



CITY of MALDEN PLANNING BOARD

Minutes of Regular Meeting

Meeting Date: May 10, 2023

Meeting Location: Malden City Hall, Herbert L. Jackson City Council Chamber, 215 Pleasant Street, Malden, MA

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

Ioven announced that under the provisions of the Open Meeting Law, attendees are informed that this meeting is being recorded by Urban Media Arts, formerly known as Malden Access Television, and that he has not been notified that any other video or audio recording of this meeting will occur.

II. **Roll Call.** Ioven chaired the meeting and took a roll call.

Planning Board Members in attendance:

Antonucci, Kenneth

Gebreselassie, Tewedaj

Gray, Resa

Hayes, Patrick

Henry, Eric

MacCuish, Eric

Stone, Stephanie

Soucy, Henri

Verma, Vikas, Ronnie Raj

Ioven, Charles, Chair

Planning Members absent: Chuha, Diane.

Planning Staff in attendance: Michelle Romero, City Planner.

Ioven announced that he is an abutter, has a conflict of interest and would not be participating on the petition re: 89 Hancock Street, and that Stone and Verma would be voting on the petition re: 89 Hancock Street. Ioven announced that Verma would be voting on the petition re: 57-59 Lincoln Street.

III. PUBLIC HEARINGS

A. Zoning: Special Permits, Title 12, Chapter 12, Code of City of Malden (MCC).

- 1) **57-59 Lincoln Street** (Parcel ID# 021 118 825)/Permit Application # CMID 054077-2023/Title 12.28.010(D)1, MCC/To extend, structurally change & alter preexisting nonconforming property & use in Residence A zoning district/To construct dormer addition to Four-Family Dwelling.

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

Petitioner submitted the following documentation and information:

1. Site plan, "Plot Plan 57-59 Lincoln Street, Malden, Mass.," dated May 9, 2023, prepared by Edward J. Farrell, Professional Land Surveyor, Woburn, MA.
2. Set of plans, "57-59 Lincoln Street, Malden, MA 02148, Permit Set- 02 February 2023," dated February 2, 2023, prepared by Talia Cannistra, Registered Architect, Port One Design, LLC, Boston, MA, that contains: Cover page (A-000) with locus map, site aerial photos and front elevation rendering; existing floor plans, "Existing Basement & First Flr Plan" (EX-101), "Existing Second & Third Flr Plans" (EX-102); "Existing Exterior Elevations" of north, west (EX-201), south, east (EX-202); proposed floor plans, "Proposed Basement & First Flr Plan" (A-101), "Proposed Second &

Third Flr Plans” (A-102), “Proposed Roof Plan” (A-104); “Proposed Exterior Elevations,” north, west (A-201), south, east (A-202); and “Building Sections,” (A-300).

The proposal is to construct a dormer addition and finish the basement of the existing four-family residential dwelling. The property will continue to be used as a four-family dwelling with a total of ten bedrooms.

Presentation by petitioner:

- 1. Daniel Halloran, 4 Hill Street, Stoneham, MA, property owner, licensed contractor.

The Board opened the public hearing and received the following testimony during the public hearing:

In favor:

- 1. Amanda Linehan, 83Blomerth Street, Malden, Ward 3 City Councilor, via email correspondence dated May 10, 2023.

In opposition: None.

The Board closed the public hearing.

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

- 1. Planning Report & Recommendation dated May 10, 2023.

Decision: The Planning Board granted the petition for a special permit, subject to the following five conditions:

- 1. All development shall be as per plans, except as modified by these conditions.
- 2. The maximum number of bedrooms is ten.
- 3. The front porches and balcony and rear porch/deck may not be enclosed.
- 4. Basement may be used for storage, utilities, laundry and living or playroom; no bedroom or kitchen are allowed.
- 5. Install and maintain all open space as lawn/grass and landscaped in yard areas, as per plan. Paving shall be limited to parking area shown on the plan.

The decision is described in Case #23-06 (attached).

Record of Votes: On the motion by Antonucci, seconded by Soucy, to grant the petition for a special permit, subject to five conditions, the vote was nine in favor, none opposed, and the motion passed (9-0).

