

CITY of MALDEN PLANNING BOARD



AGENDA
VIRTUAL MEETING
Regular Meeting
May 12, 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 by Urban Media Arts, formerly Malden Access Television.

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) **200 Exchange Street** (Parcel ID #051 278 801)/Permit # COO-036825-2021)/§12.12.030/To allow research & development use and/or light manufacturing use of property in Central Business zoning district/Occupancy of building containing approx. 324,000 SF on four floors.
- 2) **304 Lynn Street** (Parcel ID#166 550 017)/Permit # RES-036992-2021/§12.28.010.D/To alter, structurally change and change use of preexisting nonconforming property in Residence A zoning district/To convert general office use to 2nd residential dwelling unit to establish Two-family dwelling.
- 3) **47 Francis Street** (Parcel ID #012051109)/Permit # CMID-035946-2020)/ §12.28.010.D/To alter, structurally change and extend preexisting nonconforming three-family dwelling in Residence A zoning district/To renovate interior and construct addition to extend roof and third floor.

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. Subdivision Control Law: M.G.L. c.41 & MPB Rules & Regs. Gov. Subdivision Approval Not Required Subdivision Plan/M.G.L. c.41, §81P.

- 1) **75-77 Loomis Street** (Parcel ID # 158 631 111)- Existing lot area 74,945 SF; and **165 Elwell Street** (Parcel ID# 158 631 108) -Existing lot area 7,500 SF/To reconfigure lot lines: 75-77 Loomis Street – new lot area 64,010 SF and 165 Elwell Street – new lot area 18,434 SF.

B. Status Updates.

- 1) Community Preservation Committee.
- 2) Inclusionary Zoning Advisory Committee.

C. Old and New Business.

- 1) Annual Report.

V. Next Meetings.

- A. Regular Meeting:** June 9, 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/95733954533?pwd=TG1oRWM0VE1YaHFhVDNmWk1EbEZzZz09>

Webinar ID: 957 3395 4533

Passcode: 077591

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/adlvXXJ0eo>

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, May 12, 2021** on the petition **of 200 Exchange LLC (Permit Application # COO-036825-2021)** for a **special permit** under Section 12.12.030 of Chapter 12, Revised Ordinances of 2020 as Amended of the City of Malden, **to allow research & development use and/or light manufacturing use of property in the Central Business zoning district**, namely, the building containing approximately 324,000 square feet of gross floor area on four floors, at the property known as and numbered **200 Exchange Street, Malden, MA**, and also known by City Assessor's Parcel ID #051 278 801. 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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MALDEN PLANNING BOARD

PUBLIC HEARING

The Malden Planning Board will **virtually and remotely** hold a public hearing at **7:00 P.M.** on **Wednesday, May 12, 2021** on the petition of Premium Properties, Inc. (**Permit Application # RES-036992-2021**) for a **special permit** under Section 12.28.010.D of Chapter 12, Revised Ordinances of 2020 as Amended of the City of Malden, to **alter, structurally change and change use of a preexisting nonconforming property in the Residence A zoning district**, namely, to convert the general office use to a second residential dwelling unit and continue the existing single dwelling unit, resulting in a two-family dwelling, at the property known as and numbered, **304 Lynn Street, Malden, MA** and also known by City Assessor's Parcel ID# 166 550 017.

Petition 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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PUBLIC HEARING

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<https://permits.cityofmalden.org/EnerGov/Prod/SelfService>

By: **Kenneth Antonucci**
Clerk

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 hearing will be virtual and conducted via remote participation to the greatest extent possible.

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