

CITY of MALDEN PLANNING BOARD



AGENDA

Special Meeting

July 22, 2026 at 7:00 pm

**Malden City Hall, 215 Pleasant Street, Malden, MA
Conference Room 105**

I. Call to Order.

II. Roll Call.

III. PUBLIC HEARINGS. *(Order of hearings to be determined by Chairman)*

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

1. 10 Florence Street (Parcel ID 051 253 327)/Permit Application #COO-076973-2026/§12.12.030/To amend special permit (Case 17-01) to extend multifamily dwelling with six stories and 82 units in Central Business zoning district/To convert vacant commercial space to dwelling unit.
2. 211-213 Main Street (Parcel ID 077 375 503)/Permit Application # CMID 061492-2023/§§12.28.010.D and 12.28.130 /To amend special permit Case 23-13) to extend expiration date of special permit/Multifamily dwelling with three stories in Residence A zoning district, Inclusionary Development with 20 Affordable Housing Units and ledge removal.

IV. PUBLIC MEETING. *(Order of items to be determined by Chairman):*

A. Subdivision Control Law, M.G.L. c.41 & MPB Rules & Regs. Gov. Subdivision.

1. Application for Determination of Planning Jurisdiction Whether Approval Not Required Approval Not Required Subdivision Plans/M.G.L. c.41, §81P.
 - a) 74 East Border Road (Parcel ID 004 022 235), Woodland Road (Parcel ID 004 022 236), Corey Road (Parcel ID 004 022 237), Seery Street (Parcel ID 004 022 222)/Permit Application #INT-077786-2026/Plan to merge all parcels and subdivide to create five lots: 8,847 SF; 8,835 SF; 13,715 SF; 14,198 SF; 22,860 SF.

B. Master Plan Steering Committee. Amend Charter.

C. Advisory Recommendation to City Council re: Special Permits/§12.32.030(B)(2).

- 1) 1 Salem Street (Parcel ID # 075 272 209) and 15 Ferry Street (Parcel ID # 075 272 211)/Multifamily Dwelling 6-7 Stories in Central Business zoning district (§12.12.010.B), Site of Preferably Preserved Buildings (§12.12.010.C), All Structures More than Six Stories (§12.12.100), Inclusionary Development (§12.12.300)/Permit Application # CMID-075160-2025/To construct new 7-story building for multifamily dwelling use with 73 dwelling units; 3,050 SF of non-residential use (to be determined) on the first floor; 12 Affordable Housing Units.[*Pending submission of complete SP application*]

D. Status Updates.

- 1) Community Preservation Committee.
- 2) Master Planning Activities.
- 3) Open Space & Recreation Plan.

E. Other Business Properly Before Board, Old & New Business.

V. Next meeting: August 12, 2026

VI. Adjournment.

Petitions and plans are available for public review on the City website at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home> . Search Public Records by Permit Application #, view Attachments.

This meeting may be recorded by Urban Media Arts and livestreamed at <https://www.youtube.com/user/MaldenAccessMATV>

To request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000, Ext 2005.



City of Malden Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN PLANNING BOARD

PUBLIC HEARING

The Malden Planning Board will hold a public hearing in **Malden City Hall, 215 Pleasant Street, Malden, MA, Conference Room 105** at **7:00 P.M.** on **Wednesday, July 22, 2026** on the petition of Central Place Apartments LLC (Permit Application # COO-076973-2026) seeking **to amend the special permit granted in Case # 17-01** under Title 12.12.030 and 12.28.010.E of the Code of the City of Malden, **to allow extension of a preexisting nonconforming multifamily dwelling use in the Central Business zoning district, namely, to convert the former convenience store to a residential dwelling unit**, in the existing six-story, 82-unit multifamily dwelling, at the property known as and numbered, **10 Florence Street, Malden, MA** and known by City Assessor's Parcel ID #051 253 327. Petition and plans are available for public review in City Hall, Inspectional Services Department, Room 330, 215 Pleasant Street, Malden, MA and on the City website under Permit Application # COO-076973-2026 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home> .

By: **Diane M. Chuha**
Clerk



City of Malden Massachusetts

INSPECTIONAL SERVICES
215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN PLANNING BOARD

PUBLIC HEARING

The **Malden Planning Board** will hold a **public hearing** in **Malden City Hall, 215 Pleasant Street, Malden, MA, Conference Room 105** at **7:00 P.M.** on **Wednesday, July 22, 2026** on the petition of ACDC 213 Main LLC in Permit Application # CMID 061492-2023, seeking **to amend the special permit granted in Case #23-13, namely, to extend the expiration date of this special permit** granted under Title 12.12.300, 12.28.010(D) and 12.28.130 of the Code of the City of Malden to allow a multifamily residential dwelling with three stories and a total of twenty (20) Affordable Housing Units in the Residence A zoning district and ledge removal, at the property known as and numbered, **211-213 Main Street, Malden** and by City Assessor's Parcel ID# 077 375 503. Petition and plans are available for public review in City Hall, Inspectional Services Department, Room 330, 215 Pleasant Street, Malden, MA and on the City website under Permit Application #CMID 061492-2023 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home> .

By: Diane M. Chuha
Clerk