



CITY of MALDEN PLANNING BOARD

Minutes of Regular Meeting

Meeting Date: March 8, 2023

Meeting Location: Malden City Hall, Conference Room 113, 215 Pleasant Street, Malden, MA

I. Call to Order. Chairman Charles Ioven called the meeting to order at 7:00 p.m.

II. Roll Call. Ioven chaired the meeting and took a roll call.

Planning Board Members in attendance:

Antonucci, Kenneth

Gebreselassie, Tewedaj

Gray, Resa

Hayes, Patrick

Henry, Eric

MacCuish, Eric

Soucy, Henri

Stone, Stephanie

Verma, Vikas, Ronnie Raj

Ioven, Charles, Chair

Planning Board members absent: Diane Chuha.

Planning Staff in attendance: Michelle Romero, City Planner.

III. PUBLIC MEETING.

A. New Voting Thresholds: M.G.L. c.40A, Sections 5 and 9.

Romero presented information on new state laws that change mandatory voting thresholds re: zoning amendments and special permits.

B. MBTA Communities Multifamily Zoning: M.G.L. c.40A, Section 3A.

Romero presented information on new state multifamily zoning laws and the City's exploration of compliance, impacts, and zoning scenarios.

The Board received the following documentation:

1. "Malden MBTA Communities Multi-family Zoning Study Update," printed copy of powerpoint presentation by City Planner and Office of Strategic Planning & Community Development to Malden City Council, dated February 14, 2023.
2. "Malden MBTA Communities Multi-family Zoning DHCD Draft Guidelines Overview," printed copy of powerpoint presentation by City Inspectional Services Department and Office of Strategic Planning & Community Development to Malden City Council, dated April 26, 2022.

C. Status Updates.

- 1) Community Preservation Committee. Henry provided an update.
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IV. Next meetings:

- a) Special meeting with City Council Ordinance Committee and consultant, Stantec Urban Places re: MBTA Communities Zoning Law and preliminary compliance scenarios– Tuesday, April 4, 2023 at 5:30 pm.
 - b) Regular meeting – April 12, 2023
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VI. Adjournment: 8:15 p.m. (On the motion by MacCuish, seconded by Henry, all voted in favor and the motion passed).

Approved Charles Ioven, Chair