



## CITY of MALDEN PLANNING BOARD

Minutes of Regular Meeting

Meeting Date: February 11, 2026

Meeting Location: Malden City Hall, Herbert L. Jackson City Council Chamber, 215 Pleasant Street, Malden, MA

**I. Call to Order.** Chairman Charles Ioven called the meeting to order at 7:00 pm. Ioven announced that under the provisions of the Open Meeting Law, attendees are informed that this meeting is being recorded by Urban Media Arts, formerly known as Malden Access Television, and that he has not been notified that any other video or audio recording of this meeting will occur.

**II. Roll Call.** Ioven chaired the meeting and took a roll call.

*Planning Board Members in attendance:*

Antonucci, Kenneth

Chuha, Diane

Ferguson, Michele, Associate

Gebreselassie, Tewedaj

Gray, Resa

Henry, Eric

Schroeder, Maria, Associate

Stone, Stephanie

Verma, Vikas Ronnie Raj

Ioven, Charles, Chair

*Planning Board Members absent:* Hayes, Patrick

*Planning Staff in attendance:* Michelle Romero, City Planner

Ioven announced that Schroeder would be voting in the absence of Hayes.

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

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

- 1. 75 Pleasant Street** (Parcel ID #050 257 708)/ Permit Application #COO-074563-2025/§12.12.030/  
To allow use of property in Central Business zoning district for licensed massage therapy salon/acupuncture clinic with massage services, accessory retail sale of supplements.

Chuha read the notice of public hearing.

Petitioner submitted the following plans and information:

1. Site plan, "75 Pleasant Street ALTA/ACSM Land Title Survey Located in Malden, Massachusetts (Middlesex County) Prepared for Government Properties Income Trust," dated May 20, 2010, prepared by Kevin E. Danahy, P.L.S., Meridian Associates, Inc., Beverly, MA.
2. Floor plan, "75 Pleasant St, Malden Suite 400," dated December 30, 2025, prepared by Peter L Sandorse, Reg. Architect, Wakefield, MA (updated 2/9/26 with labels for proposed use of all rooms).
3. Active Acupuncture License (License #277570) of Mingqiang Liang, issued by Commonwealth of Massachusetts Board of Registration in Medicine Committee on Acupuncture on November 15, 2018.
4. "Tenant List and Current Usage," undated, unsigned, provided by Alex Tsitos, Property Manager, United Properties Inc. (received February 6, 2026).

Presentation by petitioner:

1. Mr. Mingqiang Liang, Natural Wellness Acupuncture, 7 Larose Place, Brighton, MA, the proposed lessee/tenant and owner and operator of the proposed business.

The proposal is to renovate the subject premises (1,287-1,344 SF), located on the fourth floor, for use as an acupuncture clinic with massage services and accessory retail sales of supplements.

The Board opened the public hearing and received the following public comment:

*In favor:*

1. Alex Tsitos, Property Manager, United Properties, Inc., 75 Pleasant Street, Suite 300, Malden, MA (residential address: 12 McCall Road, Winchester, MA).

*In opposition:* None.

The Board closed the public hearing.

The Board received and reviewed the following documentation at the meeting:

1. Planning Report & Recommendation dated February 11, 2026.

Decision: The Planning Board granted a special permit, subject to the following two (2) conditions:

1. All development shall be as per plans, except as modified by these conditions; minor modifications of floor plan are allowed.
2. This special permit allows only acupuncture and massage services at the premises (approx. 1,300 SF), Suite 400, with accessory retail sales of supplements. Any expansion of this business shall require an amendment of this special permit.

The decision is described in Case #26-02 (attached).

Record of Votes: On the motion by Antonucci, seconded by Gray, to grant a special permit subject to two conditions, the vote was nine in favor, none opposed, and the motion passed (9-0).

