



# 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 Carey McDonald  
Councillor Ryan O'Malley  
Councillor Jadeane Sica  
Councillor Chris Simonelli  
Councillor at Large Craig Spadafora  
Councillor Ari Taylor  
Councillor Stephen Winslow*

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Tuesday, November 18, 2025

7:00 PM

**City Council Chambers**  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/px9ebert>

### **1. CALL TO ORDER**

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

### **3. ROLL CALL**

*Also in attendance was Maria Luise, Daniel Grover, Zaheer Samee, Lisa Cagno, and members of the public*

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

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

Joe LeBlanc founder of the Run Club of Malden will appear before the City Council to present the City with a plaque from the Road Runners Club of America hereby naming Malden an official runner friendly community.

*Joe LeBlanc came before the City Council and presented the Body with a plaque from the Road Runners Club of America which acknowledged Malden for being considered a safe and welcoming place for runners.*

*Councillor Taylor then presented Mr. LeBlanc with a citation from the City Council for his outstanding work with the Run Club of Malden.*

### **5. PUBLIC COMMENT**

*Several members of the public came before the City Council during public comment to speak on papers 432 and 434-438 Series of 2025. Additionally, there were public comments emailed to the City Clerk's Office regarding the above mentioned papers and are attachments to said papers.*

## **6. CONSENT AGENDA**

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

**A motion was made by Councillor Sica , seconded by Councillor Taylor, to approve the Consent Agenda. The motion carried by the following vote:**

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

**408-25** Mayoral Appointment: Olivia Hemond, 769 Main Street, Apt. 1, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council, and to expire September 15, 2027.

**Attachments:** [Mayor's Appointment Letter - Olivia Hemond](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

**409-25** Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)

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

**410-25** Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)

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

**411-25** Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)

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

**412-25** Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

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

**413-25** Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)

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

**414-25** Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)

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

**415-25** Petition: Class II: Prestige Motors of Malden, Inc. 590 Broadway, Malden, 30 cars (Renewal)

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

**416-25** Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (Renewal)

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

417-25

Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)

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

418-25

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)

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

419-25

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (Renewal)

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

420-25

Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)

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

421-25

Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)

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

422-25

Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, open to the public 5:00AM - 11:00PM, open 24 hours for commercial operations (Renewal)

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

423-25

Petition: Extended Hours: Ethiopian Restaurant, 1B Highland Avenue, Malden, Hours: Tuesday and Wednesday 11:00AM - 1:00AM, Thursday through Sunday 7:00AM - 1:00AM (New)

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

424-25

Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (Renewal)

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

425-25

Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

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

426-25

Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)

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

427-25

Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

428-25

Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

429-25

Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden Avenue #1, Malden (Renewal)

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

430-25

Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)

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

431-25

Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

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

## **8. APPOINTMENTS & ELECTIONS**

432-25

Joint Appointment of the City Council and School Committee: Jeffrey Allen Donahue, 56 Tremont Street, Malden, as the Malden Representative of the Northeast Metro Tech School Committee, to fulfill the term left vacant by the passing of James Holland, per the Regional School District's Community Agreement. Said term to commence upon confirmation by both bodies of the Malden City Council and School Committee.

