

City of Malden

Massachusetts

Board of Appeal

215 Pleasant Street

Malden, Massachusetts 02148

Telephone 781-397-7000 x 2104

Board of Appeal - Public Meeting

February 18, 2026

Minutes

The Malden Board of Appeal held a Public Hearing Wednesday, February 18, 2026, at 6:30 pm at Malden City Hall, 215 Pleasant St., Room #106 Herbert L Jackson Council Chambers, Malden, MA on the following named petitions:

Roll Call: D'Esposito, King, Yu, Sherwin and Froio

Kathryn Bilgen and Nate Cramer are absent

In Nate Cramer's absence, Steve Froio is serving as Acting Chairman and both Maria D'Esposito and

Alex Yu will be voting members this evening.

Minutes: Motion by D'Esposito to approve the minutes of the January 21, 2026, 2nd by Sherwin- All in favor.

Petition 26-002 by Alpha Business Center, LLC seeking a variance under Code of the City of Malden as amended - Title 12.16.010 Table of Intensity Regulations: Specifically: Density. Section 12.16.080 Usable Open Space Requirements. Section 12.20.010 Number of Parking Spaces. Section 12.20.020 General Off Street Parking Requirements as per plans Res-075160-2025 at the property known as and numbered 1 Salem St., Malden, MA and also known by City Assessor's Parcel ID #075-272-209

Petition 26-002 is being represented by Attorney Roberto Di Marco.

Attorney Di Marco requested for the petition to be tabled for 30 days due to the fact that they received a peer review on the traffic study and there were several items in the peer review asking for amendments to the plans, they are working on those changes and think it will give the Board a better overall picture of the project.

Motion by D'Esposito to table for 30 days: 2nd by Yu: D'Esposito-Yes, King-Yes, Yu-Yes,

Sherwin-Yes,

Froio-Yes: Petition 26-002 has been tabled till the March 18, 2026, meeting by a vote of 5-0.

Petition 26-003 by Stop & Shop seeking a variance under Code of the City of Malden as amended - Title 4 Section 4.16.090 (c) Table of Intensity Regulations: Specifically: Number of signs and Size of signs as per plans Res-075159-2025 at the property known as and numbered 99 Charles St., Malden, MA and also known by City Assessor's Parcel ID #054-236-601

Petition 26-003 is being represented by Gunnar MacCormick from the Agnoli Sign Company.

Mr. MacCormick stated the plan is to remove 8 signs that are currently in the store so they can do a light remodeling and will be replacing 3 signs in total.

Building Commissioner Nelson Miller said that each tenant is allowed 2 signs, Stop and Shop would be exceeding by 1 sign, and the size of the sign exceeds the maximum allowed of 40 square feet.

No one appeared in support or opposition.

Motion by D'Esposito to approve the petition, 2nd by King: D'Esposito - Yes, King - Yes, Yu - Yes, Sherwin - No, Froio - Yes. By a vote of 4-1, Petition 26-003 has been approved.

Motion by D'Esposito to adjourn, 2nd by Yu - All in favor. Adjourned at 6:40 pm.