



CITY of MALDEN

SITE PLAN REVIEW COMMITTEE

Minutes of Regular Meeting

Meeting Date: April 28, 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. Miller announced roll call:

Site Plan Review Committee members in attendance:

Miller, Nelson, Building Commissioner

Vlasuk, Laura, Director of Health & Human Services

Kathryn Bilgen, Board of Appeal Member

Site Plan Review Committee members absent: Pratt, Alex, Director of Office of Strategic Planning & Community Development

City Staff in attendance: Michelle Romero, City Planner; Nancy Ward, Clerk, Inspectional Services.

III. PUBLIC HEARINGS.

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

- 1) **385-387 Salem Street** (Parcel ID 102 731 104)/Permit Application #CMID-075583-2026 / To construct an Accessory Dwelling Unit on the first floor of the existing building, in the location of the former restaurant, existing building currently used for a multi-family dwelling with four units and vacant space with use to be determined, at the property known and numbered 385-387 Salem Street, Malden, MA, and by City Assessor's Parcel Identification # 102 731 104.

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

Petitioner at **385-387 Salem Street** submitted the following plans and information:

1. Site plan, "Certified Plot Plan 385-387 Salem Street, Malden, MA (Middlesex County), Prepared for: Scott Fitzpatrick," dated October 30, 2025, prepared by Richard J. Mede, Jr. P.L.S., Medford Engineering & Survey, Angelo B. Veneziano Associates, 15 Hall Street, Medford, MA.
2. Set of floor plans, "385-387 Salem Street, Malden, MA," dated December 11, 2025 signed by Phoenix Architect, Peter L. Sandorse, AIA, Wakefield, MA, that include: Existing Floor Plans (1), Floor Plans, first floor – existing and proposed (2), Floor Plans, second floor (3), Floor Plans, third floor plan (4), and a set of pictures that include all sides of outside the existing building.

The proposal is to construct an accessory dwelling unit on the first floor of the existing multi-family dwelling. Currently there are 4 units, two on the second floor and two on the third floor. There is also vacant space on the first floor adjacent to the proposed ADU area, roughly 600-700 square feet, shown on the plans as the "Vanilla Box" area. This area was discussed as potentially being used as office space. The first floor will be totally renovated, with no structural modifications other than new windows for the proposed accessory dwelling unit and vacant space

The Accessory Dwelling Unit will be approximately 888 square feet which is in the required space allowed. The building will be fully sprinkled, and the required one- hour rated fireproofing will be installed between units and where required by code. The exterior will be vinyl sided in a blue-ish gray color with "Cracked Pepper" color accents. Trash containers will be stored on the side of the building

located on Cross Street. There is no parking available for the building.

Presentation by petitioner:

1. Scott Fitzpatrick MA.; General Contractor, Fitzpatrick Construction Consulting, LLC.

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

In favor: None

In opposition: None

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 no conditions.

Record of Votes: On April 28, 2026, on the motion by Vlasuk, seconded by Bilgen, to approve the application for Site Plan Approval, the vote was three in favor, none opposed, and the motion passed (3-0): Vlasuk, yes; Bilgen, yes; Miller, yes.

V. Public Meeting.

No Minutes were Reviewed.

Next meeting: May 26, 2026

VI. Adjournment: 6:26 p.m. On the motion by Vlasuk, seconded by Bilgen, all voted in favor and the motion passed (3-0).

Nelson Miller, Chair