**Sponsors:** Peg Crowe

**Attachments:** [Appointment of J. Donahue \(Voke\)-1](#)  
[Fw\\_Appointment.pdf](#)  
[Fw\\_Comment regarding 432-25\\_Appointment of Jeffrey Allen](#)  
[Donahue to School Committee.pdf](#)  
[FW\\_Commenting in opposition to 432-25\\_Appointment of Jeffrey](#)  
[Allen Donahue.pdf](#)  
[Fw\\_Concern Regarding Northeast Metro Tech Appointment](#)  
[Process.pdf](#)  
[Fw\\_Malden Resident Comment on file 432-25 - Jeff Donahue's](#)  
[Appointment to the Northeast Metro Tech School Committee.pdf](#)  
[FW\\_Malden Resident Comment on file 432-25 - Jeff Donahue's](#)  
[Undemocratic Appointment to the Voke.pdf](#)  
[Fw\\_Opposition to 432-25.pdf](#)  
[Fw\\_Public Comment — Mohammad Abutaha, Malden Resident.pdf](#)  
[Fw\\_Public comment.pdf](#)  
[Fw\\_Support in Favor of Paper 432-25\\_Appointment of J.](#)  
[Donahue.pdf](#)  
[Fw\\_Support in Favor of Paper 432-25\\_Appointment of J.](#)  
[Donahue2.pdf](#)  
[Jeffrey Donahue's appointment.pdf](#)  
[Paper 432-25 comment.pdf](#)  
[Paper 432-25.pdf](#)  
[Paper 432-25\\_Problematic Dude.pdf](#)  
[Public comment in response to paper 432-25.pdf](#)  
[Re\\_Public comments for tonight's city council meeting.pdf](#)  
[Support for Jeffrey Donahue as temp position on NMRVSC.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue2.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue3.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue4.pdf](#)  
[Support in Favor of Paper 432-25\\_Appointment of J. Donahue.pdf](#)

*Councillor Sica raised concerns about transparency and alleged violations of the Open Meeting Law, requesting that Councillors Colon Hayes and O'Malley recuse themselves due to personal relationships with the appointee, and sought clarification on the definition of serial deliberation and the appropriate process for handling complaints and investigations related to Open Meeting Law.*

*Councillors discussed the legal requirements for filling the vacancy, referencing the regional community agreement and recent process used by Chelsea. Several Councillors expressed there should be further review of the appointment process specific to this situation.*

*After extensive discussion, the City Council voted to refer the appointment to the Personnel/Appointments Committee.*

**A motion was made by Councillor Taylor, seconded by Councillor O'Malley, that the Appointment be referred to the Personnel/Appointments Committee. The**

**motion carried by the following vote:**

**Yea:** 6 - Colon Hayes, Linehan, McDonald, O'Malley, Taylor and Winslow

**Nay:** 5 - Condon, Crowe, Sica, Simonelli and Spadafora

## **10. MOTIONS, ORDERS, AND RESOLUTIONS**

### **433-25**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC)

9.20.050 PROVISIONS APPLICABLE TO ALL WASTE is hereby amended by striking

Subsections A, B, and C in their entirety and inserting the following in their place:

**Sponsors:** Stephen Winslow

**Attachments:** [Current 9.20.050 Provisions Applicable to All Waste](#)

*Councillor Winslow introduced this paper by explaining the outline to increase trash and recycling fees, including a surcharge for non-owner-occupied residential units and a 50% increase in bag or tag fees, aiming to generate additional revenue and shift the burden to absentee landlords.*

*Councillor Winslow went on to explain the proposed ordinance amendment is an example of a modest belt-tightening measure for the fiscal 2027 budget, estimating potential savings of \$1.2 million, which may reduce the size of a prop 2 1/2 override.*

**A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Ordinance be referred to a joint session of the Rules & Ordinance and Finance Committees. The motion carried by the following vote:**

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

### **434-25**

Order: That during the City of Malden Special Municipal Election to be held on

February 10, 2026, the following debt exclusion ballot question be included:

Shall the City of Malden be allowed to temporarily assess an additional \$36,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction of the Northeast Metropolitan Regional Vocational Technical School, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).

A no vote would make no change to the current tax structure.

**Sponsors:** Ryan O'Malley, Karen Colon Hayes and Stephen Winslow

**Attachments:** [434-438 Public Comment.pdf](#)

[FW\\_override general question\\_concern for tonights meeting to be entered into record.pdf](#)

*As a co-sponsor of the paper Councillor O'Malley explained the rationale for a \$36 million debt exclusion to fund the construction of the Northeast Metropolitan Regional Vocational Technical School, noting that the City is already obligated to pay the \$36 million which currently impacts the City's yearly operating budget, and emphasized the*

*need for a dedicated funding source.*

*Councillor Colon Hayes added that these topics were brought to their attention while speaking with the public and the purpose of putting the papers on the docket was to get further feedback from the public and have an open discussion.*

