



CITY OF MALDEN MASSACHUSETTS

Sign Design Review Committee
Meeting Minutes
Date: February 12, 2026
Time: 9:00 AM

Members in Attendance :

Nelson Miller Jadeane Sica
Ari Taylor Alex Pratt

Members not in Attendance:

Yem Lip

Also in Attendance:

Gia Finocchiaro Dave Mores
Jim Tuxbury

Meeting Called to Order: 9:05AM

Called to Order By: Jadeane Sica

Seconded By: Nelson Miller

Approval of Minutes

From: January 8, 2026

Approved By: Ari Taylor

Seconded By: Alex Pratt

Updates from Compliance:

671 Salem St- UPSCALE ACCOUNTING FIRM - They installed window signs under the cover of darkness st 9:30pm. Pictures taken; installer was advised that they did not have a permit and/or approval for the window signs that completely covered all glass areas. He claimed he did not speak English. We spoke with the business owner that following morning about the violations. Window signs have since been downsized and they have since applied for a permit. Application was returned incomplete; they are working with Gia to correct.

730 Eastern Ave- TOYARY - They installed signs without a permit and/or approval. They have applied and are on the agenda today.

269-271 Main St- THE BREAKFAST CLUB - Have gone out of business. Sign/Banner is still on the building. Spoke with the property owner and advised him of the violation. Signs are still up; tickets have been issued.

The following designs were considered for approval:

1. The Committee reviewed a sign application from A Street Frames located at 730A Eastern Ave. Scott Weaver & Jeffrey Cadey business owners were present. The Committee voted to approve the sign with conditions that new sign renderings be submitted to Inspection services via email for approval. Motion was made by Ari Taylor , Seconded by Nelson Miller
4 Yea 0 Nay
2. The Committee reviewed a sign application from Beacon Bank located at 196 Commercial St. Heather Dudko from Sousa Sings LLC was present. The Committee voted to approve the sign. Motion made by Alex Pratt.
Seconded by Ari Taylor
4 Yea 0 Nay
3. The Committee reviewed a sign application from The Toyary located at 730 Eastern Ave. Sara Altukhaim business owner was present The Committee voted to approve the sign. Motion made by Ari Taylor.
Seconded by Alex Pratt.
4 Yea 0 Nay
4. The Committee reviewed a sign application from Trinity Naturals located at 36 Charles St. Charles Glyman from Foster, Walker & Dimarco representing the business was present. The Committee voted to approve the sign. Motion made by Ari Taylor Seconded by Alex Pratt
4 Yea 0 Nay
5. The Committee reviewed a sign application from Dunkin located at 649 Salem St. Jason Parillo Viewpoint Sign & Awning was present. The Committee voted to approve the sign. Motion made by Ari Taylor.
Seconded by Alex Pratt
4 Yea 0 Nay
6. The Committee Reviewed a sign application from Opus Insurance located at 221 Sylvan St. Dell Costa business owner was present. The Committee voted to approve the sign. Motion made by Ari Taylor. Seconded by Alex Pratt
4 Yea 0 Nay
7. The Committee reviewed a sign application from Soccerroof & Padel located at 735 Broadway. A company representative was present. The Committee voted to approve the temporary banner for 1 year. Motion was made by Ari Taylor seconded by Alex Pratt
4 Yea 0 Nay
8. The Committee reviewed a sign application from X-Step Fitness located at 258 Highland Ave. Henry Tan Business owner was present. The Committee voted to approve the sign. Motion made by Alex Pratt.
Seconded by Ari Taylor

4 Yea 0 Nay

Meeting adjourned at :

Time: 9:56 AM

By: Jadeane Sica

Motion By: Ari Taylor

Seconded By: Alex Pratt

Minutes respectfully submitted by : Gia Finocchiaro

DRAFT