

CITY of MALDEN PLANNING BOARD



Regular Meeting
January 14, 2026 at 7:00 pm
Herbert L. Jackson Council Chamber
Malden City Hall, 215 Pleasant Street, Malden, MA

- 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. **160 Eastern Avenue** (Parcel ID #086 268 801) Permit Application #CMID-073306-2025/ §12.28.010.E/To amend special permit granted in Case #23-17/To expand existing vehicle retail sales use (car dealership).
- IV. PUBLIC MEETING. (Order of items to be determined by Chairman)
 - A. **Subdivision Control/M.G.L. c. 41, §81 and Rules & Regulations of Malden Planning Board Governing Subdivision of Land.**
 - 1. **100 Hospital Road and/or formerly part of 100 Hospital Road** (Parcel ID # 025 104 401)/Permit Application #CMID-058565-2023/MGL.c.41, §81P. Application for Determination of Planning Jurisdiction Whether Approval Not Required-ANR Plan (Widening & Relocation Plan for Portions of Hospital Road, Savin Street).
 - 2. **71-73 Emerald Street** (Parcel ID # 032 204 432) and **no # Emerald Street** (Parcel ID # 032 204 431)/Permit Application #INT-075496-2026/MGL. c.41, §81P. Application for Determination of Planning Jurisdiction Whether Approval Not Required-ANR Plan to merge parcels.
 - B. **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.
 - C. **Status Updates.**
 - 1. Community Preservation Committee.
 - 2. Master (Comprehensive) Plan.
 - 3. Open Space & Recreation Plan.
 - D. Other Business, Old & New Business.
 - 1. Annual Report 2025.
- V. Next meeting: February 11, 2026.
- VI. Adjournment.

Petitions and plans available for public review on City website <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>. "Search Public Records"- use 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 the **Herbert L. Jackson Council Chamber, Malden City Hall, 215 Pleasant Street, Malden, MA** at **7:00 P.M. on Wednesday, January 14, 2026** on the petition of on the petition of 616 Broadway Nominee Trust (Permit Application # CMID-073306-2025) seeking to amend the **special permit granted in Case # 23-17** under Title 12.28.010.E of the Code of the City of Malden, **to expand the existing vehicle retail sales use**, namely, the car dealership, at the property known as and numbered, **160 Eastern Avenue, Malden, MA** and known by City Assessor's Parcel ID # 086 268 801 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-073306-2025 at <https://maldenma-energovweb.tylerhost.net/apps/SelfService#/home>

By: Diane M. Chuha
Clerk