

CITY of MALDEN PLANNING BOARD



AGENDA
VIRTUAL MEETING
Special Meeting
April 28, 2021 at 7:00 pm

In accordance with Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c. 30A, §18, Governor Baker's March 23, 2020 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, and Governor's COVID19 Order No. 63, this meeting will be virtual and conducted via remote participation to the greatest extent possible.

No in-person attendance by members of the public will be permitted, and all effort will be made to permit remote public attendance of this virtual meeting via technological means, in the manner specified below, and if available, via public broadcast of the meeting on public access television channels.

Additional information/guidelines for the public can be found here:

<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

I. Call to Order.

II. Roll Call.

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

A. Zoning: Special Permits, Ch. 12, Revised Ordinances of 2020, as Amended, City of Malden

- 1) **91-95 Main Street** (Parcel ID 078 354 405A)/Permit # CMID-034537-2020
§12.28.010.D.1/To allow alteration, structural change & change of use of preexisting nonconforming property in Residence A zoning district from recreation for gainful business to multifamily dwelling, up to three stories /To connect existing 2nd floor to 2nd floor of 97-101 Main and occupy combined 2nd floors for nine dwelling units.
- 2) **97-101 Main Street** (Parcel ID 078 354 405B)/Permit # CMID 036483-2020
§§12.12.030 and 12.28.010.E /To allow alteration, structural change, extension and change of use of preexisting nonconforming property in Neighborhood Business zoning district from general offices to multifamily dwelling, up to three stories/ To construct 2nd floor addition and connect to existing 2nd floor of 91-95 Main and occupy combined 2nd floors for nine dwelling units.
- 3) **11 Cross Street** (Parcel ID 078 354 410) Permit # CMID-032572-2020
Section 12.12.030/ To allow Offsite Parking Facility use of property in Neighborhood Business zoning district/Offstreet parking lot with nine spaces.

All Petitions and plans are available for public review on the City website at https://permits.cityofmalden.org/EnerGov_Prod/SelfService

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

A. Status Updates.

- 1) Community Preservation Committee.

B. Old and New Business.

V. Next Meetings.

- A. Regular Meeting:** May 12, 2021.

VI. Adjournment.

Members of the public who wish to virtually attend the meeting or remotely participate in the public hearings may do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/95542489061?pwd=ZXlqbWowlFPeDJSVGJkcHFxdlJqUT09>

Webinar ID: 955 4248 9061

Passcode: 159326

Or Dial by Telephone based on your current location:

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

International numbers available: <https://cityofmalden.zoom.us/u/acjDOIRjYk>

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000, Ext 2005.

If you wish to remotely participate in the public comment portion of a public hearing:

Using Zoom online: While in the Zoom meeting, click on the “Raise Hand” button, and this will notify the meeting administrator that you want to speak. We will respond to these requests during the public comment section of the hearing in the order they were received. When it is your turn to speak, the meeting administrator will announce your name and will unmute your line and allow you to speak. You must state your name and home address for the record.

*Dialed In to Phone Conference Only: If you are unable to join the Zoom online meeting and are dialed in by phone only and you would like to participate, press *9 on your phone which will indicate a “raised hand” to the meeting administrator. When it is your turn to speak, the meeting administrator will unmute your line and announce the last 4 digits of your phone number to confirm. You must then announce your name and home address for the record.*



City of Malden

Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN PLANNING BOARD

PUBLIC HEARING

The Malden Planning Board will **virtually and remotely** hold a public hearing at **7:00 P.M. on Wednesday, April 28, 2021** on the following petitions:

- 1) **Petition of 91-101 Main Street LLC** (Permit Applications # CMID-034537-2020 and #CMID 036483-2020) seeking a **special permit** under Sections 12.28.010.D.1, 12.12.030 and 12.28.010.E of Chapter 12, Revised Ordinances of 2020 as Amended of the City of Malden, **to allow alteration, structural change and change of use of preexisting nonconforming property in the Residence A zoning district from recreation for gainful business to multifamily dwelling, up to three stories, and to allow alteration, structural change, extension and change of use of preexisting nonconforming property in the Neighborhood Business zoning district from general offices to multifamily dwelling, up to three stories, namely, to construct a second floor addition to join the existing second floors and occupy the combined second floors of both buildings for a total of nine dwelling units**, at the properties known as and numbered, **91-95 Main Street, Malden, MA**, also known by City Assessor's Parcel ID 078 354 405A, and **97-101 Main Street, Malden, MA**, also known by City Assessor's Parcel ID 078 354 405B.
- 2) **Petition of 10-16 Greenwood Court LLC** (Permit Application # CMID-032572-2020) seeking a **special permit** under Section 12.12.030 of Chapter 12, Revised Ordinances of 2020 as Amended of the City of Malden, **to allow Offsite Parking Facility use of property in the Neighborhood Business zoning district, namely, an offstreet parking lot with nine spaces**, at the property known as and numbered, **11 Cross Street, Malden, MA** and also known by City Assessor's Parcel ID 078 354 410.

Petitions and plans are available for public review on the City website at https://permits.cityofmalden.org/EnerGov_Prod/SelfService

By: **Kenneth Antonucci, Clerk**

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