



City of Malden
Massachusetts
Board of Appeal
215 Pleasant Street
Malden, Massachusetts 02148

Telephone 781-397-7000 x 2104

**Board of Appeal - Public Meeting
April 15, 2026
Minutes**

The Malden Board of Appeal held a Public Hearing Wednesday April 15, 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 Yu.

Adam Sherwin is absent. In Sherwin's absence, Yu has been appointed to be a voting member for tonight's meeting.

Minutes: Motion by Froio to approve the minutes from the March 18, 2026, meeting, 2nd by Bilgen - 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** and **15 Ferry St., Malden, MA 02148** and also known by City Assessor's **Parcel ID #075-272-211**

Petition 26-002 is being represented by Attorney Roberto DiMarco from Foster, Walker and DiMarco law firm and Will Chalfant from KDI Architects.

Attorney DiMarco stated they are seeking four (4) variances due to the fact the site is extremely tight and they are trying to put something in place that will be both financially viable as well as a benefit to the city.

Mr. Chalfant presented a video proposal outlining the planned project. This project contains 73 units, 1 commercial and 72 living units. On-site parking, approximately 52 spaces both below and behind the building.

Bilgen made a motion to approve the request for relief on Density, 2nd by Froio: Bilgen - Yes, King - No, Yu - Yes, Froio - Yes, Cramer - Yes - Relief on Density has been approved by a vote of 4-1

Bilgen made a motion to approve the request for relief on usable open space, 2nd by King:

Bilgen - Yes, King - Yes, Yu - Yes, Froio - Yes, Cramer - Relief on Usable Open Space has been approved by a vote of 5-0.

Bilgen made a motion to approve the parking requirement relief as requested, 2nd by Froio; Bilgen -Yes, King - No, Yu - Yes, Froio - Yes, Cramer - Yes; Parking Requirement relief has been approved by a vote of 4-1.

Bilgen made a motion to approve the number of parking spaces with the following conditions,
- Will seek off-site parking as needed between their 52 and the required 73 spaces.
- Will encourage public transportation, bike sharing, T-pass discounts, ride-share or other support systems.

2nd by Froio; Bilgen - Yes, King - No, Yu - Yes, Froio - Yes, Cramer - Yes; Number of parking spaces has been approved with the conditions listed by a vote of 4-1.

Motion to adjourn made by Yu, 2nd by Froio - All in favor. Adjourned at 7:19pm.