

CITY of MALDEN PLANNING BOARD



AGENDA

Regular Meeting

August 12, 2026 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 Rules & Ordinance Committee §12.32.050.A, Title 12, Code of City of Malden.** Proposed amendments of the following Sections of the Code of the City of Malden (MCC):

1. **CCP 263/2026.** Section 12.28.030, General Regulations, Home Occupations, and Section 12.32.060.B, Definitions, Zoning: Amend to allow Retail Residential Kitchen/Cottage Food Operation as Permitted Occupation, and to establish definitions for Retail Residential Kitchen/Cottage Food Operation) and Cottage Food Products.
2. **CCP 325/2026.** Section 12.28.010.E, General Regulations, Nonconforming Uses, Lots, Buildings & Structures: Amend use regulations for nonconforming uses, lots, buildings & structures in Residential Office, all business and industrial zoning districts.
3. **CCP 326/2026.** Section 12.32.060.B, Definitions, Zoning: Amend definitions for Medical Center and Licensed Massage Therapy Salon.
4. **CCP 327/2026.** Section 12.12.030, Use Regulations (Table): Amend use regulations for Club/Lodge, Hospital, Business School, Motel-Hotel, Medical Center, Recreation for Gainful Business Secondary to Principal Club/Lodge, Restaurant - Fast Food Service, Restaurant- All Other, Body Art, Convenience Store, Supermarket, Licensed Massage Therapy Salon, Adult Day Health Center, Kennel, Research & Development, and Towing, in Residential Office, various business and/or industrial zoning districts.
5. **CCP 335/2026.** Section 12.12.300, Inclusionary Zoning: Amend use regulations re: affordable housing.

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 Salem Street (Parcel ID # 075 272 209) and **15 Ferry Street** (Parcel ID # 075 272 211)/Multifamily Dwelling 6-7 Stories in Central Business zoning district (§12.12.010.B), Site of Preferably Preserved Buildings (§12.12.010.C), All Structures More than Six Stories (§12.12.100), Inclusionary Development (§12.12.300)/Permit Application # CMID-075160-2025/To construct new 7-story building for multifamily dwelling use with 73 dwelling units; 3,050 SF of non-residential use (to be determined) on the first floor; 12 Affordable Housing Units. *[Pending submission of complete SP application]*

B. **Status Updates.**

- 1) Community Preservation Committee.
- 2) Master Planning Activities. Comprehensive Master Plan.
- 3) Open Space & Recreation Plan.

C. Other Business Properly Before Board, Old & New Business.

V. Next meeting: September 9, 2026

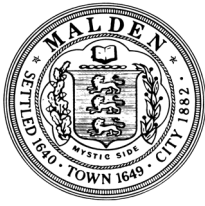
VI. Adjournment.

Full text of the proposed zoning amendments is available for public review on the City of Malden website at <https://cityofmalden.legistar.com/Legislation.aspx> and with City Planner, Inspectional Services, 3rd floor, and City Clerk, 2nd Floor, 215 Pleasant Street, Malden, MA.

Petitions and plans are available for public review on the City website at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home> . Search Public Records by Permit Application #, view Attachments.

This meeting may be recorded by Urban Media Arts and livestreamed at <https://www.youtube.com/user/MaldenAccessMATV>

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
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MALDEN PLANNING BOARD and MALDEN CITY COUNCIL RULES & ORDINANCE COMMITTEE PUBLIC HEARING

The Malden Planning Board and Malden City Council Rules & 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, August 12, 2026, in accordance with Section 12.32.050 of Title 12 of the Code of the City of Malden (MCC), regarding petitions for zoning amendments, as proposed in City Council Papers ##263/2026, 325/2026, 326/2026, 327/2026 and 335/2026, to amend the following sections of Title 12, MCC as follows:

- I. Section 12.28.030, MCC, General Regulations, Home Occupations; and Section 12.32.060.B, MCC, Definitions, Zoning (CCP 263/2026). To amend use regulations to allow Retail Kitchen/Cottage Food Operation as a Permitted Occupation and to establish definitions for Retail Residential Kitchen/Cottage Food Operation and Cottage Food Products.
- II. Section 12.28.010.E, MCC, General Regulations, Nonconforming Uses, Lots, Buildings and Structures (CCP 325/2026). To amend use regulations for nonconforming uses, lots, buildings and structures in Residential Office, all business and industrial zoning districts.
- III. Section 12.32.060.B, MCC, Definitions, Zoning (CCP 326/2026). To amend definitions for Medical Center and Licensed Massage Therapy Salon.
- IV. Section 12.12.030, MCC, Use Regulations, Table (CCP 327/2026). To amend use regulations for the following uses in the following zoning districts:
 - a. Club/Lodge in Neighborhood Business zoning district.
 - b. Hospital and Restaurant-Fast Food Service in Industrial 1 and 2 zoning districts.
 - c. Business School, Restaurant-All Other, Convenience Store, Supermarket and Adult Day Health Center in Highway Business, Industrial 1 and 2 zoning districts.
 - d. Motel-Hotel, Medical Center, and Kennel in Central Business, Highway Business, Industrial 1 and 2 zoning districts.
 - e. Recreation for Gainful Business Secondary to Principal Club/Lodge, and Body Art in Neighborhood Business, Central Business, Highway Business, Industrial 1 and 2 zoning districts
 - f. Licensed Massage Therapy Salon in Residential Office, Neighborhood Business, Central Business, Highway Business, Industrial 1 and 2 zoning districts.
 - g. Research & Development in Central Business and Highway Business zoning districts.
 - h. Towing in Industrial 1 and 2 zoning districts.
- V. Section 12.12.300, MCC, Use Regulations, Inclusionary Zoning (CCP 335/2026). To amend use regulations regarding affordable housing by deleting this Section in its entirety and adding a new Inclusionary Zoning ordinance.

The full texts of the proposed zoning amendments (City Council Papers ##263/2026, 325/2026, 326/2026, 327/2026 and 335/2026) 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, Room 330, and the City Clerk, Room 220, Malden City Hall, 215 Pleasant Street, Malden, MA.

By: Diane M. Chuha, Clerk
Malden Planning Board

By: Stephen Winslow, Chair
Malden City Council Rules & Ordinance Committee