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Recused</u>	<u>Not Voting</u>
ANTONUCCI	X				
CHUHA			X		
GEBRESELISSIE	X				
GRAY	X				
HAYES	X				
HENRY	X				
MacCUIISH	X				
SOUCY	X				
STONE					X
VERMA	X				
IOVEN Chair	X				

Ioven announced that he is an abutter to the property 89 Hancock Street and has a conflict of interest on the petition; that Antonucci would be acting as the Chair for that public hearing and portion of the meeting; and that Stone and Verma would be participating/voting in that petition. At approximately 7:32 p.m. Ioven turned the Chair over to Antonucci and left the Board, and Antonucci began to chair the meeting.

- 2) **89 Hancock Street** (Parcel ID# 079 355 514)/Permit Application # CMID 056048-2023/Title 12.28.010(D)1, MCC/To extend, structurally change & alter preexisting nonconforming property & use in Residence A zoning district/To construct dormer addition to Four-Family Dwelling.

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

Petitioner submitted the following documentation and information:

1. Site plan, "Plan of Land Located at 89 Hancock Street, Malden, MA," dated March 30, 2023, revised May 7, 2023, prepared by Thomas P. Bernardi, Professional Land Surveyor, Massachusetts Survey Consultants, Gloucester, MA.
2. Set of plans, "Residential Renovation, 89 Hancock Street, Malden, MA 02148," dated March 31, 2023, prepared by Tyrone L. Yang, Registered Architect, Architectural Design, Yang Architects, LLC, Somerville, MA, that contains: Existing Basement Plan (EX-100), Existing First Floor Plan (EX-101), Existing Second Floor Plan (EX-102), Existing Third Floor Plan (EX-103), Existing Front Elevation (EX-301), Existing Side Elevation (EX-302), Existing Rear Elevation (EX-303), Existing Driveway Side Elevation (EX-304), Proposed Third Floor (A-103), Proposed Front Elevation (A-301), Proposed Side Elevation (A-302), Proposed Rear Elevation (A-303), and Proposed Driveway Side Elevation (A-304).

The proposal is to construct two "shed" style dormer to the attic/third floor on the northern side, and one "gable" style dormer to the attic/third floor on the southern side, and to renovate the interior of that floor. The property will continue to be used as a four-family dwelling with a total of five (5) bedrooms.

Presentation by petitioner:

1. Tyrone Yang, Yang Architects, LLC, 19 Pearson Avenue, Somerville, MA.
2. Eusabio F. Arruda, 85 Hancock Street, Malden MA, property owner, licensed contractor.

The Board opened the public hearing and received the following testimony during the public hearing:

In favor:

1. Peg Crowe, 9 Hancock Street, Malden, Ward 1 City Councilor.

In opposition:

1. Rosemary Baglio, 170 Emerald Street, Malden, owner of 79 Belmont Street, via verbal testimony.
2. Ricky Tom, 98 Hancock Street, Malden, via correspondence dated May 9, 2023.

The Board closed the public hearing.

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

1. Planning Report & Recommendation dated May 10, 2023.

Decision: The Planning Board granted the petition for a special permit, subject to the following four

conditions:

1. All development shall be as per plans, except as modified by these conditions.
2. The maximum number of bedrooms is five.
3. Basement may be used for storage, utilities, laundry; bedroom(s) and kitchen are not allowed.
4. Install and maintain all open space as lawn/grass and landscaped in yard areas, as per plan. Remove gravel and install lawn in front yard. Paving shall be limited to the driveway and parking areas shown on the plan.

The decision is described in Case #23-07 (attached).

Record of Votes: On the motion by Henry, seconded by Soucy, to grant the petition for a special permit, subject to four conditions, the vote was nine in favor, none opposed, and the motion passed (9-0).

	Yes	No	Absent	Recused	Not Voting
ANTONUCCI	X				
CHUHA			X		
GEBRESELISSIE	X				
GRAY	X				
HAYES	X				
HENRY	X				
MacCUISH	X				
SOUCY	X				
STONE	X				
VERMA	X				
IOVEN Chair			X		

At approximately 8:09 p.m., Antonucci turned the Chair back over to Ioven, and Ioven rejoined the Board and resumed the Chair.

