



CITY of MALDEN PLANNING BOARD

Minutes of Regular Meeting

Meeting Date: July 13, 2022

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:

Gebreselassie, Tewedaj

Gray, Resa

Hayes, Patrick

MacCuish, Eric

Soucy, Henri

Verma, Vikas Ronnie Raj

Ioven, Charles, Chair

Planning Board members absent: Antonucci, Kenneth; Chuha, Diane; Henry, Eric.

Planning Staff in attendance: Michelle Romero, City Planner.

III. PUBLIC HEARINGS

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

1) 204-210 Highland Avenue (Parcel ID# 038 188 803)/Permit #CMID 046540-2022/MCC Title 12.28.010(D)(1)/To alter, structurally change, extend and change use of preexisting nonconforming property in Residence A zoning district/To construct additions, reconfigure interior and convert restaurant and single-family dwelling to four-family dwelling.

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

The Board received correspondence dated July 13, 2022 from Thomas P. Callaghan, Jr., One Centre Street, Malden, attorney for property owner and petitioner, requesting the petition be tabled to the next available date because there are only seven Board members present and not a full Board (nine members).

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

Decision: The Planning Board tabled the public hearing to the next available meeting and directed that the City mail notice of the tabled hearing to abutters.

Record of Votes: On the motion by MacCuish, seconded by Soucy, to table the public hearing, the vote was seven in favor, none opposed, and the motion passed (7-0).

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstained</u>	<u>Not Voting</u>
ANTONUCCI			X		
CHUHA			X		
GEBRESELASSIE	X				

GRAY	X	
HAYES	X	
HENRY		X
MacCUIISH	X	
SOUCY	X	
VERMA	X	
IOVEN Chair	X	

IV. PUBLIC MEETINGS:

A. Status Updates.

- 1) Broadway Corridor Land Use & Zoning Study. Reminder notice re: the survey online.
- 2) Community Preservation Committee. No update.

B. Old and New Business.

1) Re: the redevelopment of Malden Hospital site, Romero advised the current proposal will require a special permit from Planning Board and strongly recommended that Board members do not attend community meetings to avoid creating any potential conflict of interest or appearance of impropriety.

C. Next meeting: Tuesday, August 16, 2022

Special Meeting for Joint Public Hearing with City Council Ordinance Committee re: zoning amendments. Board members received a draft notice of public hearing and the proposals.

- V. Adjournment:** 7:09 p.m. (On the motion by Hayes, seconded by Soucy, all voted in favor and the motion passed).

Approved: Charles Ioven, Chair