



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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, February 25, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/4a7rb5an>

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:05 PM.

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

Councillor Sica offered an additional moment of silence for Linden resident Imane Mallah who passed very suddenly over the weekend.

3. ROLL CALL

Also in attendance was Christopher Mooney, Dan Grover, and Lisa Cagno.

Present - Councillors: 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor and Stephen Winslow

Absent - Councillors: 1 - Craig Spadafora

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[118-25](#)

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.

Attachments: [250227 Friends of MPL City Council presentation 2sxp](#)

Mary Ellen O'Meara presented on behalf of the Friends of the Malden Public Library. Her presentation in its entirety may be viewed at the 6:21 minute mark of the above noted Teams link. A PowerPoint is attached to the history of Paper 118-25 for public review.

5. PUBLIC COMMENT**6. CONSENT AGENDA****Approval of the Consent Agenda**

A motion was made by Councillor Simonelli , seconded by Councillor McDonald, to approve the Consent Agenda. The motion carried by the following vote:

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

[90-25](#)

Minutes for the meeting of February 11, 2025

The Council Minutes were approved.

[91-25](#)

Mayoral Appointment: Vikas Verma, 85 Harvard Street, Malden, as a full member of the Planning Board, having served as an associate member since 2022, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Vikas Verma](#)

This Appointment was referred to the Personnel/Appointments Committee.

[92-25](#)

Mayoral Appointment: Stephanie Stone, 19 Pine Street, Malden, as a full member of the Planning Board, having served as an associate member since 2022, said term to expire March 1, 2026 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Stephanie Stone](#)

This Appointment was referred to the Personnel/Appointments Committee.

[93-25](#)

Mayoral Reappointment: Kenneth Antonucci, 14 Spruce Street, Malden, as a member of the Planning Board, having served since 2011, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Kenneth Antonucci](#)

This Appointment was referred to the Personnel/Appointments Committee.

[94-25](#)

Mayoral Reappointment: Andrew Scarano, 21 Magnolia Street, Malden, as member of the Public Works Commission, having served since 2024, said term to expire March 1, 2028 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Andrew Scarano](#)

This Appointment was confirmed.

[95-25](#)

Mayoral Reappointment: Kathryn Pakenham Bilgen, 63 Upham Street, Malden, MA as the builder/architect member of the Zoning Board of Appeal, having served since 2018, said term to expire March 1, 2028 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Kathryn Pakenham Bilgen](#)

This Appointment was confirmed.

[96-25](#)

Mayoral Reappointment: Amanda Belles, 4 Stone Lane Apt. 5235, Malden, as a member of the Disability Commission, having served since 2021, said term to expire March 15, 2028, to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Amanda Belles](#)

Councillor Linehan requested to remove Paper 96-25 from the Consent Agenda and then made a motion to recuse herself from the paper's vote, explaining Amanda Belles is her direct report during their full time employment. Both requests were approved unanimously. Councillor Linehan vacated the Chamber at 7:28 PM

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

Yea: 9 - Colon Hayes, Condon, Crowe, McDonald, O'Malley, Sica, Simonelli, Taylor and Winslow

Recused: 1 - Linehan

[97-25](#)

Council Reappointment: Alicia McNeil, 490 Lebanon Street, Melrose, MA, as City Solicitor, having served since 2023, said term to expire March 1, 2028.

Attachments: [Council Reappointment Letter - Alicia McNeil - City Solicitor](#)

This Appointment was confirmed.

[98-25](#)

Council Reappointment: Joseph Barriss, 60 Gale Street, Malden, MA, as member of the Cemetery Board of Trustees, having served since 2015, said term to expire March 1, 2030.

Attachments: [Council Reappointment Letter - Joseph Barriss Cemetery Board of Trustees](#)

This Appointment was confirmed.

[99-25](#)

Petition: Class II: Smart Buy USA dba Smart Buy Auto Group, Inc. 495 Broadway, Malden, 22 cars (Change of address/Renewal)

This Petition was referred to the License Committee.

[100-25](#)

Petition: Livery Company: MGR Transportation, LLC, 228 Pearl Street, Malden (Renewal)

This Petition was referred to the License Committee.

[101-25](#)

Petition: Livery Driver: Amarjit Singh, 228 Pearl Street, Malden (Renewal)

This Petition was referred to the License Committee.

[102-25](#)

Petition: Second-Hand Dealer: Clei Jewelers, LLC, 94 Main Street, Malden (New)

This Petition was referred to the License Committee.

[103-25](#)

Petition: Taxi Driver: Louis A. Ciulla, 235 Revere Street Apt. 503, Revere (Renewal)

This Petition was referred to the License Committee.

[104-25](#)

Petition: Taxi Driver: John Danca, 36 Highland Court, Malden (Renewal)

This Petition was referred to the License Committee.

[105-25](#)

Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2L, Chelsea (Renewal)

This Petition was referred to the License Committee.

