



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

Council President Ryan O'Malley
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, January 28, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/yfzmezpt>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Representatives from Friends of the Malden Public Library will appear before the Council to present their annual calendar of events and to update the City on projects the organization is working on to support the Library in realizing its mission to serve the community.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[48-25](#)

Minutes for the meeting of January 7, 2025

[49-25](#)

Minutes for the meeting of January 14, 2025

Recommendation is the previous Council minutes be approved

[50-25](#)

Communication: Retirement Board respectfully submits to the Council notice of meeting to Elect to Grant Retiree COLA for July 1, 2025.

Attachments:

[COLA Notice for March 2025 Board Meeting](#)

Recommendation is the previous Communication be placed on file

7. COMMUNICATIONS[51-25](#)

Communication from Planning Board re: CCP #13/2025 (ADU Zoning Ordinance Amendments)

8. COMMITTEE REPORTS[52-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 13 Series of 2025, having considered the same make the following report:

[13-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended to establish requirements and regulations for Accessory Dwelling Units, including definitions and the establishment of Site Plan Review Committee for Accessory Dwelling Units (SPRC ADU) by amending Chapters and Sections 12.030, 16.010, 20.010, 32.060 and by adding new Subsections 12.28.010(K), 32.030(D), 32.030(E)

Sponsors:

Amanda Linehan

Attachments:

[ADU Memo Mayor January 2 2025](#)

[CCP 13-2025 ADU Final Draft 1.2.25](#)

[ADU Overview 1.7.25](#)

[CCP 13-2025 Edits Winslow 1.6.2025](#)

[ADU-Public-Comment](#)

[CCP 13-2025 Edits OMalley 1.21.2025](#)

[CCP 13-2025 Edits as voted by R&O 1.21.2025 w Comments](#)

[53-25](#)

Committee Report: The Standing Committee on Rules & Ordinance, in a joint session with Finance Committee, to whom was referred Papers 32 and 33 Series of 2025, having considered the same make the following report: Joint committees unanimously recommend both papers out favorably to the Full Council.

[32-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.020 LIBRARY SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2024

Sponsors:

Stephen Winslow

Attachments:

[Library Salary Schedule 2024-2026](#)

- [33-25](#) Order: That the sum of Fifty Thousand Dollars (\$50,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Library Salaries (0010-610-5110)
- Sponsors:** Carey McDonald
- [54-25](#) Committee Report: The Standing Committee on License to whom was referred Papers 4, 20 through 27, and 37 through 44 Series of 2025, having considered the same make the following report:
- [4-25](#) Petition: Amusement Machines: Town Line Ten Pin Corp., 665 Broadway, Malden, 25 machines (Renewal)
- [20-25](#) Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)
- [21-25](#) Petition: Extended Hours: Planet Fitness, 795 Eastern Avenue, Malden, Hours: Open 24 hours Monday 12am - Friday 9pm (Renewal)
- [22-25](#) Petition: Livery Company: Bella Luxury Transportation, 19 Mount Vernon Street, Malden, 1 vehicle (Renewal)
- [23-25](#) Petition: Livery Driver: Michael Checca, 19 Mount Vernon Street, Malden (Renewal)
- [24-25](#) Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)
- [25-25](#) Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)
- [26-25](#) Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 2 vehicles (Renewal)
- [27-25](#) Petition: Livery Driver: Joel Lopez, 500 Broadway Apt. 5158, Malden (Renewal)
- [37-25](#) Petition: Livery Company: AB Limo Services, Inc., 51-53 Claremont Street, Malden, 1 vehicle (Renewal)
- [38-25](#) Petition: Livery Driver: Abderrahim Bourchouk, 51-53 Claremont Street, Malden (Renewal)
- [39-25](#) Petition: Livery Company: RubyLynn Transportation, LLC., 259 Mountain Avenue, Malden, 1 vehicle (Renewal)

- [40-25](#) Petition: Livery Driver: Linda Dellolacono, 259 Mountain Avenue, Malden (Renewal)
- [41-25](#) Petition: Taxi Company: Malden Transportation Inc., 290 Eastern Avenue, Malden, 10 cabs (Renewal)
- [42-25](#) Petition: Class II: Frank's Auto Sales, 189 Highland Avenue, Malden, 5 cars (Renewal)
- [43-25](#) Petition: Class II: Joe Ciampa Auto Body, Inc., 322 Eastern Avenue, Malden, 4 cars (Renewal)
- [44-25](#) Petition: Class II: Sega Auto Sales & Service, 449 Ferry Street, Malden, 19 cars (Renewal)

9. TABLED PAPERS

- [99-24](#) Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building.

Sponsors: Ryan O'Malley

Attachments: [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)
[100-24 City Council agenda](#)
[CPC Letter to City Council and Mayor re 15 Ferry Street Preservation 2023.01.:](#)
[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)
[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)
[Re 5 7 24 Public Comment](#)

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005

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www.cityofmalden.org/captions