IV. PUBLIC MEETING.

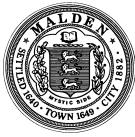
A. Status Updates.

- 1) Community Preservation Committee. Henry provided an update.
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V. Next meeting: Regular meeting – June 14, 2023

VI. Adjournment: 8:12 p.m. (On the motion by Hayes, seconded by Gray, all voted in favor and the motion passed).

Approved: Charles Ioven, Chair



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

CASE NUMBER 23-06

LOCATION of SUBJECT PROPERTY 57-59 Lincoln Street, Malden, MA

NAME of PETITIONER and PROPERTY OWNER Daniel Halloran

DATE of PUBLIC HEARING May 10, 2023

DATE of DECISION May 10, 2023

DATE of FILING DECISION with CITY CLERK May 17, 2023

DATE of NOTIFICATION to BUILDING INSPECTOR May 17, 2023

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT June 6, 2023

[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 #23-06):

1. The subject property is known as and numbered 57-59 Lincoln Street and by City Assessor's parcel identification number 021 118 825.
2. Petitioner is the property owner, Daniel Halloran, 4 Hill Street, Stoneham, MA, and he is the licensed contractor who will do the proposed work.
3. At the public hearing on May 10, 2023, petitioner represented himself.
4. The petition filed in permit application #CMID 054077-2023 seeks a special permit under Title 12, Chapter 28, Section 010(D)(1), Code of the City of Malden, to extend, structurally change, and alter a preexisting nonconforming use and property in the Residence A zoning district, namely, to construct a dormer addition and finish the basement of the existing four-family residential dwelling.
5. The following plans were submitted in support of the petition: Site plan, "Plot Plan 57-59 Lincoln Street, Malden, Mass.," dated May 9, 2023, prepared by Edward J. Farrell, Professional Land Surveyor, Woburn, MA; and a set of plans, "57-59 Lincoln Street, Malden, MA 02148, Permit Set- 02 February 2023," dated February 2, 2023, prepared by Talia Cannistra, Registered Architect, Port One Design, LLC, Boston, MA, that contains a Cover page (A-000) with locus map, site aerial photos and front elevation rendering; existing floor plans, "Existing Basement & First Flr Plan" (EX-101), "Existing Second & Third Flr Plans" (EX-102); "Existing Exterior Elevations" of north, west (EX-201), south, east (EX-202); proposed floor plans, "Proposed Basement & First Flr Plan" (A-101), "Proposed Second & Third Flr Plans" (A-102), "Proposed Roof Plan" (A-104); "Proposed Exterior Elevations," north, west (A-201), south, east (A-202); and "Building Sections," (A-300).
6. The public hearing complied with the notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

FINDINGS of FACT (Case #23-06):

The City of Malden Planning Board finds the following facts:

1. The property is the site of a vacant 2 ½-story building, with an occupancy permit for four-family dwelling use.
2. All access to the property is via an existing right-of-way over the abutting property at 61 Lincoln Street.
3. Interior demolition was done by prior owners, and petitioner purchased the property already "gutted" in 2023; and petitioner is doing a complete renovation, including installation of a fire suppression sprinkler system.
4. The proposal is to replace the existing dormer with a new, larger dormer on the third floor at the front of the dwelling to increase headroom for two units, and to finish the basement for use as part of the other two units.
5. Under the proposal, one unit will have two bedrooms and 1,305 square feet, located on the first floor and basement, including a "bonus room" of 538 square feet, laundry room and mechanical utilities in the basement, for use and access only by this unit; the second unit will have two bedrooms and 1,260 square feet, located on the first floor and basement, including a "bonus room" of 539 square feet, laundry room and mechanical utilities in the basement, for use and access only by this unit; and the third and fourth units, each will have three bedrooms and 1,322 square feet, located on the second and third floors.
6. The proposal increases the overall total living space in the dwelling from 4,062 square feet to 5,209 square feet, which is an increase of 1,147 square feet or 28%.
7. The existing units on the second and third floor are 1,281 square feet, and the proposed dormer addition to the third floor increases the size of each of these two units by approximately 41 square feet.
8. The existing first floor units are approximately 750 square feet in size, and the proposed expansion into the finished basement increases the size of each of these two units by approximately 505 to 550 square feet.

