

MINUTES OF THE MYSTIC VALLEY DEVELOPMENT COMMISSION

A meeting of the Mystic Valley Development Commission (MVDC) was held in the first floor conference room at 200 River's Edge Drive (office building), Medford, MA on WEDNESDAY, DECEMBER 21, 2016, at 12:00 NOON.

Roll Call

The Secretary has called the rolls:

Present: Stephanie Burke, Medford Mayor; Catherine Rollins, proxy for Mayor Carlo DeMaria (authorization letter provided); Tony Sousa, Everett representative; Gary Christenson, Malden Mayor; Mark Rumley; Medford representative.

The meeting was convened at 12:00 Noon.

Old Business

Public meeting of continuation of a Public Hearing on Site Plan Review of 333-339 Commercial Street, in which the Petitioner needs relief from zoning via special permit; Sec.5.2.3 of MVDC Land Use Regulations.

On September 27, 2016, New Wei Feng LLC (the "Applicant") submitted a complete Application for Site Plan Approval together with plans, drawings, and elevations set forth in Exhibit A attached (the "Application"), pursuant to the River's Edge Land Use Regulations (the "Land Use Regulations") included as a part of the River's Edge Master Plan (as amended, the "Master Plan"), for the redevelopment of the Property (said redevelopment hereinafter the "Project"). The "Application" is for site plan review to convert the existing vacant 9,000 s.f. structures currently comprised of a free standing retail use for use by New Wei Feng LLC as a retail/wholesale restaurant food and supply business. The Application calls renovation of the interior, new signage, and associated site improvements at the Property.

Petitioner's legal representative, Jordon Shapiro, explained to the commission due to internal matters, they would no longer be pursuing this a special permit request from the MVDC..

The MVDC provided notice of a public hearing on the Application in accordance with the requirements of M.G.L. Chapter 40A, Section 11 and a public hearing on the Application was held by the Commission on November 28, 2016.

On December 21, 2016 the Applicant submitted a correspondence requesting that the Board allow the Petitioner to withdraw the application without prejudice.

VOTED: A motion was made by Tony Sousa, and seconded by Mayor Burke; the Board voted 5-0-0 to grant the Applicant request to withdraw without prejudice, its request for a special permit.

New Business

At the request of Mayor Burke the following items were put on the agenda:

Item 1: The Malden River Risk Assessment is being coordinated by the Mystic River Watershed Association to determine the safety of the Malden River for canoeing, kayaking and rowing. This assessment is reviewing all past testing, conducting additional necessary testing and will be used to by the three communities to determine locations and policies for recreational boating along the Malden River. Total cost is \$80,000, additional funding provided by Rivers Edge Associates, Gradient Environmental and Mystic Environmental funds.

Item 2: The proposed Malden River Vision Plan will be used to guide the development of recreational areas and green spaces along the Malden River, providing access to the river for the residents of Malden, Medford & Everett. As development in this area is moving at a fast pace, it is imperative of the Cities to have a plan that provides open space in the best interest of the residents. \$30,000 would be used to leverage additional donations from the Solomon Foundation and the commercial property owners along the river to fund the full cost of the plan.

After due discussion, the commission established more information was needed, and that at the next meeting the Mystic River Watershed Association would provide a presentation on the two requests.

Second order of business is moved to have a Secretary/Treasurer be Stephanie Burke and Gary Christenson the Chair. After due discussion and upon motion by Mayor Christenson and seconded by John Savino, it was

VOTED: A motion was made by Mayor Burke and seconded by Tony Sousa, and the Board voted 5-0-0 to table the vote for request of funds for items 1 and 2.

Adjournment

Major Christenson asked for a motion to adjourn the meeting.

After due discussion and upon a motion by Tony Sousa and seconded by Mayor Burke the meeting was adjourned.

VOTED: To adjourn the meeting at 12:12 P.M.



Secretary