



CITY of MALDEN PLANNING BOARD  
NOTICE of DECISION

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CASE NUMBER 14-18

LOCATION of SUBJECT PROPERTY 389 Main Street, #3 (Units 301,302,303, 304), Malden, MA **CLERK'S OFFICE**

NAME of PETITIONER Albert P. Li/In Vitro ADMET Laboratories, LLC

**MALDEN, MASS.**

NAME of OWNER ALPHI LLC

DATE of PUBLIC HEARING December 10, 2014

DATE of DECISION December 10, 2014

DATE of FILING DECISION with CITY CLERK December 15, 2014

DATE of NOTIFICATION to BUILDING INSPECTOR December 15, 2014

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT January 5, 2015

*[Any appeal must be made pursuant to M.G.L. c. 40A, §17 and filed within 20 days after date this Notice is filed with City Clerk.]*

PROCEDURAL HISTORY (Case #14-18):

1. Petitioner, Dr. Albert P. Li, 12135 Mt. Albert Road, Ellicott City, MD 21042, is the owner of In Vitro ADMET Laboratories, LLC, 9221 Rumsey Road, Suite #8, Columbia, MD 21045, and is the property owner.
2. The petition seeks to amend the special permit granted in Case #13-26 under §§300.1 and 300.3.5.10, Chapter 12, Revised Ordinances of 1991, as Amended of the City of Malden ("Ordinance").
3. Petitioner requests a waiver of filing requirements for all plans because no changes are proposed.
4. The public hearing complied with statutory notice requirements of Massachusetts General Laws, Chapter 40A, §11.

FINDINGS of FACT (Case #14-18):

The City of Malden Planning Board finds the following facts:

1. All facts found in the special permit granted in Case #13-26, except as modified herein.
2. Petitioner's light manufacturing business, In Vitro ADMET Laboratories, LLC, currently operates at the subject property, in accordance with the special permit granted in Case #13-26 and pursuant to an occupancy permit that was issued by the City, subject to petitioner's filing of a petition to amend Condition 4 of the special permit.
3. The proposal is to amend the special permit granted in Case #13-26 to modify Condition 4, which provides, "Install bicycle parking on-site for four bikes."
4. Petitioner agreed to the subject Condition 4 during the course of the public hearing regarding Case #13-26.
5. The building's condominium association will not allow petitioner to install a bicycle rack on site.
6. Petitioner has already purchased the bicycle rack and delivered it to the City, and petitioner is prepared to donate the rack to the City.
7. There is no public opposition to the proposal.
8. The proposal will not be more detrimental to the neighborhood.

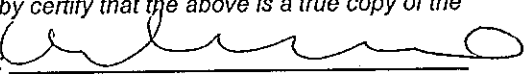
DECISION (Case #14-18):

Pursuant to the foregoing Findings of Fact, the Planning Board moved to amend the special permit granted in Case #13-26 and to grant a new special permit subject to the following five (5) conditions, and the motion passed: 1) The light manufacturing use is restricted to manufacturing of cell culture media or similar biotechnology products, excluding infectious diseases; 2) The training center may only be accessory to the light manufacturing business; 3) Repair or replace sidewalks, including related incidental work, around the perimeter of the site, to the reasonable satisfaction of the DPW Director; 4) Donate to the City a bicycle rack for parking a minimum of four bikes; and 5) Medical waste shall be handled in accordance with state and local regulations.

RECORD of VOTES (Case #14-18): The vote on the motion to grant a special permit with conditions was 9 in favor, none opposed:

Antonucci, yes; Billings, yes; Chiu, yes; Chuha, yes; Cipriano, yes; Danca, yes; Hayes, yes; Lawhorne, yes; Ioven, yes.

*I, Michelle A. Romero, City Planner for the City of Malden, hereby certify that the above is a true copy of the decision of the Malden Planning Board.*

Malden Planning Board By: 

*Michelle A. Romero, City Planner*