9. The proposal maintains the same total number of bedrooms as currently exist in the dwelling, namely, ten.
10. The property is located in the Residence A zoning district.
11. The existing four-family residential dwelling use is prohibited in this district, predates the current Ordinance and is considered preexisting nonconforming, per §§12.20.030 and 12.28.010 of the Ordinance.
12. The proposed extension of this preexisting nonconforming use may be allowed by special permit, per §12.28.010.D of the Ordinance.
13. The direct abutters to the north are single-family dwellings and a two-family dwelling; to the west are a two-family dwelling; to the south, a multifamily dwelling with 22 units; and to east, the rear yard of a vacant commercial storefront at 120-124 Clifton Street, on the other side/to the east of which is the MBTA right-of-way with active rapid transit and commuter rail lines.
14. Surrounding land uses are residential, and mostly single and two-family dwellings, with several three and four-family dwellings and multi-family dwellings.
15. The existing building on the property grossly violates dimensional controls for lot area, frontage and density; violates front yard, both side and rear yard setbacks, and open space; predates the current requirements of the Ordinance; and is considered preexisting nonconforming, per §§12.16.010 and 12.28.010.A of the Ordinance.
16. The proposal extends the preexisting nonconforming building, which may be allowed by special permit, per §12.28.010.D of the Ordinance.
17. The proposal maintains all existing violations of dimensional controls and creates no new violations.
18. The existing four-family dwelling requires six spaces, or 1.5 parking space per unit, under applicable requirements; the property is considered preexisting nonconforming and exempt from current requirements to provide ten parking spaces, or one space per bedroom, per §§12.20.010 and 12.28.010.A of the Ordinance.
19. Under the proposal, four parking spaces will be provided on-site in the front yard; the parking layout is nonconforming regarding direct access and parking aisles, per §12.20.020.B of the Ordinance; and access is via an existing right-of-way over the abutting property at 61 Lincoln Street and will likely typically require maneuvering over other paved areas of this abutting property.
20. Petitioner intends to replace and reduce the existing fencing at the front to improve access to the parking.
21. The approximate required snow storage, 160 square feet, is proposed in the rear yard, not adjacent to the spaces, as required by §12.20.020.I.6 of the Ordinance, and petitioner intends to move the plowed snow to that location.
22. Under the proposal, the front yard will be maintained as paved, which does not comply with requirements for Landscaping of Yard Areas, per §12.20.020.I.12 of the Ordinance; this condition appears to predate the current Ordinance and may be considered preexisting nonconforming condition, per §12.28.010 of the Ordinance.
23. There is a temporary construction dumpster onsite, and petitioner recently cleaned the property of all other trash, debris and litter; and under the proposal, residential trash storage will be in barrels in the side yard.
24. The Ward 3 City Councilor is in support of the proposal.
25. There is no public opposition to the proposal.
26. As modified by the conditions of the special permit, the proposal will not be more detrimental to the neighborhood.

DECISION (Case #23-06):

On May 10, 2023, pursuant to the foregoing Findings of Fact, the Planning Board granted the petition for a special permit, subject to the following five conditions:

- 1) All development shall be as per plans, except as modified by these conditions.
- 2) The maximum number of bedrooms is ten.
- 3) The front porches and balcony and rear porch/deck may not be enclosed.
- 4) Basement may be used for storage, utilities, laundry and living or playroom; no bedroom or kitchen are allowed.
- 5) Install and maintain all open space as lawn/grass and landscaped in yard areas, as per plan. Paving shall be limited to parking area shown on the plan.

