



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, April 21, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/39t2ram3>

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:14 PM.*

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

*An additional moment of silence was offered by Councillor Simonelli in honor of Wayne Martineau from the Inspectional Services Department who passed away on April 20 at the age of 66, after battling a long illness.*

### 3. ROLL CALL

*Councillor McDonald was in attendance via Teams so every vote this evening was done by roll call.*

*Also in attendance was Christopher Mooney, Maria Luise, Paul Myers, and Lisa Cagno.*

**Present - Councillors:** 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

### 4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[229-26](#)

Representatives from Malden Safe Streets and Safe Routes to School, accompanied by Malden's School Crossing Guards will appear before the Council to present on a new safety initiative being rolled out for the school population.

**Attachments:** [Malden Crossing Guards Council presentation 4.21.26](#)

*Tina Hein, Outreach Coordinator with Safe Routes to School, Allie Durak, President of*

*Malden Safe Streets, and Gina Hayes, 2025 Massachusetts Crossing Guard of the Year appeared before the Council to present a new safety initiative to improve conditions for school crossing guards, focusing on snow removal, mapping, and community collaboration.*

## **5. PUBLIC COMMENT**

## **6. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Councillor Crowe, seconded by Councillor Condon, that this be approved on the Consent Agenda. The motion carried by the following vote:**

**Councillor Simonelli was not present in the Chambers at the time this vote was taken.**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

#### **215-26**

Minutes for the meeting of April 7, 2026

**These Council Minutes were approved.**

#### **216-26**

Minutes for the meeting of April 14, 2026

**These Council Minutes were approved.**

#### **217-26**

Mayoral Appointment: Leonard Iovino of 33 Spring Street, Malden, as an alternate member of the Historical Commission, said term to expire May 1, 2029.  
(Confirmation not required)

**Sponsors:** Peg Crowe

**Attachments:** [Mayor's Appointment Letter - Leonard Iovino](#)

**This Appointment was placed on file.**

#### **218-26**

Petition: Open-Air Parking Lot: T.J. Automotive, Corp., 315 Pleasant Street, Malden, 20 spaces (Renewal)

**This Petition was referred to the License Committee.**

#### **219-26**

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

**This Petition was referred to the License Committee.**

#### **220-26**

Petition: Pool Tables: Italian American War Veterans, Post 16, 40 Oakland Street, Malden, 1 table (Renewal)

**This Petition was referred to the License Committee.**

#### **221-26**

Petition: Pawnbroker: Art Carl Jewelers and A.C. Loan, 56 Pleasant Street, Malden (Renewal)

**This Petition was referred to the License Committee.**

[222-26](#)

Petition: Second-Hand Dealer: Art Carl Jewelers and A.C. Loan, 56 Pleasant Street, Malden (Renewal)

**This Petition was referred to the License Committee.**

[223-26](#)

Petition: Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden (Renewal)

**This Petition was referred to the License Committee.**

## **7. APPOINTMENTS & ELECTIONS**

[224-26](#)

Mayoral Reappointment: John P. King of 67 Upham Street, Malden, as member of the Board of Appeal, having served since 2000, said term to commence upon confirmation by the City Council and expire May 1, 2029.

**Sponsors:** Peg Crowe

**Attachments:** [Mayor's Reappointment Letter - John King](#)

**A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[225-26](#)

Mayoral Reappointment: William Hurley of 67 Kimball Street, Malden as the labor member of the Malden Housing Authority Board, having served since 2020, said term to commence upon confirmation by the City Council and expire May 2, 2031.

**Sponsors:** Peg Crowe

**Attachments:** [Mayor's Reappointment Letter - William Hurley](#)

**A motion was made by Councillor Crowe, seconded by Councillor Simonelli, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

## **8. COMMUNICATIONS**

[226-26](#)

Communication: Community Preservation Committee appropriation orders for seven different projects and programs have been sent by the Mayor's Office directly to the Finance Committee to avoid delays on the City Council's review and approval thereof. All seven orders will come back before the Full Council with recommendations for a final vote after review by the Finance Committee

**Sponsors:** Amanda Linehan

**Attachments:** [226-26 CPC Appropriations Referral Process Communication](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be placed on file. The motion carried by the following**

**vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

**9. COMMITTEE REPORTS**[227-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 165 through 169 and 186 through 195 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[165-26](#)

Petition: Extended Hours: Maia Donuts, LLC dba Dunkin', 200 Commercial Street, Malden, Hours: 7 days, 5:00 AM - 9:00 PM (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[166-26](#)

Petition: Extended Hours: CMB Medeiros, Inc. dba Dunkin', 57 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[167-26](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin', 424 Main Street, Malden, Hours: 7 days, 5:00 AM - 9:00 PM (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[168-26](#)

Petition: Exterior Vending Machine: Rocky Mountain Springwater Company, 1 Wesley Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[169-26](#)

Petition: Taxi Driver: Ronald C. McCray, 11 Tower Street Apt. 3, Boston (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes,**

**that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[186-26](#)

Petition: Amusement Machine: Kiddleton, Inc., 423 Main Street, Malden, 3 machines (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[187-26](#)

Petition: Class II: John MacMillen dba MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[188-26](#)

Petition: Lodging House: Top Tier Properties, LLC dba Sir Carlton LLC, 33 Maple Street, Malden, 44 rooms (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[189-26](#)

Petition: Outdoor Parking: Robert McNulty, 28 Cedar Street, Malden, 12 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[190-26](#)

Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 tables (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[191-26](#)

Petition: Pawnbroker: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[192-26](#)

Petition: Second-Hand Dealer: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[193-26](#)

Petition: Self-Service Gas Station: Gibbs Oil Company, LP, 728 Main Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[194-26](#)

Petition: Self-Service Gas Station: Snap Mart, Inc., 245 Main Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[195-26](#)

Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue, Apt. 212, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

## **10. TABLED PAPERS**

[150-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31200905 - National Grid to install underground facilities on Main Street. Customer to trench and install (6) 4" conduit from MH A/34 on Main Street to proposed switching module, approximately 55 feet on public right of way. 204 Main Street, Malden, MA. (Hearing Required)

**Attachments:** [204 Main Street Petition](#)  
[Abutters 204 Main Street](#)  
[Hearing Notice 204 Main Street](#)

[151-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31186713 - National Grid to install underground facilities on Main Street. Trench and install (2) 4" concrete encased conduit from MH A/34 on Main Street to pad located on 213 Main Street approximately 220'. Malden, MA. (Hearing Required)

**Attachments:** [213 Main Street Petition](#)  
[Abutters 213 Main Street](#)  
[Hearing Notice 213 Main Street](#)

[153-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31239416 - National Grid to install underground facilities on Main Street. Trench and install (6) 4" concrete encased conduit from MH A/1 18 to switchgear located on 1100 Main Street approximately 60' on public right of way. Malden, MA.  
(Hearing Required)

**Attachments:** [1100 Main Street Petition](#)  
[Abutters 1100 Main Street](#)  
[Hearing Notice 1100 Main Street - Updated March 25, 2026](#)  
[Updated Plan](#)

## **11. PERSONAL PRIVILEGE**

## **12. ADJOURNMENT**

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the be adjourned. The motion carried by the following vote:  
Councillor Simonelli was not present in the Chambers at the time this vote was taken.  
Meeting adjourned at 8:16 PM.**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

**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](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)