



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

CASE NUMBER 21-12

LOCATION of SUBJECT PROPERTY 950-970 Eastern Avenue, Malden, MA

NAME of PETITIONER PSI Atlantic Malden MA, LLC

NAME of PROPERTY OWNER 950-970 Eastern Ave, LLC

DATE of PUBLIC HEARING November 10, 2021

DATE of DECISION November 10, 2021

DATE of FILING DECISION with CITY CLERK November 17, 2021

DATE of NOTIFICATION to BUILDING INSPECTOR November 17, 2021

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT December 7, 2021

*[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 #21-12):**

1. The subject property is known as and numbered 950-970 Eastern Avenue and by City Parcel Identification #126 485 501.
2. The property owner is 950-970 Eastern Ave, LLC, 148 Main Street, Malden, MA 02148, and authorizes the petition to be filed.
3. The petitioner is PSI Atlantic Malden MA, 530 Oak Court Drive, Suite 155, Memphis, TN 38117 and was represented at the public hearing by its attorneys, Patrick P. MacDonald and John Parcellin, 479 Eastern Avenue, Malden, MA; its civil engineer, Eric K. Gerade, VHB, 101 Walnut Street, Watertown, MA 02471; and Pete Williams, Premier Storage Investors, 530 Oak Court Drive, Memphis, TN.
4. The petition in Permit #CMID-037601-2021, filed under Title 12, Chapter 12, Section 030 of the Code of City of Malden, formerly known as Revised Ordinances of 2020, as Amended, of the City of Malden ("Ordinance"), seeks to allow self-storage facilities use of the property.
5. The following information was submitted in support of the petition: a) set of plans, "Site Plans Issued for Special Permit, Proposed Self Storage Facility 950-970 Eastern Ave Malden, Massachusetts," dated September 15, 2021, prepared by Eric K. Gerade, P.E., VHB, Watertown, MA, that includes: Site Preparation Plan; Layout and Materials Plan; Grading, Drainage and Utility Plan; Site Details; Planting Plan and Planting Detail, signed/stamped September 14, 2021, prepared by Erik Bednarek, Registered Landscape Architect, Massachusetts; Existing Conditions Plan of Land, dated March 15, 2021 (stamped/signed April 26, 2021), prepared by Russell J. Bousquet, P.L.S., VHB; "Premier Storage Investors Self Storage Malden, Massachusetts," 1<sup>st</sup> Floor Plan, 2<sup>nd</sup> Floor Plan, 3<sup>rd</sup> Floor Plan, 4<sup>th</sup> Floor Plan, Roof Plan and Exterior Elevations, dated September 15, 2021 (stamped/signed September 10, 2021) and prepared by Michael Bryan, R.A., Michael Parker Studios, PLLC, Mint Hill, NC; b) set of drawings, "Self-Storage Conceptual Design 950-970 Eastern Avenue, Malden, MA 02148," dated September 16, 2021 and unsigned, depicting aerial, other views, elevations; and c) memorandum, "Re: 950-970-970 Eastern Avenue Malden, Massachusetts Traffic Memorandum," dated June 1, 2021, prepared by Matt Kealey, PE, PTOE, VHB, Watertown, MA, that describes trip generation and parking supply.
6. The proposal does not require a traffic impact study, per the Planning Board's current Rules and Procedures.
7. On March 31, 2021, the Malden Historical Commission made the determination that the existing building on the subject property is not Significant, pursuant to Title 4, Chapter 24 of the Code of the City of Malden, the Demolition Delay Ordinance, and, accordingly, the permit for its demolition will not be delayed.
8. The public hearing complied with notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

**FINDINGS of FACT (Case #21-12):** The City of Malden Planning Board finds the following facts:

1. The property contains 38,751 square feet and is the site of a two-story building, with a floor area of 41,000 square feet, currently vacant and most recently used for manufacturing by Ace-Ion Corporation, and with on-site parking areas still in use.
2. The proposal is to demolish the existing building and construct a new building for self-storage facilities use, containing 81,700 square feet, four stories; 694 self-storage units, ranging from 5 x 5 feet to 10 x 30 feet in size; an accessory office, 933 square feet in size, on the first floor; an interior loading area with three parking spaces; and an exterior parking area with 12 spaces.
3. The property is located in the Industrial 1 zoning district.
4. The proposed self-storage facilities use is allowed by special permit in this district, per §12.12.030 of the Ordinance.
5. The direct abutter to the north is the abandoned railroad right-of-way used as the public multimodal recreational trail, Bike to the Sea Path/Northern Strand Community Trail, on the other side/to the north of which are single, two and four-family residential dwellings; to the east, a plaza with restaurants, retail sales, retail services, general offices, convenience store, bank; to the west, manufacturing, a composter; and to the south, on the other side of Eastern Avenue, two-family dwellings and general offices.
6. Surrounding land uses are residential, business, and industrial.
7. The proposal is not in conflict with surrounding land uses.
8. The proposed new building, occupied for the proposed self-storage facilities use, eliminates the existing front and side yard setback violations of the existing building and maintains the same building coverage violation as the existing building, namely, 8%; and complies with all other dimensional controls, per §§12.16.010 and 12.16.050 of the Ordinance; and a variance of the building coverage dimensional control for the new building was granted by the Board of Appeal on August 18, 2021.
9. The proposal does not increase existing nonconformities or create new violations of dimensional controls.

