



**CITY of MALDEN PLANNING BOARD
NOTICE of DECISION**

CASE NUMBER 21-01

LOCATION of SUBJECT PROPERTY 219 Centre Street at 225 Centre Street, Malden, MA

NAME of PETITIONER Generation Helpers Malden, LLC

NAME of OWNER Irving Court Associates Limited Partnership

DATE of PUBLIC HEARING March 10, 2021

DATE of DECISION March 10, 2021

DATE of FILING DECISION with CITY CLERK March 16, 2021

DATE of NOTIFICATION to BUILDING INSPECTOR March 16, 2021

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT April 5, 2021

[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 #21-01):

1. The subject property is known as and numbered 225 Centre Street and by City Assessor's Parcel Identification #075 271 106.
2. The portion of the property that is the subject of the petition is known as and numbered 219 Centre Street.
3. The petitioner is Generation Helpers Malden, LLC, c/o Petter M. Etholm, Managing Partner, 21 Neptune Road, Marblehead, MA 01945.
4. The property owner is Irving Court Associates L.P., c/o Combined Properties, Inc., 295 Canal Street, Suite 500, Malden, Massachusetts 02148.
5. The property owner's representative, Attorney Brian G. Cafferty, Combined Properties, Inc., 295 Canal Street, Suite 500, Malden, Massachusetts 02148, was in remote attendance at the public hearing.
6. The petition in Permit # INT-036372-2021 seeks to amend the special permit granted in Case #13-18 under Section 12.12.030 of Chapter 12, Revised Ordinances of 2020 as Amended of the City of Malden, formerly known as Sections 300.1 and 300.3.4.8 of Chapter 12, Revised Ordinances of 1991 as Amended, which allows medical center use of property in the Central Business zoning district, namely, to amend the condition of the special permit regarding transfer of the special permit.
7. Via email dated March 9, 2021, petitioner requested to withdraw the petition, however, stated no exigent circumstances.
8. The Planning Board opened the public hearing, immediately considered petitioner's request and did not take any public testimony.
9. 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, the public hearing was held virtually and public attendance and participation were remotely via technological means.
10. The public hearing complied with the notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

DECISION (Case #21-01):

On March 10, 2021, finding no exigent circumstances and given the request to withdraw was submitted less than seven business days prior to the public hearing, the Planning Board waived Section C(1)(f) of its Rules and Procedures to allow consideration of the request to withdraw the petition without prejudice.

On March 10, 2021, the Planning Board allowed the petition to be withdrawn without prejudice.

RECORD of VOTES (Case #21-01):

On March 10, 2021, the vote on the motion to waive Section C(1)(f) of its Rules and Procedures was nine in favor, none opposed, and the motion passed (9-0).

Chuha, yes; Fitzgerald, yes; Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, yes; MacCuish, yes; Soucy, yes; Ioven, yes.

Motion by Fitzgerald, seconded by Henry.

Absent: Antonucci, Ferguson.

On March 10, 2021, the vote on the motion to allow the petition to be withdrawn without prejudice was nine in favor, none opposed, and the motion passed (9-0):

Chuha, yes; Fitzgerald, yes; Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, yes; MacCuish, yes; Soucy, yes; Ioven, yes.

Motion by Chuha, seconded by Soucy. Absent: Antonucci, Ferguson.

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.

By: _____
Michelle A. Romero, City Planner