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Not Voting</u>	<u>Abstained</u>	<u>Recused</u>
ANTONUCCI	X					
CHUHA	X					
FERGUSON				X		
GEBRESELIASSIE	X					
GRAY	X					
HAYES			X			
HENRY	X					
SCHROEDER	X					
STONE	X					
VERMA	X					
IOVEN Chair	X					

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**III. PUBLIC MEETING.**

**1. Subdivision Control/M.G.L. c. 41, §81 and Rules & Regulations of Malden Planning Board Governing Subdivision of Land.**

- a. **646 Broadway** (Parcel ID #160 625 507), **644-646 Broadway** (Parcel ID # 160 625 505) & **628 Broadway** (Parcel ID#160 625 510) /Permit Application #INT-075681-2026/MGL. c.41, §81P/Application for Determination of Planning Jurisdiction Whether Approval Not Required-ANR Plan to divide 646 Broadway and combine with 644-646 & 628 Broadway.

The Board reviewed the plan and received information from Romero that the plan complies with statutory criteria for endorsement.

Decision: The Board approved the Application and endorsement of the plan.

The decision is contained in correspondence dated February 17, 2026 to City Clerk (attached).

Record of Votes: On the motion by Antonucci, seconded by Henry, to approve the application and endorse the plan, the vote was nine in favor, none opposed, and the motion passed (9-0).

	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Not Voting</u>	<u>Abstained</u>	<u>Recused</u>
ANTONUCCI	X					
CHUHA	X					
FERGUSON				X		
GEBRESELASSIE	X					
GRAY	X					
HAYES			X			
HENRY	X					
SCHROEDER	X					
STONE	X					
VERMA	X					
IOVEN Chair	X					

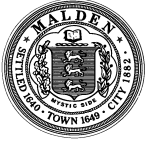
**2. Status Updates.**

- A. Community Preservation Committee. Verma provided an update. Ioven announced that Verma had decided to no longer serve on the CPC as representative of the Planning Board and Ioven requested that other members consider serving.
- B. Master Planning Activities. Romero provided an update.
- C. Open Space & Recreation Plan. The Board requested more time to review the draft received from OSPCD on February 2, 2026, and the Board will provide any comments at the next meeting.

**V. Next meeting:** March 11, 2026.

**VI. Adjournment:** 7:45 pm (On the motion by Chuha, seconded by Antonucci, all voted in favor and the motion passed, 9-0).

