



City of Malden Massachusetts

Board of Appeal
215 Pleasant Street
Malden, MA

781-397-7000 x2151

Board of Appeal – Minutes
July 21, 2021

The Board of Appeal held a public hearing Wednesday, July 21, 2021 at 6:30 pm Eastern Time (US and Canada) at Malden City Hall, 215 Pleasant St, Malden, MA

This meeting was recorded by Urban Media Arts of Malden, MA

Role Call:

N Cramer, W Sullivan, A Sherwin, J King, K Bilgen, D Senatillaka
Minutes from June 16, 2021 - Motion by Sullivan 2nd by King approved
Cramer-Yes, Sullivan-Yes, Sherwin-Yes, King-Yes, Bilgen-Yes
5 yes 0 nea minutes from June 16, 2021 are approved

Petition 21-008 by **Patrick P. MacDonald, Esq. on behalf of PSI Atlantic Malden MA, LLC** for a variance of **MCC 12.16.010** Table of Intensity Regulations - Chapter 12 of the revised Ordinances of 2020 as amended of the City of Malden – Namely –Dimensional Controls : Side Yard Setback, Both Side Yard Setbacks, Rear Yard Setback, Coverage, Principal Building and **MCC 12.20.010** Table of Off Street Parking and Loading Regulation as per Plans CMID-037601-2021 at the property known as and numbered **950-970 Eastern Ave, Malden, MA** and also known by City Assessor's **Parcel ID #126-485-501**

All Statutory requirements have been met and this petition is properly before the board.
Petition 21-008 is being represented by Atty. Patrick MacDonald, 479 Eastern Ave., Malden, MA

Petitioner is representing a prospective buyer who would like to demolish the existing building and replace with a 4 story self-storage facility. The Historical Commission has approved the demolition as required by the Demo Delay Ordinance. In order to make it economically feasible, they are requesting variances on lot coverage, side setbacks and off-street parking. A rear setback is not required as it abuts the train tracks, and bike path.

There are currently 3 self-storage facilities on Eastern Avenue all within 1 mile or less.

Karen, a representative from VHB, and Matt Healy, a traffic study Engineer were present to answer questions regarding this petition.

The proposed building would have lot coverage of 59.4%. (50% is allowed)
4 stories 23,032 sq ft with 90,000 sq ft floor space with 650-750 storage units, office and 2 loading areas
The West Edge side setback is 8.1 Ft, 15 ft is needed
Both Side Setback are not met due to the West Edge side setback
90,000 floor space = the need for 90 parking spaces - 12 spaces and 2 loading bays are shown

Pete Williams of Premier Storage Investors was also present and addressed the board regarding the proposed building structure.

Members of the Board asked about redesigning the project to comply with the 50% lot coverage to minimize the need for variances.

Open to Public:

Steve Winslow – Councilor at Large, 83 Jacob Street spoke representing the community as frustrated that another storage facility is being proposed. There is no strong support from the community for this project.

Joel Minnich of 940 Eastern Ave a direct abutter spoke in Opposition of this petition. His building is 1 ½ story 10,000 sq ft industrial property. He bought this building 6 years ago and recently placed a Solar Array consisting of 80 Panels on his roof. This solar array produces 140% of his electrical need. The extra 40% goes into the grid to supply electrical need to others. He will suffer financial hardship if this variance is granted as the proposed building will cast a shadow on his solar array and diminish the ability to generate electricity. He is asking the board not to grant this petition.

Petitioner is requesting to table this petition for 1 month to allow for modification of the current plan.

Motion by Sherwin to Table this petition was second by Sullivan. Petitioner is to submit revised plans to the board no later than 1 week before the next Board of Appeal meeting scheduled for August 18, 2021

Vote: Sullivan – Yes, Sherwin, Yes, King – Yes Bilgen – Yes Cramer Yes
All in favor – Petition 21-008 is tabled until August 18, 2021

Petition 21-009 by **Khouri Rice of Daluja Property Services LLC on behalf of Hilary Banda** for a variance of **MCC 12.16.010** Table of Intensity Regulations - Chapter 12 of the revised Ordinances of 2020 as amended of the City of Malden – Namely – Dwelling – Single Family Dimensional Controls (Rear Yard Setback) as per Plans RES-037881-2021 at the property known as and numbered **72 Bowers Ave, Malden, MA** and also known by City Assessor's **Parcel ID #103-709-942**

All Statutory requirements have been met and this petition is properly before the board.
Petition 21-009 is being represented by Khouri Rice of Daluja Property Services LLC

The petitioners would like to change the existing 11 ½ x 26 ft deck into a 3 season porch to accommodate extra space needed while working from home.

There is no height space in the attic and the basement is less than 7ft in height. No other rooms can be converted. The lot is tight and an addition would not be practical, and raising the roof would be a huge endeavor.

This petition would not increase the violation of the setback and does not affect the neighboring properties.

Open to Public

In Favor : Tom Goldsmith of 124 Plymouth Rd spoke in favor of this petition and the Board received 2 letters in favor of petition.

Motion by King to Deny this petition due to it being a temporary need and not a permanent structure was second by Sullivan

Vote to Deny: Sullivan – Yes, Sherwin- No, King – Yes, Bilgen – No, Cramer –NO

Motion to Deny was not passed

Motion by Bilgen to Approve due to shape and size of lot, financial hardship –attic dormers expensive- did not receive a second – motion failed

Petition 21-009 is Denied

Motion to Adjourn 8:38 by Sullivan 2nd by King

All in favor

Next meeting August 18, 2021