

City of Malden

Massachusetts

Board of Appeal

215 Pleasant Street

Malden, Massachusetts 02148

Telephone 781-397-7000 x 2104

Board of Appeal - Public Meeting

July 15, 2026

Minutes

The Malden Board of Appeal held a Public Hearing Wednesday July 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, King, Sherwin and Yu.

Stephen Froio was absent. In Froio's absence Alex Yu was appointed to serve as a voting member.

Minutes: Motion by King to approve the minutes from the June 17, 2026, meeting, 2nd by Sherwin - 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 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. This petition was tabled from the June 17, 2026, meeting so that new plans could be submitted by reducing the size of the sign.

The new plans consisted of 3 options, Option A - 74.95 Sq Ft, Option B - 67.9 Sq. Ft, and Option C - 60.6 Sq. Ft.

No one appeared in support or opposition.

Motion by Bilgen to approve Option C - 60.6 Sq. Ft, 2nd by King: Bilgen -Yes, King - Yes, Yu - Yes,

Sherwin - Yes, Cramer - Yes. By a vote of 5-0, Petition 26-005 has been approved.

Petition 26-006 by Franz Marenghi seeking a Revision to condition 4 of a variance decision recorded by City Clerk, September 26, 2001, at the property known as and numbered 134 - 136 Wyoming Ave, Malden, MA and also known by City Assessor's Parcel ID #007 063 311

Petition 26-006 is being represented by Attorney Chris Fallon.

Attorney Fallon stated that with the variance, they are unable to obtain title insurance to sell the property.

Chairman Cramer said this is a condition that was placed on the property that never should have been placed there to begin with, the variance goes with the land not the owner.

No one appeared in opposition, we did receive a letter of support from City Council President, Ward 3 Councillor, Amanda Linehan.

Motion by Sherwin to the reversal of the 2001 variance and rescind condition four, 2nd by Bilgen: Bilgen - Yes, King - Yes, Yu - Yes, Sherwin - Yes, Cramer - Yes. By a vote of 5-0, Petition 26-006 has been approved.

Motion by Sherwin to adjourn, 2nd by King - All in favor. Adjourned at 6:49 pm.