- 1) **Site Plan Review (Title 12.12):** To amend by adding regulations to establish Site Plan Review process in all zoning districts for educational or religious use of building or structure with gross floor area exceeding 10,000 square feet, whether building or structure is existing, extended or new/constructed, and for educational or religious use of existing, extended or new surface parking area exceeding 10,000 square feet. (C.C.P. 405/2021 as amended)
- 2) **Table of Intensity Regulations (Title 12.16):** To amend by adding requirements for Minimum Usable Open Space for Public or Non-profit Schools (C.C.P. 405/2021 as amended).
- 3) **General Regulation, Obstructions (Title 12.28.060):** To amend current provision (C.C.P. 452/2021).

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

A. Advisory Recommendation to City Council re: Special Permits/§12.32.030(B)(2).

- 1) **36 Charles Street** (Parcel #062 239 910)/ Permit # CMID-040598-2021/ Title 12.12.190/To Allow Marijuana Establishment, Marijuana Retailer.

B. Status Updates.

- 1) Community Preservation Committee.

C. Old and New Business.

V. Next meeting: March 9, 2022.

VI. Adjournment.

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

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

Members of the public who wish to remotely attend the virtual meeting and remotely participate in the virtual public hearing may do so using the following information:

Zoom Webinar ID: 965 6359 1842 Passcode: 341907

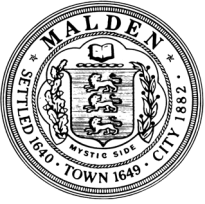
To join the webinar online, click the link below:

<https://cityofmalden.zoom.us/j/96563591842pwd=Y1IyQ0dEa3dTakxHUWl2MzNXMUtEUT09>

To join the webinar by telephone, dial number based on your current location:

US: +1 646 518 9805 or +1 929 436 2866

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 **remotely and jointly hold a virtual public hearing** at 7:00 P.M. on Wednesday, February 9, 2022, in accordance with Title 12, Chapter 32, Section 050 of the Code of the City of Malden (MCC) on the following petitions for zoning amendments, to further amend the following sections of Title 12, MCC:

- I. Site Plan Review (Title 12, Chapter 12): To amend by adding regulations to establish a Site Plan Review process in all zoning districts for educational or religious use of a building or structure with a gross floor area exceeding 10,000 square feet, whether the building or structure is existing, extended or new/constructed, and for educational or religious use of an existing, extended or new surface parking area exceeding 10,000 square feet. (City Council Paper 405/2021 as amended)
- II. Table of Intensity Regulations (Title 12, Chapter 16): To amend by adding requirements for Minimum Usable Open Space for Public or Non-profit Schools (City Council Paper 405/2021 as amended).
- III. General Regulation, Obstructions (Title 12, Chapter 28, Section 060): To amend the current provision (City Council Paper 452/2021).

The full texts of the proposed zoning amendments (City Council Papers #405/2021 and #452/2021) 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, City Hall, 215 Pleasant Street, Malden, MA.

By: Kenneth Antonucci, Clerk
Malden Planning Board

By: Peg Crowe, Chair
Malden City Council Ordinance Committee

In accordance with the City of Malden Local Executive Order issued on January 4, 2022 regarding COVID-19, this public hearing shall be conducted remotely via technological means (Zoom webinar), and no in-person attendance by members of the public is allowed.

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MALDEN PLANNING BOARD

PUBLIC HEARING

The **Malden Planning Board** will **remotely** hold a **virtual public hearing** at **7:00 P.M.** on **Wednesday, FEBRUARY 9, 2022**, on the petition of Valteir Rosa of Mineirao Market LLC on behalf of Richard Gottschalk, Jr., Trustee of K & R Realty Trust (Permit Application # CMID 040423-2021) seeking to **amend the special permit granted in Case #19-02** under Title 12, Chapter 12, Section 030 of the Code of the City of Malden, (formerly known as Section 300.3.2.5, Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden), to modify the approved plans and to allow outside storage, namely, a walk-in freezer/refrigerator for use by the existing retail sales market, at the property known as and numbered 140 Eastern Avenue, Malden, MA and also known by City Assessor's Parcel ID # 086 269 904. Petition and plans are available for public review at https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home.

By: Kenneth Antonucci, Clerk

In accordance with the City of Malden Local Executive Order issued on January 4, 2022 regarding COVID-19, this public hearing shall be held virtually via technological means (Zoom webinar) and no in-person attendance by members of the public is allowed.

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