



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Barbara Murphy
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Stephen Winslow

Wednesday, June 7, 2023

6:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Public Hearing on MBTA Communities Multifamily Housing Zoning Law

Watch the live stream on YouTube:
<https://www.youtube.com/watch?v=BmyHUZCKAGE>

1. CALL TO ORDER

Council President Murphy called the meeting to order at 6:10 PM.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

3. ROLL CALL

Also in attendance were Sara Brent McCoy and Nels Nelson from Stantec Urban Places, City Planner Michelle Romero, Director Deb Burke, and eleven members of the public.

Present - Councillors: 7 - Barbara Murphy, Carey McDonald, Chris Simonelli, Ryan O'Malley, Craig Spadafora, Amanda Linehan and Stephen Winslow

Absent - Councillors: 4 - Jadeane Sica, Karen Colon Hayes, Peg Crowe and Paul Condon

4. PUBLIC HEARING

This hearing is for the purpose of receiving an update from the City's project consultant, Stantec Urban Places, regarding the potential zoning scenarios being considered to achieve compliance with the MBTA Communities Multifamily Housing Zoning Law (M.G.L. c. 40A, Section 3A), and to receive public comment regarding the potential zoning scenarios.

Council President Murphy opened the meeting by asking the Clerk to read the Public Notice into the record. Councillor Murphy explained that this public hearing is the first but not the last opportunity for the public to be updated and heard on this new MBTA Communities Multifamily Housing Zoning law per M.G.L. c. 40A, s. 3A. The presentation we will see here tonight is a first draft, not a completed project. There

will be plenty of time for comment from the public as well as an open survey that will run all summer.

Councillor Murphy then introduced the City's consultants from Stantec Urban Places and asked them to the podium to give a brief presentation as to the status of this project to date. A PowerPoint of this presentation is attached to Paper 34-23. It was noted that c. 40A s. 3A is not a housing production mandate, it is a required zoning change. At the close of their presentation, Councillor Murphy declared the public hearing open.

Three people attended in person to speak during this hearing. Neil Kinnon of 11 Spruce Street and Len Merullo of 134 Dexter Street, spoke in opposition. Daniel Koff of 53 Glen Street spoke in favor. No one attended by Zoom to speak.

Councillor McDonald noted for the benefit of the public that they are still able to submit comments and questions after this meeting has ended via their elected officials. There will be a public survey that will open within the next few weeks and stay open until mid-September.

City Planner Michelle Romero explained the State law mandates a "district of a reasonable size", then offered the guidelines specific to Malden. This city is expected to have a minimum of 31 acres and a minimum of 6,930 units to be considered in compliance. Further, half of these 31 acres must lie within half a mile of an MBTA rapid transit station.

Councillor Murphy asked the planning team to give great thought as to how the City is going to outreach to alert the community that this process is underway and to also share introductory information that will allow the general public to understand better, such as the definitions of zoning terms like by-right.

Seeing and hearing no further comments, Council President Murphy declared the public hearing closed.

6. ADJOURNMENT

A motion was made by Councillor Simonelli, seconded by Councillor at Large McDonald, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 8:14 PM.

CAROL ANN DESIDERIO, CITY CLERK