

CITY of MALDEN PLANNING BOARD



AGENDA

Regular Meeting

September 13, 2023 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: Special Permits, Title 12, Chapter 12, Code of City of Malden (MCC).

- 1) 0 Broadway, aka, 235 Broadway (Parcel ID #153 501 102) Permit Application # CMID-056676-2023)/§12.28.090/To allow utilities facility and substation structure/To construct new, 2,232 SF control house and install and/or replace various substation-related equipment.
- 2) 91-95 Medford Street (Parcel ID #066 304 407) Permit Application #RES-058977-2023/§12.28.010(D)/To alter & change use of preexisting nonconforming property in Residence A zoning district/To convert vacant storefront to 6<sup>th</sup> dwelling unit and change multifamily dwelling with five units to multifamily dwelling with six units.
- 3) 129 Commercial Street (Parcel ID #055-233-301) Permit Application # CMID-060932-2023/§§12.12.030 & 12.28.010.E/To allow warehouse use in Industrial 2 zoning district and to alter, structurally change and change use of preexisting nonconforming property/To construct overhead doors and use property for storage of trolleys with accessory motor vehicle repair shop, fueling station and administrative offices.

B. Zoning: Repetitive Petitions, Title 12, Chapter 32, MCC.

- 1) 76 Granville Avenue (Parcel ID#104 712 208) and Granville Place (no #) (Parcel ID #104 712 206)/§12.32 & M.G.L. c. 40A, §16/Petition for Consent to Consider Repetitive Petition (re: special permit denied in Case #23-05 and new Permit Application # CMID-059793-2023/§12.28.010(D)(1)/To alter & structurally change preexisting nonconforming property/use in Residence A zoning district for four-family dwelling.

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 meeting: Regular meeting - October 11, 2023

VI. Adjournment.

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

This meeting may be recorded Urban Media Arts, formerly Malden Access Television and live-streamed on <https://www.youtube.com/user/MaldenAccessMATV>

To request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000, Ext 2005.



# City of Malden

## Massachusetts

INSPECTIONAL SERVICES  
215 Pleasant Street, Room 330  
Malden, Massachusetts 02148  
(781) 397-7000 ext. 2044

### MALDEN PLANNING BOARD

### PUBLIC HEARING

The **Malden Planning Board** will 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, September 13, 2023** on the petition of Massachusetts Electric Company, doing business as National Grid, (Permit Application # CMID 056676-2023) seeking a **special permit** under Title 12, Chapter 28, Section 090 of the Code of the City of Malden, to allow a **utilities facility and substation structure**, namely, to construct a new control house, containing 2,232 square feet and to install and/or replace various substation-related equipment, at the property known as and numbered, **0 Broadway** and also known as 235 Broadway and by City Assessor's Parcel ID# 153 501 102. Petition and plans are available for public review in Malden City Hall, Inspectional Services Department, Room 330, 215 Pleasant Street, Malden, MA and on the City website under Permit Application # CMID -056676-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

**By: Diane M. Chuha**

**Clerk**



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### PUBLIC HEARING

The **Malden Planning Board** will 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, September 13, 2023** on the petition of 41 Warren LLC (Permit Application # RES-058977-2023) seeking **a special permit** under Title 12, Chapter 28, Section 010(D)(1) of the Code 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 vacant storefront to a sixth residential dwelling unit and to change use of the building from a multifamily dwelling with five units to a multifamily dwelling with six units, at the property known as and numbered, **91-95 Medford Street, Malden, MA** and by City Assessor's Parcel ID# 066 304 407. Petition and plans are available for public review in City Hall, Inspectional Services Department, Room 330, 215 Pleasant Street, Malden, MA and on the City website under Permit Application # RES-058977-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

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### PUBLIC HEARING

The **Malden Planning Board** will 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, September 13, 2023** on the petition of Old Town Trolley Tours of Washington, Inc. (Permit Application # CMID-060932-2023) seeking a **special permit** under Titles 12.12.030 and 12.28.010 (E) of the Code of the City of Malden, to allow warehouse use and to alter, structurally change, and change use of a preexisting nonconforming property in the Industrial 2 zoning district, namely, to renovate the existing building, construct overhead doors and use the property for the storage of trolleys, with accessory motor vehicle repair, fueling station and administrative offices, at the property known as and numbered, **129 Commercial Street, Malden** and by City Assessor's Parcel ID# 055 233 301. Petition and plans are available for public review in the Inspectional Services Department, City Hall, 215 Pleasant Street, Room 330, Malden, MA and on the City website under Permit Application # CMID-060932-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

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### PUBLIC HEARING

The **Malden Planning Board** will 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, September 13, 2023** on the petition of James Motzkin, Trustee of the Saratoga Trust and the Malden Realty Trust seeking consent under Title 12, Chapter 32 of the Code of the City of Malden and Section 16 of Massachusetts General Laws Chapter 40A, to file a petition seeking a special permit under Title 12, Chapter 28, Section 010(D)(1) of the Code of the City of Malden (Permit Application #CMID 059793-2023) to alter, extend and structurally change a preexisting nonconforming property and use in the Residence A zoning district for continued four-family dwelling use, at a proposed development site to be comprised of two existing parcels to be combined, at the property known as and numbered, 76 Granville Avenue, Malden, MA and by City Assessor's Parcel ID# 104 712 208 and the property known as Granville Place (no number), Malden, MA and by City Assessor's Parcel ID #104 712 206. Petition and plans are available for public review in the Inspectional Services Department, City Hall, 215 Pleasant Street, Room 330, Malden, MA and on the City website under Permit Application # CMID-059793-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

**By: Diane M. Chuha**

**Clerk**