



CITY of MALDEN

SITE PLAN REVIEW COMMITTEE

Minutes of Regular Meeting

Meeting Date: February 17, 2026

Meeting Location: Malden City Hall, 215 Pleasant Street, Malden, MA, Mayor's Conference Room, 4th Floor

I. Call to Order. Nelson Miller, Building Commissioner, called the meeting to order at 6:06 pm.

II. Roll Call. Nancy Ward, Clerk for the Committee, took roll call.

Site Plan Review Committee members in attendance:

Miller, Nelson, Building Commissioner

Pratt, Alex, Director of Office of Strategic Planning & Community Development

Romero, Michelle, City Planner

Site Plan Review Committee members absent: Laura Vlasuk, Director of Health & Human Services, Kathryn Bilgen, Board of Appeal Member (alternate member)

City Staff in attendance: Nancy Ward, Clerk, Inspectional Services.

III. PUBLIC HEARINGS.

A. Site Plan Review for Accessory Dwelling Units. Section 12.32.030.D, MCC.

- 1) **109 Walnut Street** (Parcel ID 081 361 116)/Permit Application #RES-069565-2024/To construct an Accessory Dwelling Unit in the basement of the existing single-family dwelling.
- 2) **15 Andrew Street** (Parcel ID 166 550 013)/Permit Application #RES-073797-2025/To construct an Accessory Dwelling Unit the basement of the existing single-family dwelling.

The notice of public hearing was read into the record by Ward.

Petitioner at **109 Walnut Street** submitted the following plans and information:

1. Site plan, "Certified Plot Plan of Land, located at 109 Walnut Street, Malden, MA "(Middlesex County), Prepared by Thomas Bernardi, Massachusetts Survey Consultants, LLC, Burlington, MA. Dated November 14, 2025.
2. Site Plan, "Proposed and Existing Plan of Land – located at 109 Walnut Street, Malden, MA". Dated December 30, 2025.
3. Set of floor plans, "Garden Level Unit One, Drawing number 01"; Approved by Brian Burke, General contractor, dated, October 1, 2024, unsigned.

The proposal is to construct an accessory dwelling unit in the basement of the existing one-family dwelling. There will be no common door connection between floors. The water meter will be in the common area. The owner states he lives at 109 Walnut Street.

Presentation by petitioner:

1. Brian Burke, 3 Meetinghouse Hill Road, Dover, MA.; General Contractor, Back Bay Builders; Ernst Desir, 109 Walnut St. (homeowner).

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

In favor: None

In opposition: Melissa Bernard, resident of Walnut Terrace

The Committee closed the public hearing.

Decision: The Site Plan Review Committee approved the application for Site Plan Approval of the proposed accessory dwelling unit with the condition that 1,000 square feet of open space remains on the property.

Record of Votes: On February 17, 2026, on the motion by Pratt, seconded by Romero, to approve the application for Site Plan Approval, the vote was three in favor, none opposed, and the motion passed (3-0): Pratt, yes; Romero, yes; Miller, yes.

Petitioner at **15 Andrew Street** submitted the following plans:

1. Existing Site plan, "Mortgage Inspection Plan, Location: 15 Andrew Street, Malden, MA, Applicant: Hernandez & Coronado, certified to Salem Five Mortgage Company LLC, dated 03/10/2022", prepared and stamped by George C. Collins, PLS, Boston Survey, Inc. Charlestown, MA.
2. Set of Plans, "Proposed Design for an Accessory Dwelling Unit (ADU) Converted Basement, Internal ADU," prepared by Alvaro Lucena, Int'l Assoc. AIA, 37 Jackson Street, Newton, MA, dated June 25, 2025, revised through December 9, 2025, that includes: Site Plan, New Four Parking Area (SP); Proposed ADU Measurements and Exits (A2); View-11 Section -AA and Section- BB (A3); Existing Second Floor Plan (EA2); Key Plan, General Notes (CS1); Window and Door Schedule (CS2); and General Notes (CS3).

The proposal is to construct an accessory dwelling unit in the basement of the existing one-family dwelling. The petitioner owns and lives at 15 Andrew Street. There are two parking spaces, and the owners are proposing space for two more cars, to alleviate any off-street parking issues. Parking is not required for an ADU. There is open space in the side yard, fifty percent of the open space will remain open space.

The basement is not currently finished and the required fireproofing for one hour between the basement ceiling and the first floor was discussed. There will be no connection (stairway) from the basement to the first floor, and there will be a shared utility room roughly 200 square feet. A door and a window in the existing basement will be converted to an egress.

V. Public Meeting.

Minutes – Reviewed:

- December 16, 2026

Minutes for December were accepted.

Motion by Pratt, for approval, second by Romero, all voted in favor and the motion passed (3-0).

Next meeting: March 24, 2026

VI. Adjournment: 6:42 pm On the motion by Pratt, seconded by Romero, all voted in favor and the motion passed (3-0).

Nelson Miller, Chair