*Several Councillors expressed a range of opinions on the timing, necessity, and transparency of the ballot questions, with some advocating for prioritization and sequencing of financial decisions and others urging caution in adding new financial burdens.*

*After discussion, the Council voted to refer the vocational school debt exclusion ballot question paper to the Finance Committee.*

**A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Order be referred to the Finance Committee. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Taylor and Winslow

**Nay:** 3 - Sica, Simonelli and Spadafora

#### 435-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:

Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with lead pipe removal, water, sewer, and storm drain system capital improvements, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).

A no vote would make no change to the current tax structure.

**Sponsors:** Ryan O'Malley and Karen Colon Hayes

**Attachments:** [434-438 Public Comment.pdf](#)

[FW\\_override general question\\_concern for tonights meeting to be entered into record.pdf](#)

[Final Paper 435-25 Debt Exclusion Ballot Question - Lead Pipes](#)

*Councillor McDonald brought up the point that these proposed ballot questions are very specific proposals that do not yet have specific priced out projects.*

*Councillor McDonald went onto to explain the City Council approved a couple months ago a \$17.5 million loan from Massachusetts Water Resources Authority to cover the full cost of replacing all residential lead service lines remaining in the city. They also added there was a Section 108 loan from the federal government to pay for the previous plan for a construction project at Roosevelt Park. When that plan was ended, the City retained the loan and that is what's being used now for the de-leading process, which should be out to bid soon.*

*Councillor McDonald also stated the City is looking into different approaches for the former Malden District Courthouse but there isn't a project in place. They went onto say*

*the fire station could be a good idea in the future but there currently isn't a potential property identified nor is there anything more than a preliminary estimate for this project.*

*Councillor Winsow agreed with the sentiments Councillor McDonald gave and raised his own concerns about the fiscal responsibility about these proposed ballot questions, suggesting it was premature to bring these before the City Council and that there should be more community outreach for these projects in the meantime.*

*Councillor O'Malley was happy to start the conversation on and bring everyone's attention to these topics.*

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be adopted. The motion failed by the following vote:**

**Yea:** 2 - Colon Hayes and O'Malley

**Nay:** 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

#### 436-25

Order: That during the City of Malden Special Municipal Election to be held on

February 10, 2026, the following debt exclusion ballot question be included:

Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with de-leading Roosevelt Park to a full 3 foot depth and for the restoration of a natural grass field and drainage system, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).

A no vote would make no change to the current tax structure.

**Sponsors:** Ryan O'Malley and Karen Colon Hayes

**Attachments:** [434-438 Public Comment.pdf](#)

[FW\\_override general question\\_concern for tonights meeting to be entered into record.pdf](#)

[Final Paper 436-25 Debt Exclusion Ballot Question - Roosevelt Park](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be adopted. The motion failed by the following vote:**

**Yea:** 1 - O'Malley

**Nay:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

#### 437-25

Order: That during the City of Malden Special Municipal Election to be held on

February 10, 2026, the following debt exclusion ballot question be included:

Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for

the specific purpose of paying for the construction associated with the outfit of an art center at the old Malden District Courthouse on Summer Street, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).

A no vote would make no change to the current tax structure.

**Sponsors:** Ryan O'Malley and Karen Colon Hayes

**Attachments:** [434-438 Public Comment.pdf](#)

[FW\\_override general question\\_concern for tonights meeting to be entered into record.pdf](#)  
[Final Paper 437-25 Debt Exclusion Ballot Question - Malden Courthouse](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be adopted. The motion failed by the following vote:**

**Yea:** 1 - O'Malley

**Nay:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

#### [438-25](#)

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included: Shall the City of Malden be allowed to temporarily assess an additional \$25,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with an eastside fire station, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).

A no vote would make no change to the current tax structure.

