



CITY of MALDEN PLANNING BOARD

Minutes of Regular Meeting

Meeting Date: March 13, 2019

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:

- Antonucci, Ken
- Chiavelli, Jim
- Fitzgerald, Patrick
- Gebreselassie, Tewedaj
- Hayes, Patrick
- Henry, Eric
- MacCuish, Eric
- Soucy, Henri
- Ioven, Charles, Chair

Planning Board members absent: Chuha, Diane; Ferguson, Charles

Planning Staff in attendance: Michelle Romero, City Planner

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III. PUBLIC HEARINGS:

A. Special Permits/Zoning/Chapter 12, Revised Ordinances of 1991, as Amended.

1) 109-121 Madison Street (PID 063 307 702A)/§700.1.3.2/To extend & structurally change preexisting nonconforming property in Industrial 2 zoning district/To construct an addition (two stories/12,517 SF) to occupy for industrial use.

The notice of public hearing was read into the record by Planning Board clerk Antonucci.

The Board did not open the public hearing and no testimony was taken.

The Board received and reviewed the following documentation at the meeting:

1. Email sent to City Planner on March 4, 2019 from Attorney Patrick MacDonald, 477 Eastern Avenue, Malden.
2. *Planning Board's Rules & Regulations* (Section C.1.g) re: time-frame for Board to consider request by petitioner to table (in the absence of exigent circumstances).

Decision: The Planning Board tabled the public hearing at petitioner's request.

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

	Yes	No	Absent	Abstained	Not Voting
ANTONUCCI	X				
CHIAVELLI Associate	X				
CHUHA			X		
FERGUSON Associate			X		
FITZGERALD	X				
GEBRESELASSIE	X				
HAYES	X				

HENRY X
MacCUIISH X
SOUCY X
IOVEN Chair X

Motion by MacCuish, seconded by Henry.

Other: Following the decision, Elisse Lapaix, resident of 90 Madison Street, requested information about the proposal and stated concerns re: the proposal.

IV. PUBLIC MEETINGS:

A. Status update items.

- 1) Master Plan Steering Committee. Ioven provided an update; next meeting will be April 22, 2019.
- 2) Community Preservation Committee. Antonucci provided an update.
- 3) Housing Production Plan Advisory Committee. Romero provided an update.

V. Old and New Business.

Reminder to all members to complete the Conflict of Interest test on-line, return Certificate of Completion and sign and return Acknowledgement of receipt of Conflict of Interest laws; deadline: March 22, 2019.

VI. Next Meeting. Ioven announced the date of the next regular meeting is April 10, 2019.

VII. Adjournment. The meeting adjourned at 7:24 p.m.

Approved by:



Charles Ioven
Chairman, Malden Planning Board