*Approved: Charles Ioven, Chair*



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

CASE NUMBER 26-02

LOCATION of SUBJECT PROPERTY 75 Pleasant Street, Malden, MA

NAME of PETITIONER Mingqiang Liang, Natural Wellness Acupuncture

NAME of PROPERTY OWNER 75 Pleasant Street LLC

DATE of PUBLIC HEARING February 11, 2026

DATE of DECISION February 11, 2026

DATE of FILING DECISION with CITY CLERK February 18, 2026

DATE of NOTIFICATION to BUILDING INSPECTOR February 18, 2026

FINAL DATE for FILING APPEAL of DECISION with SUPERIOR COURT March 10, 2026

*[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 #26-02):**

1. The subject property is known as and numbered 75 Pleasant Street and by City Assessor's parcel identification number 050 257 708, and the subject of the petition is the premises known as Suite 400.
2. The property owner is 75 Pleasant Street LLC, 75 Pleasant Street, Suite 300, Malden, MA, and authorized the filing of this petition.
3. The petitioner is Mingqiang Liang, Natural Wellness Acupuncture, 7 Larose Place, Brighton, MA, who is the proposed lessee/tenant and owner and operator of the proposed business.
4. At the public hearing, the petitioner represented himself, and the property owner was represented by Alex Tsitos, Property Manager, United Properties, Inc., 75 Pleasant Street, Suite 300, Malden, MA.
5. The petition in permit application # COO-074563-2025 seeks a special permit under Title 12.12.030 of the Code of the City of Malden ("Ordinance") to allow licensed massage therapy salon use of property in the Central Business zoning district, namely, an acupuncture clinic with massage services and accessory retail sales of supplements.
6. Petitioner submitted the following plans and information in support of the petition: site plan, "75 Pleasant Street ALTA/ACSM Land Title Survey Located in Malden, Massachusetts (Middlesex County) Prepared for Government Properties Income Trust," dated May 20, 2010, prepared by Kevin E. Danahy, P.L.S., Meridian Associates, Inc., Beverly, MA; floor plan, "75 Pleasant St, Malden Suite 400," dated December 30, 2025, prepared by Peter L Sandorse, Reg. Architect, Wakefield, MA (updated 2/9/26 with labels for proposed use of all rooms); Active Acupuncture License (License #277570) of Mingqiang Liang, issued by Commonwealth of Massachusetts Board of Registration in Medicine Committee on Acupuncture on November 15, 2018; and "Tenant List and Current Usage," undated, unsigned, provided by Alex Tsitos, Property Manager, United Properties Inc. (received February 6, 2026).
7. The public hearing complied with the notice requirements of §12.32.020(K) of the Ordinance and Massachusetts General Laws, Chapter 40A, §11.

**FINDINGS of FACT (Case #26-02):**

The City of Malden Planning Board finds the following facts:

1. The subject property is the site of a five-story building with an approximate total gross floor area of 128,000 square feet, formerly occupied for general offices by the state Department of Elementary & Secondary Education; the majority of the building is vacant; and the following are current and proposed, pending tenants of the building: two proposed, pending religious facilities, namely, a church in 708 square feet, and a church in 1,600 square feet; a dance studio in 2,100 square feet; an e-commerce clothing store in 450 square feet; a proposed, pending photo studio in 2,000 square feet; a proposed, pending escape room game business in 13,500 square feet; the main offices of property owner in 5,000 square feet; a proposed, pending spa in 300 square feet; the Chinese Culture Connection center in 1,600 square feet; and a church in 3,800 square feet.
2. The subject of the petition is the premises known as Suite 400, approximately 1,287 to 1,344 square feet in size, located on the fourth floor of the building, and currently vacant.
3. Under the proposal, the layout of the subject premises will be reconfigured as seven rooms: a reception and waiting area; an office; and five treatment rooms, one of which is also a storage room.
4. Under the proposal, there will be no changes to the building exterior.
5. The property is classified as part of the Central Business zoning district.
6. The proposed acupuncture clinic with massage services is classified as licensed massage therapy salon use, which may be allowed by special permit in this district, per §12.12.030 of the Ordinance.