10. The proposal requires 82 offstreet, on-site parking spaces, per §12.20.020 of the Ordinance; fifteen spaces are proposed; and a variance of the parking requirements regarding number of spaces was granted by the Board of Appeal on August 18, 2021.
11. The proposed fifteen spaces are comprised of twelve exterior spaces, in a paved parking area at the southwestern corner of the lot, and three interior spaces on the first floor, adjacent to the loading area, in an area labeled, "Covered Loading."
12. The increase in violations of parking requirements will not be more detrimental to the neighborhood.
13. Under the proposal, the yard areas not paved for parking or access are landscaped, and the planting plan depicts only one of the two shade trees required by §12.20.020.10 of the Ordinance; and petitioner agrees to install the second tree.
14. The proposed snow storage area, 911 square feet, exceeds the amount required by §12.20.020.11 of the Ordinance.
15. Bicycle parking is not required for industrial uses, which include self-storage facilities, per §12.20.020.19 of the Ordinance; under the proposal, two bike racks, providing parking for four bicycles, will be installed near the building entrance.
16. No loading is required for self-storage facilities, per §12.20.030 of the Ordinance; the proposal includes an interior loading area, labeled, "Covered Loading" (1<sup>st</sup> Floor Plan), with three interior parking spaces in an area, labeled, "Loading Area (3 Story)" (Layout & Materials Plan), with access via three overhead doors, each labeled, "Loading Bay" (Exterior Elevations plan).
17. The proposed dumpster, in a gated enclosure at the southwestern corner of the building, is located within 20 feet of the western property line, in violation §12.20.030.H of the Ordinance; and no variance of this requirement was obtained.
18. The traffic and traffic patterns generated by the proposed self-storage facilities use will not adversely impact any of the surrounding streets or create a traffic or safety hazard.
19. There are several self-storage facilities in Malden located within close proximity to the site; according to petitioner, there are high occupancy rates and a limited supply of units available in the City, and this region is an "underserved" market, according to national industry standards.
20. Because the sizes of the self-storage units may be changed by moving non-permanent, interior walls, the total number of units may vary, however, will not exceed 700.
21. Petitioner intends to provide one storage unit, 10 by 15 feet in size, at no charge, for use by clients of Housing Families, Inc., a Malden non-profit housing agency.
22. Under the proposal, ornamental fencing will be installed at the rear of the site along the Northern Strand Community Trail, with a gate at each end to provide access to the rear of the building for maintenance, but not for public access.
23. Petitioner intends to install signage at the rear of the building.
24. As modified by the conditions of the special permit, the self-storage facility use is in the interest of the common good.
25. The City Engineering Department recommends requirements for the proposal regarding stormwater management, drainage, oil and gas separator, water and sewer, lighting and inspections, as stated in a memorandum dated November 10, 2021.
26. One of three City Councilors-at-large, who is also the City Councilor-elect for Ward 6, is in support of the proposal.
27. There is no public opposition to the proposal.
28. As modified by the conditions of the special permit, the proposal will not be more detrimental to the neighborhood.

**DECISION (Case #21-12):** On November 10, 2021, pursuant to the foregoing Findings of Fact, the Planning Board granted a special permit subject to the following twelve (12) conditions:

1. All development shall be as per plans, except as modified by these conditions.
2. Provide bicycle parking for four near entrance to building.
3. Relocate/site dumpster to be no less than 20 feet from property lines.
4. Perform daily trash and litter management of entire site.
5. Install and maintain landscaping of the site as per Planting Plan and to include two shade trees; replace any trees along Northern Strand Community Trail/Bike to the Sea Path disturbed during demolition or construction.
6. Install and maintain 5-foot- high ornamental fence with gates along northern property line and gates shall be locked and used for maintenance access only; install and maintain 6-foot-high chain link fence with black vinyl along western property line.
7. No outside storage is allowed, except for trash stored in the enclosed dumpster.
8. Install, repair or replace sidewalks and driveways and perform necessary incidental work, adjacent to the property, to the satisfaction of the DPW Director.
9. Install cameras and lighting in locations along Northern Strand Community Trail/Bike to the Sea Path abutting the property to be determined by Ward City Councilor and Malden Police; and maintain cleanliness of that portion of Trail/Path abutting the property, including but not limited to, litter control and removal of overgrown vegetation.
10. Comply with all requirements stated in memorandum dated November 10, 2021 from City Engineering Department.
11. The maximum number of self-storage units is 700.
12. As voluntarily agreed by petitioner, one self-storage unit, 10 x 15 feet in size, shall be available, at no charge, for use by Housing Families, Inc., or a similar non-profit Malden housing organization.

**RECORD of VOTES (Case #21-12):** The vote on the motion by Antonucci, seconded by Gebreselassie, to grant a special permit subject to twelve (12) conditions was seven in favor, one opposed, and the motion passed (7-1):

Antonucci, yes; Fitzgerald, yes; Gebreselassie, yes; Gray, yes; Hayes, yes; Henry, no; Soucy, yes; Ioven, yes.  
*[Absent: Chuha, Ferguson, MacCuish.]*

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

By   
 Michelle A. Romero, City Planner