

**CITY of MALDEN PLANNING BOARD**



**AGENDA**

**Regular Meeting**

**April 12, 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) 76 Granville Avenue (Parcel ID# 104 712 208) and Granville Place (no #) (Parcel ID #104 712 206) (Proposed combined development site) Permit Application # CMID 051372-2022/§12.28.010(D)(1)/To reconstruct, extend & structurally change preexisting nonconforming property and use in Residence A zoning district/To demolish existing dwelling & construct new four-family dwelling (revised plans).**
- 2) 410 Ferry Street (Parcel ID #084 403 301) Permit Application #CMID 054907-2023)/§12.28.010(D)(1)/To alter, structurally change, extend & change use of preexisting nonconforming property in Residence A zoning district/To construct dormer & addition to 3<sup>rd</sup> floor, construct two-story porch/deck, renovate & convert existing building from medical laboratory use to two-family dwelling.**

**IV. PUBLIC MEETING. (Order of items to be determined by Chairman)**

**A. Advisory Recommendation to City Council re: Special Permits/§12.32.030(B)(2).**

- 1) 36 Charles Street (Parcel #062 239 910)/ Permit # CMID-040598-2021/ Title 12.12.190/To Extend Expiration Date of Special Permit (Case # 202-22)/Marijuana Establishment, Marijuana Retailer.**

**B. Status Updates.**

- 1) Community Preservation Committee.**

**C. Old and New Business.**

**IV. Next meeting:** May 10, 2023.

**V. 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>*

*This meeting may be recorded Urban Media Arts, formerly known as Malden Access Television.*

**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, April 12, 2023** on the petition of James Motzkin, Trustee of the Saratoga Trust and the Malden Realty Trust (Permit Application #CMID 051372-2022) seeking a **special permit** under Title 12, Chapter 28, Section 010(D)(1) of the Code of the City of Malden, to reconstruct, extend and structurally change a preexisting nonconforming property and use in the Residence A zoning district, namely, to demolish the existing dwelling and construct a new building for continued use as a four-family dwelling, at a proposed development site to be comprised of two existing parcels to be combined, 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 051372-2022 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

**By: Diane Chuha**  
**Clerk**



**City of Malden**  
**Massachusetts**

INSPECTIONAL SERVICES  
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Malden, Massachusetts 02148  
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**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, April 12, 2023** on the petition of Ronie Teixeira of Ronie Construction Inc. (Permit Application # RES-054907-2023) 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, extend and change use of a preexisting nonconforming property in the Residence A zoning district, namely, to construct a dormer and addition to the third floor, reconstruct and extend the two -story porch/deck, renovate and convert the existing building from medical laboratory use to a two-family dwelling, at the property known as and numbered, **410 Ferry Street, Malden** and by City Assessor's Parcel ID# 084 403 301. 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 # RES-054907-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

**By: Diane Chuha**

**Clerk**