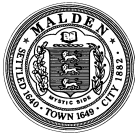
RECORD of VOTES (Case #23-06):

On May 10, 2023, on the motion by Antonucci, seconded by Soucy, to grant the petition for a special permit, subject to five conditions, the vote was nine in favor, none opposed, and the motion passed (9-0):

Antonucci, yes; Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, yes; MacCuish, yes; Soucy, yes; Verma, yes; Ioven, yes. [*Chuha, absent; Stone, present, not voting*].

I hereby certify that the above is a true copy of the decision of the Malden Planning Board. By:


Michelle A. Romero, City Planner



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

CASE NUMBER 23-07

LOCATION of SUBJECT PROPERTY 89 Hancock Street, Malden, MA

NAME of PETITIONER and PROPERTY OWNER Eusebio F. Arruda

DATE of PUBLIC HEARING May 10, 2023

DATE of DECISION May 10, 2023

DATE of FILING DECISION with CITY CLERK May 18, 2023

DATE of NOTIFICATION to BUILDING INSPECTOR May 18, 2023

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT June 7, 2023

[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 #23-07):

1. The subject property is known as and numbered 89 Hancock Street and by City Assessor's parcel identification number 079 355 514.
2. Petitioner is the property owner, Eusabio F. Arruda, 85 Hancock Street, Malden MA.
3. At the public hearing on May 10, 2023, petitioner was represented by his architect, Tyrone Yang, Yang Architects, LLC, 19 Pearson Avenue, Somerville, MA, and, also, petitioner represented himself.
4. The petition filed in permit application #CMID 056048-2023 seeks a special permit under Title 12, Chapter 28, Section 010(D)(1), Code of the City of Malden, to extend, structurally change, and alter a preexisting nonconforming use and property in the Residence A zoning district, namely, to construct dormer additions to the existing four-family residential dwelling.
5. The following plans were submitted in support of the petition: Site plan, "Plan of Land Located at 89 Hancock Street, Malden, MA," dated March 30, 2023, revised May 7, 2023, prepared by Thomas P. Bernardi, Professional Land Surveyor, Massachusetts Survey Consultants, Gloucester, MA; and set of plans, "Residential Renovation, 89 Hancock Street, Malden, MA 02148," dated March 31, 2023, prepared by Tyrone L. Yang, Registered Architect, Architectural Design, Yang Architects, LLC, Somerville, MA, that contains Existing Basement Plan (EX-100), Existing First Floor Plan (EX-101), Existing Second Floor Plan (EX-102), Existing Third Floor Plan (EX-103), Existing Front Elevation (EX-301), Existing Side Elevation (EX-302), Existing Rear Elevation (EX-303), Existing Driveway Side Elevation (EX-304), Proposed Third Floor (A-103), Proposed Front Elevation (A-301), Proposed Side Elevation (A-302), Proposed Rear Elevation (A-303), and Proposed Driveway Side Elevation (A-304).
6. The public hearing complied with the notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

FINDINGS of FACT (Case #23-07):

The City of Malden Planning Board finds the following facts:

1. The property is the site of a 2 ½-story dwelling, with an occupancy permit for four-family dwelling use, and an accessory garage, currently used for storage.
2. The proposal is to construct two "shed" style dormer to the attic/third floor on the northern side, and one "gable" style dormer to the attic/third floor on the southern side, and to renovate the interior of that floor.
3. The property will continue to be used as a four-family dwelling with a total of five (5) bedrooms.
4. The existing unit on the first floor has two bedrooms and 1,562 square feet; one existing second unit on the second floor has one bedroom and 525 square feet; another existing on the second floor has one bedroom and 520 square feet; and the existing fourth unit, on the attic or third floor, has one bedroom and 593 square feet.
5. With the proposed dormers, the unit in the attic/third floor will increase in size from 593 to 803 square feet.
6. The proposal increases the overall total living space in the dwelling from 3,200 square feet to 3,410 square feet, which is an increase of 210 square feet or 7% of total residential living space or 4% of the total building.
7. Under the proposal, no work is being performed in the basement, first floor or second floor.
8. Per petitioner, the second living room on the first floor is mislabeled on the floor plan and it is a dining room.
9. Under the proposal, the basement will continue to be used for storage and utilities.
10. The property is located in the Residence A zoning district.
11. The existing four-family use is prohibited in this district; predates the current Ordinance; and is considered preexisting nonconforming and exempt from compliance, per §§12.20.030 and 12.28.010 of the Ordinance.

