



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

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**Board of Appeal - Public Meeting
June 17, 2026
Minutes**

The Malden Board of Appeal held a Public Hearing Wednesday June 17, 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, King, Sherwin and Yu. Stephen Froio was absent.
In Froio's absence, Maria D'Esposito was asked to be a voting member.

Minutes: Motion by Sherwin to approve the minutes from the April 15, 2026, meeting, 2nd by D'Esposito-
All in favor.

Petition 26-005 by F.W. Webb Company seeking a variance under Code of the City of Malden as amended - **Title 4 Section 4.16.090 (c) (2) (a) Table of Intensity Regulations: Specifically: Wall sign exceeding 40 ft² as per plans SGER-076380-2026** at the property known as and numbered **869 Eastern Ave., Malden, MA** and also known by City Assessor's Parcel ID **#127-435-504**

Petition 26-005 is being represented by Ed Spinney from Sign Art

Mr. Spinney said that F.W. Webb has one sign on the front of the building, another on a pole out front and they are looking for this sign for the side of the building which faces Maplewood Street. The problem is the sign has a circle logo on it, which makes it larger than what is allowed.

Sherwin asked if they could design a sign without the circle on it, Mr. Spinney said that is the logo and they won't allow it, National brand.

King believes the two signs that are currently in place (out front and on the front of building) are enough and that delivery trucks can see them from Eastern Ave. Sherwin agreed, said it's difficult to find a hardship since the F.W. Webb sign can be seen a mile away.

Chairman Cramer asked if they could design the sign with just a circle and water works division, without the F.W. Webb name.

Bilgen wanted to recognize that the company has an unusually long logo since 2 companies combined and if they do come back with a revised plan, she hopes that one option contains corporates full logo, wording text and maybe a better scale.

We received one letter in show of support from Stephen Winslow, City Councillor, Ward 6.
No one appeared in opposition.

Motion by Sherwin to table this petition allowing them to submit alternative plans and waiving their rights to time, 2nd by King. Bilgen - Yes, D'Esposito - Yes, King - Yes, Sherwin - Yes, Cramer - Yes.

By a vote of 5-0, Petition 26-005 has been tabled to the July 15, 2026 meeting.

Motion by D'Esposito to adjourn, 2nd by Sherwin - All in favor. Adjourned at 7:05pm.