**Sponsors:** Ryan O'Malley and Karen Colon Hayes

**Attachments:** [434-438 Public Comment.pdf](#)

[FW\\_override general question\\_concern for tonights meeting to be entered into record.pdf](#)  
[Final Paper 438-25 Debt Exclusion Ballot Question - Eastside Fire Station](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be adopted. The motion failed by the following vote:**

**Yea:** 1 - O'Malley

**Nay:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

## **11. COMMUNICATIONS**

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439-25 Communication: The Climate Action and Sustainability Commission respectfully submits their report on FY2026 Strategic Priorities

**Sponsors:** Carey McDonald

**Attachments:** [FY26 CASC Priorities Memo for City Council 23Oct25](#)

**A motion was made by Councillor McDonald, seconded by Councillor O'Malley, that the Communication be received and filed. The motion carried by the following vote:**

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

## **12. COMMITTEE REPORTS**

440-25 Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 383 Series of 2025, having considered the same make the following report:

**A motion was made by Councillor Crowe, 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, Spadafora, Taylor and Winslow

383-25 Mayoral Appointment: Kevin Molis, 135 Russell Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 1, 2028.

**Attachments:** [Mayor's Appointment Letter - Kevin Molis](#)

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

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

441-25 Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 276 and 277 Series of 2025, having considered the same make the following report: Committee recommends that the paper be recommended favorably as amended to the Full City Council pending review by Engineering, Inspectional Services, Legal, and OSPCD.

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, 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, Spadafora, Taylor and Winslow

276-25 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

**Sponsors:** Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Attachments:** [Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)

[Working draft as of September 30, 2025](#)

[Draft Rental Registry Ordinance - Updated November 18 2025](#)

[Final Paper 276-25 9.16 Rental Registry](#)

**A motion was made by Councillor Crowe, seconded by Councillor Taylor, that the Ordinance be amended. The motion carried by the following vote:**

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

**A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Ordinance be enrolled as amended. The motion carried by the following vote:**

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

### 277-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

**Sponsors:** Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Attachments:** [Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

[Final Paper 277-25 9.24.010 Lead Pipes](#)

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Ordinance be enrolled. The motion carried by the following vote:**

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

### 442-25

Committee Report: The Standing Committee on License to whom was referred Papers 387 through 397 Series of 2025, having considered the same make the following report:

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, 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, Spadafora, Taylor and Winslow

### 387-25

Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 Machines (Renewal)

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

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

388-25

Petition: Class II: Joe Ciampa Auto Body, Inc. 322 Eastern Avenue, Malden, 4 Vehicles (Renewal)

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

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

389-25

Petition: Class II: Jordan Motors Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 Vehicles (Renewal)

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

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

390-25

Petition: Extended Hours: Boda Borg Boston LLC, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)

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

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

391-25

Petition: Extended Hours: L&K Billiards, Inc. 77 Exchange Street, Malden, Hours: 7 Days, 12pm - 12am (Renewal)

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

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

392-25

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' Donuts, 617 Broadway, Malden, Hours: 7 Days, 4am - 9pm (Renewal)

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

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

393-25

Petition: Extended Hours: Walgreens Store# 03130, 185 Centre Street, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

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

394-25

Petition: Livery Company: HPL Group LLC, 500 Broadway Apt. 4139, Malden, 1 vehicle (New)

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

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

395-25

Petition: Livery Driver: Hommey Pierre Louis, 500 Broadway Apt. 4139, Malden (New)

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

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

396-25

Petition: Livery Company: YHS Transportation LLC, 137 Highland Avenue, Malden, 1 vehicle (New)

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

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

397-25

Petition: Livery Driver: Yves Henry Seide, 137 Highland Avenue, Malden (New)

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

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

### 13. 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 2023.01.29](#)

[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](#)

[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

278-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments: [Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)  
[Letter to City Council petition adoption of STR ordinance in Malden](#)  
[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

#### **14. PERSONAL PRIVILEGE**

#### **15. ADJOURNMENT**

**A motion was made by Councillor O'Malley, seconded by Councillor McDonald, that this meeting be adjourned. The motion carried by the following vote:  
Meeting adjourned at 10:40 PM**

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

**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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