12. The proposed extension of this preexisting nonconforming use may be allowed by special permit, per §12.28.010.D of the Ordinance.
13. Direct abutters are, to the north, a single-family dwelling; to the northwest and west, two-family dwellings; to the south, two single-family dwellings and a two-family dwelling; to the east, on the other side of Hancock Street, a single-family dwelling and a two-family dwelling.
14. Surrounding land uses are residential, namely, all single and two-family dwellings, with a nearby three-family dwelling and multifamily dwelling with five units.
15. The existing building on the property grossly violates dimensional controls for lot area and density; violates frontage and side yard setback requirements; predates the current Ordinance; and is considered preexisting nonconforming and exempt from compliance, per §§12.16.010 and 12.28.010.A of the Ordinance.
16. The proposal extends the preexisting nonconforming building, which may be allowed by special permit, per §12.28.010.D.1 of the Ordinance.
17. The proposal maintains all existing violations and creates no new violations of dimensional controls.
18. The four-family dwelling requires six spaces, or 1.5 parking space per unit, under applicable requirements; the property is considered preexisting nonconforming and, although exempt, complies with current requirements to provide five parking spaces, or one space per bedroom, per §§12.20.010 and 12.28.010.A of the Ordinance.
19. Six parking spaces will be provided on-site in the rear yard, with access via the existing driveway and existing curb cut on Hancock Street.
20. The parking layout depicted on the site plan is currently in existence; the layout does not comply with parking aisle widths and driveway width, is considered preexisting nonconforming and exempt from current requirements, per §§12.28.010.A and 12.20.020.B and C of the Ordinance.
21. Snow storage of 275 square feet is proposed in the rear yard, which exceeds the required amount, per §12.20.020.I.6 of the Ordinance.
22. The existing paving of the rear yard for parking and one side yard for the driveway will be maintained; this condition does not comply with the requirements for Landscaping of Yard Areas, per §12.20.020.I.12 of the Ordinance, appears to predate the current Ordinance and may be considered preexisting nonconforming and exempt from current requirements, per §12.28.010 of the Ordinance.
23. More than 50% of the front yard is currently paved for the driveway and an area of the yard has a gravel/compacted stone dust surface and appears to have been used for parking; under the proposal, petitioner intends to remove the gravel from the front yard and install a retaining wall and landscaping.
24. Petitioner intends to renovate the garage and use it for parking in the future.
25. Petitioner intends to renovate the exterior of the dwelling and install hardy plank siding.
26. Petitioner is a licensed contractor, and he will do most of the proposed work at the property.
27. According to petitioner, most of the construction materials and equipment currently being stored on-site in the rear yard are related to the proposed work to be done if this petition is granted.
28. The Ward 1 City Councilor is in support of the proposal.
29. Two residential abutters are in opposition to the proposal.
30. As modified by the conditions of the special permit, the proposal will not be more detrimental to the neighborhood.

DECISION (Case #23-07):


On May 10, 2023, pursuant to the foregoing Findings of Fact, the Planning Board granted the petition for a special permit, subject to the following four conditions:

- 1) All development shall be as per plans, except as modified by these conditions.
- 2) The maximum number of bedrooms is five.
- 3) Basement may be used for storage, utilities, laundry; bedroom(s) and kitchen are not allowed.
- 4) Install and maintain all open space as lawn/grass and landscaped in yard areas, as per plan. Remove gravel and install lawn in front yard. Paving shall be limited to the driveway and parking areas shown on the plan.

RECORD of VOTES (Case #23-07):

On May 10, 2023, on the motion by Henry, seconded by Soucy, to grant the petition for a special permit, subject to four conditions, the vote was nine in favor, none opposed, and the motion passed (9-0):

Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, yes; MacCuish, yes; Soucy, yes; Stone, yes; Verma, yes; Antonucci, yes. [*Chuha, Ioven, absent*].

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