7. Licensed massage therapy salon is defined by the Ordinance to be an establishment licensed by the state to provide massage services or acupuncture; and expressly excludes services that require a license to practice medicine, chiropractic or physical therapy and medical center use, per §12.32.060 of the Ordinance.
8. The existing and proposed, pending business and institutional uses of the property, namely, religious facilities, recreation for gainful business, general offices and retail services, are allowed by right, per §12.12.030 of the Ordinance.
9. The direct abutters to the west are a municipal parking lot, the Malden Senior Center and a multifamily dwelling; and to the east, a multifamily dwelling and building with restaurant, retail sale and retail services; and the abutter to the north, on the other side of Garnet Road, is a multifamily dwelling; and to the south, on the other side of Pleasant Street, restaurants, retail sales, retail services, kennel, recreational for gainful business and artist/live work space.
10. Surrounding land uses are business and residential.
11. The proposal is not in conflict with surrounding land uses.
12. For current and proposed/pending uses, and the proposed use under this petition, the building on the subject property complies with all dimensional controls, including requirements specific to the Central Business zoning district, per §§12.16.010, 12.16.020 and 12.16.030 of the Ordinance.
13. The proposal does not create any violation of dimensional controls.
14. The existing, pending and proposed uses of the property do not require parking, given that allowed non-residential uses in the Central Business zoning district do not have to conform with off-street parking requirements, per §12.20.020.H.1 of the Ordinance.
15. Loading is provided on the eastern side of the building, in accordance with §12.20.030.J of the Ordinance.
16. The proposal does not create any violation of parking and loading requirements.
17. The proposal does not require a traffic impact study, per the Planning Board's *Rules and Procedures*.
18. The traffic and traffic patterns generated by the proposed use will not adversely impact any of the surrounding streets or create a traffic or safety hazard.
19. Under the proposal, petitioner will provide professional wellness services, namely, acupuncture and massage.
20. Petitioner is an acupuncturist licensed by the Commonwealth of Massachusetts under License #277570.
21. Petitioner currently practices acupuncture with a group located at 398 Pleasant Street, Malden; petitioner's business is growing, and petitioner intends to open his own business at the proposed location and no longer operate at the current location.
22. Petitioner expects to employ one to two practitioners, including himself and a massage therapist; and a receptionist.
23. Petitioner provides services by appointment only and staggers appointments, with one to two patients at a time and ten to fifteen patients daily.
24. Petitioner's business generates limited medical waste, which will be removed by a contracted service company.
25. The proposal includes accessory retail sales of only prepackaged supplements and no on-site consumption.
26. As modified by the proposed conditions of the special permit, the proposal will not be more detrimental to the neighborhood.
27. The property owner is in support of the proposal.
28. No public comment in opposition to the proposal was submitted.
29. As modified by the proposed conditions of the special permit, the proposal is in the interest of the common good.


**DECISION (Case #26-02):**

On February 11, 2026, pursuant to the foregoing Findings of Fact, the Planning Board granted a special permit, subject to the following two (2) conditions:

1. All development shall be as per plans, except as modified by these conditions; minor modifications of floor plan are allowed.
2. This special permit allows only acupuncture and massage services at the premises (approx. 1,300 SF), Suite 400, with accessory retail sales of supplements. Any expansion of this business shall require an amendment of this special permit.

**RECORD of VOTES (Case #26-02):** The vote on the motion by Antonucci, seconded by Gray, to grant a special permit with two conditions was nine in favor, none opposed, and the motion passed (9-0):

Antonucci, yes; Chuha, yes; Gebreselassie, yes; Gray, yes; Henry, yes; Schroeder, yes; Stone, yes; Verma, yes; Ioven, yes. [Hayes, absent; Ferguson, present and not voting].

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

Michelle A. Romero, City Planner



**CITY OF MALDEN**  
**Inspectional Services Department**

215 Pleasant Street  
Malden, MA 02148  
781.397.7000 ext. 2030  
Nelson L. Miller Jr. CBO, Building Commissioner

February 17, 2026

Carol Ann Desiderio  
City Clerk  
215 Pleasant Street  
Malden, MA 02148

**RE: 646 Broadway (Parcel ID #160 625 507), 644-646 Broadway (Parcel ID # 160 625 505),  
628 Broadway (Parcel ID#160 625 510) and 18 Blue Hill Avenue (Parcel ID#/160 625 504)  
Plan to divide, combine and/or reconfigure parcels  
Permit Application #INT-075681-2026/M.G.L. c.41, §81P  
Application for Determination of Planning Jurisdiction Whether Approval Not Required –  
Dated February 9, 2026 (Form A Application)  
Plan, “Subdivision Approval Not Required Plan of Land Broadway in Malden,  
Massachusetts,” dated September 21, 2025 (stamped/signed February 9, 2026)  
Prepared by Bryan G. Parmenter, P.L.S., PFS Land Surveying, Groveland, MA**

Dear Ms. Desiderio:

At a public meeting on February 11, 2026, the Malden Planning Board determined that the above-referenced plan complies with the statutory criteria of the Subdivision Control Law, M.G.L. Chapter 41, Section 81P and approval is not required under the Subdivision Control Law, and the Board endorsed the plan.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero  
City Planner

Cc: Assessor  
Building Department  
Engineering Department