

City of Malden

Massachusetts

Board of Appeal

215 Pleasant Street

Malden, Massachusetts 02148

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Board of Appeal - Public Meeting

March 18, 2026

Minutes

The Malden Board of Appeal held a Public Hearing Wednesday March 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: Bilgen, Cramer, D'Esposito, Froio, King and Sherwin.

Alex Yu was absent.

Minutes: Motion by Froio to approve the minutes from the February 18, 2026, meeting, 2nd by King - 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 was moved to the April 15, 2026, meeting due to an error with their advertising for the hearing.

Petition 26-004 by Trademark Partners / Unlimited Soccer / MPadel Malden seeking a variance under Code of the City of Malden as amended - Title 12, Section 12.20.010 Table of Off-Street Parking and Loading Regulations as per plans Res-075790-2026 at the property known as and numbered 735 Broadway, Malden, MA and also known by City Assessor's Parcel ID #184-573-368

Petition 26-004 is being represented by Mark Rosenshein from Trademark Boston.

Disclosure: Kathryn Bilgen stated she knew the person asking for the variance and could vote

without bias, Chairman Cramer asked Mr. Rosenshein if he would like Kathryn to remove herself, to which Mr. Rosenshein declined, was fine with her being a voting member.

Mr. Rosenshein seeking variance for parking, they have proposed an idea to the local bowling alley and fitness center to use some of their parking spots for any overflow.

Bilgen was wondering if the petition is granted, what happens if the tenants of the bowling alley and fitness center move out, will that agreement transfer over to the new tenant. Sherwin believes the variance will stay with the property.

Sherwin asked what the initial purpose of the warehouse was when it was built. Mr. Rosenshein stated the managing director of the property would speak on that.

Michael Goodman, managing Director of 735 Broadway Holdings LP, came to podium, stated the construction of the building was completed in 2024, they had 2 real estate brokers trying to lease the warehouse for over 2 years, it wasn't until the end of 2025 that Unlimited Soccer and MPadel wanted the space and that seems to be the best fit in this market.

Sherwin stated that it appears the hardship here is that there is not much more that this building can be used for.

No one appeared in support or opposition.

King asked if the petition is approved, should there be a condition placed on it stating that any future businesses must be sports based.

Chairman Cramer said any future business looking at this property, with the parking as it is, would most likely only be a similar type of business. Grocery stores or big stores would not look at a property like this due to the lack of parking, therefore, a condition would not need to be placed on it. King agreed.

Motion by Froio to approve the petition as is, 2nd by Sherwin: Bilgen - Yes, Cramer - Yes, Froio - Yes, King - Yes, Sherwin - Yes. By a vote of 5-0, Petition 26-004 has been approved.

Motion by Froio to adjourn, 2nd by King - All in favor. Adjourned at 7:10 pm.