City of Malden
MASSACHUSETTS
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Gary Christenson, Mayor

2025 ANNUAL BOARD/COMMISSION REPORT TO THE CITY CLERK

Pursuant to Title 2, Chapter 04, Section 030 of the Code of the City of Malden

I. Preliminary Information

Name of Board or Commission:	Planning Board
Name of Chair:	Charles Ioven
Name of Clerk:	Diane Chuha
Number of Members:	11 (9 regular members, 2 associate members)
No. of meetings held per year:	12 (monthly); additional meetings as needed.
Explain how Board/Commission has fulfilled functions in the past year:	The Planning Board conducted public hearings on petitions for special permits and conducted public hearings jointly with the City Council Ordinance Committee on zoning amendments, pursuant to M.G.L. c.40A; conducted public meetings and public hearings to administer the subdivision control law, pursuant to M.G.L. c. 41; participated as a member of the Malden Traffic Commission, pursuant to Chapter 67 of the Acts of 1946 (Mass. Session Laws); provided advisory recommendations to the City Council re: zoning amendments and special permit petitions for marijuana establishments; convened the master planning steering committee.

Please list Members' names, date of appointment and when term expires:

NAME	APPOINTMENT DATE	TERM EXPIRES
Charles Ioven	11/12/85	3/1/28
Kenneth Antonucci	5/21/11	3/1/30
Diane Chuha	6/1/99	3/1/26
Michele Ferguson, Associate	4/28/25	3/1/27
Tewedaj Gebreselassie	2/13/17	3/1/28
Resa Gray	12/6/19	3/1/27
Patrick Hayes	9/11/12	3/1/29
Eric Henry	11/25/14	3/1/27
Eric MacCuish	5/28/15	3/1/26 *(2/13/25 resigned)*
Maria Schroeder, Associate	4/28/25	3/1/30
Henri Soucy	5/16/17	3/1/25
Stephanie Stone, Associate	5/23/22	3/1/26 *(term ended 4/28/25)*
Stephanie Stone	2/18/25	3/1/29
Vikas Verma, Associate	5/23/22	3/1/25 *(term ended 4/28/25)*
Vikas Verma	2/13/25	3/1/30

2. **Overview of Board/Commission:**

Please issue a **brief** statement about the general purpose and mission of this Board/ Commission:

The Planning Board is the special permit granting authority for all residential, business and industrial development, flood plain development, ledge removal and Inclusionary Zoning in the City, except for structures more than six stories and marijuana establishments.

The Planning Board Chairman serves as a member of the Site Plan Review Committee for the Residential Incentive Overlay Districts; MBTA Communities Multifamily Overlay District and Mandatory Mixed-Use Overly District; the Rowe Quarry Reclamation and Redevelopment District; and the Malden Traffic Commission.

The Planning Board conducts public hearings jointly with the City Council regarding amendments to the zoning ordinance; makes advisory recommendations to the City Council re: zoning amendments, structures more than six stories and marijuana establishments.

The Planning Board applies state and local zoning laws (M.G.L. c. 40A and Title 12, Code of City of Malden) and administers the state and local subdivision control law (M.G.L. c. 41).

The Planning Board is authorized to make a master/comprehensive plan and conduct master planning activities (M.G.L. c. 41, Section 81D); the Chairman currently serves as the Chair of the Master Plan Steering Committee and another member serves as a member of the Committee.

A member of the Planning Board serves on the Community Preservation Committee (M.G.L. c. 44B and Title 2.16.0505, Code of the City of Malden).

3. **REVENUE:** Please list the revenue(s) coming into this Board/Commission. **NOT APPLICABLE** ☐

From City Budget	$28,080.00
From State Budget	
From Federal Budget	
Grant Monies	
Licenses/Fees	
Other	

4. **EXPENDITURES:** Please list the expenditures of this Board/Commission. **NOT APPLICABLE** ☐

Expenditures of Board/Commission	Explanation
Personnel Costs	*Stipends for Board Members*
Equipment Costs	
Postal Costs	
Leasing Costs	
Other	*Publication of public hearing notices re: zoning amendments*

5. **ASSETS:** Please list all major assets under the control of this Board/Commission. *(Please include materials, tools, vehicles, equipment and property on hand as of 12/31/24.* **NOT APPLICABLE X**

Asset	Value

6. **PROGRAMS:** Please list all programs under the direction of this Board/Commission. (Please detail where and how these programs originate, i.e. statutory, internal, etc.)

NOT APPLICABLE ☐

Program	Description
Master planning	M.G.L. c.41, Section 81D

7. **CHALLENGES:** Provide a brief description of three challenges this Board/Commission faces.

1.	Lack of preparation by petitioners, i.e., incomplete plans, failure to meet with Ward City Councilor and neighbors to resolve issues and address questions before public hearing
2.	Due to the on-going and extensive build-out trends in Malden, residential development proposals are very aggressive and challenge existing zoning, specifically, dimensional controls for density and open space, parking requirements, and ledge removal.
3.	Limited impact in zoning amendment process.

8. **GOALS:** Describe three goals this Board/Commission has for the year ahead.

1.	Review draft Open Space & Recreation Plan Update (2025) and prepare letter of review and approval.
2.	Continue to apply the provisions and standards of the City zoning ordinance to all proposals, to ensure reasonable development while maintaining the character of the neighborhoods and viability of business and industrial districts.
3.	Continue process of amendments/updates of the Master Plan/Comprehensive Plan, working with Office of Strategic Planning and Community Development.

Charles D. Goven

Signature of Chair

Date: January 14, 2026