CITY of MALDEN PLANNING BOARD
Minutes of Regular Meeting
Meeting Date: March 11, 2020
Meeting Location: Malden Senior Community Center, Auditorium, First Floor, 7 Washington Street, Malden, MA

I. Call to Order. Chairman Charles Ioven called the meeting to order at 7:00 p.m.

II. Roll Call.
Planning Board Members in attendance:
Chuha, Diane
Ferguson, Charlie
Fitzgerald, Patrick
Gebreselassie, Tewedaj
Gray, Resa
Hayes, Patrick
Henry, Eric
MacCuish, Eric
Soucy, Henri
Ioven, Charles, Chair

Planning Board members absent: Ken Antonucci
Planning Staff in attendance: Michelle Romero, City Planner, Linda Yarasitis, Clerk

III. PUBLIC HEARINGS:

A. Zoning: Special Permits, Ch. 12, Rev. Ord. of 1991, as Amended, City of Malden.
   1) 326 Commercial Street (Parcel ID # 059-230-011) /§300.3.5.6 / To allow wholesale and distribution use of property in the Industrial 2 zoning district (Permit Application # CMID-032456-2020).

The notice of public hearing was read into the record by City Planner Michelle Romero.

Petitioner submitted the following documentation and information:
1) Set of plans, “SRS Distribution, Inc. 326 Commercial Street, Malden, MA 02148 Issued for Special Permit Review,” dated January 24, 2020 that contain:

The proposal is to occupy the existing building for wholesale and distribution use by a roofing supply company, with the company’s accessory general offices.
Presentation made by the petitioner:
1. Brian G. Cafferty, Vice President of Legal Affairs, Attorney for owner, Combined Properties, Inc., 295 Canal Street, Suite 500, Malden, MA.

Petitioner requested to table the hearing to have the opportunity to file a petition for a special permit seeking to allow offsite parking facility use of the property, which will require a public hearing by the Planning Board, and to prepare a revised site plan for the current petition that includes a public path along the portion of the property abutting the Malden River, which will require reconfiguration of the parking lot layout. The existing parking facility use also requires a license from the City Council. An amendment of the MassDEP Waterways/Chapter 91 License may also be necessary.

The Planning Board opened the public hearing, immediately considered petitioner’s request and did not take any public testimony.

Petitioner agreed to allow the petition to be withdrawn without prejudice.

The Board received the following documentation at the meeting:
1. Planning Report and Recommendation dated March 11, 2020
2. Email dated March 9, 2020 from Nelson Miller, Building Commissioner.

Decision: The Planning Board allowed the petition to be withdrawn without prejudice. The decision is described in Case #20-08 (attached).

Record of Votes: The vote on the motion was nine in favor, none opposed, and the motion passed (9-0).

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Motion by Henry, seconded by MacCuish. Present but not voting: Gray.

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) **67 Plymouth Road** (Parcel ID # 092 710 011/17,204 SF)/To create one new lot (9,576 SF) and revised 67 Plymouth Road (7,628 SF).

The Board reviewed the following:
2. Application for Determination of Planning Board Jurisdiction (Form A)
Decision: To endorse the plan.
The decision is described in the attached correspondence dated March 16, 2020 to Greg Lucey, City Clerk from M. Romero, City Planner.

Record of Votes: The vote on the motion was all in favor, none opposed, and the motion passed (9-0).

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Motion by Chuha, seconded by Gray. Present but not voting: Ferguson.

IV. PUBLIC MEETINGS:
A. Status updates items.
   1) Master Plan Steering Committee. No update at this time.
   2) Community Preservation Committee. Romero provided an update.
   3) Housing Production Plan Advisory Committee. Romero provided and update.
   4) Broadway Corridor Plan/Study. Romero provided an update.
B. Old and New Business.

V. Next Meeting:
A. Regular Meeting of Planning Board: April 8, 2020 (tentative/to be confirmed depending on State of Emergency declared March 10, 2020 re: COVID-19 and pending move to new City Hall)

VI. Adjournment: The meeting adjourned at 7:27 pm.

Approved by: Charles Ioven
Chairman, Malden Planning Board