[106-25](#)

Petition: Taxi Driver: Stephen Lauber, 3 Meredith Way, Rockland (Renewal)

This Petition was referred to the License Committee.

[107-25](#)

Petition: Taxi Driver: Frank Pensavalli, 328A Bryant Street, Malden (Renewal)

This Petition was referred to the License Committee.

[108-25](#)

Petition: Taxi Driver: Donald Porter, 17 Silver Leaf Way Apt. 1731, Peabody (Renewal)

This Petition was referred to the License Committee.

[109-25](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)

This Petition was referred to the License Committee.

[110-25](#)

Petition: Taxi Driver: Carlos Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)

This Petition was referred to the License Committee.

[111-25](#)

Communication: The Northeast Metropolitan Regional Vocational High School District respectfully submits their committee approved 2024 Annual Report.

Attachments: [Northeast Metro Regional Vocational High School District Annual Report 2024 - Malden](#)

This Communication was received and filed.

7. COMMUNICATIONS**112-25**

Communication: During the meeting of February 11, 2025, the Council unanimously voted to enter into Executive Session with legal counsel for the City, in accordance with Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation regarding the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden.

During the course of that meeting the draft minutes from Executive Session of February 4 were unanimously approved by the Body. Additionally, a periodic review of those Executive Session minutes regarding Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden from the dates listed herein was conducted to determine if release of records is appropriate at this time.

October 25, 2022

September 12, 2023

September 26, 2023

February 4, 2025

A motion was made by Councillor McDonald, seconded by Councillor Spadafora, to retain said meeting minutes in continued non-disclosure. The motion was approved by the following roll call vote:

Yea: Colón Hayes, Condon, Crowe, Linehan, McDonald, Simonelli, Spadafora, Taylor, Winslow, O'Malley

Nea: Zero

Absent: Sica

Sponsors: Ryan O'Malley

Attachments: [Final Paper: 112-25](#)

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be received and filed. The motion carried by the following vote:

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

8. ENROLLED ORDINANCES

356-24

Be it ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) is hereby amended by adding Title 12, Chapter 12, Section 500 SITE PLAN REVIEW - EDUCATIONAL, RELIGIOUS, AND/OR CHILD CARE FACILITY USES

Sponsors: Stephen Winslow and Chris Simonelli

Attachments: [CCP 356-24 PSR](#)

[MVRCS Comment Letter on Proposed Zoning Amendment 12.09.24 \(002\)](#)

[CCP 356 2024 PBR 12.24 wAtts](#)

[12.12.500 Site Plan Review Winslow Edits Feb 4 2025](#)

[Public Comment Paper 356-24 Regarding Revisions to Proposed Amendment](#)

[12.12.500 SITE PLAN REVIEW enrolled as amended](#)

[Final Paper: 356-24](#)

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Ordinance be ordained. The motion carried by the following vote:

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

47-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 9 Chapter 24 Section 010(A) REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended as follows:

- After the word "sale," inserting the following: "of, addition of an accessory dwelling unit to, or"

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

Attachments: [Final Paper: 47-25](#)

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be ordained. The motion carried by a unanimous vote.

9. COMMITTEE REPORTS

113-25

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Papers 389 and 402 Series of 2024, having considered the same make the following report: Committee recommends Paper 389 out favorably as amended and Paper 402 out favorably with no amendments. Both recommendations were by unanimous vote of the committee.

A motion was made by Councillor Winslow, seconded by Councillor Linehan, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[389-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

Sponsors: Ryan O'Malley, Karen Colon Hayes, Amanda Linehan, Carey McDonald, Jadeane Sica and Stephen Winslow

Attachments: [CCP 389,399-24 PSR](#)
[CCP 389 2024 PBR 12.24 wAtts](#)

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Ordinance be amended in conjunction with the Rules & Ordinance Committee recommendation. The motion carried by a unanimous vote.

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

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

[402-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.010 HOURS OF OPERATION; IN GENERAL is hereby amended by adding under Paragraph A: Retail Car Wash 8:00 AM to 6:00 PM

Sponsors: Ryan O'Malley and Stephen Winslow

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be enrolled. The motion carried by a unanimous vote.

[114-25](#)

Committee Report: The Standing Committee on Finance to whom was referred Papers 68 through 73 and 75 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[68-25](#)

Order: That One Million Four Hundred Fifty Thousand Dollars (\$1,450,000) is re-appropriated to pay costs of revitalization of Devir Park in the amount of \$450,000 and the River Works park in the amount of \$1,000,000, and for the payment of all costs incidental and related thereto, and that to meet this appropriation, \$1,450,000 shall be re-appropriated from a portion of the amount borrowed on August 2, 2023 under the Loan Order passed by the City Council on June 11, 2019 to pay costs of Roosevelt Park revitalization, which project is abandoned and no liability remains, in accordance with G. L. c. 44 s. 20.

Sponsors: Carey McDonald

Attachments: [CPA Bond Recommendation Letter Feb 6 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:

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

69-25

Order: That the appropriation enumerated below, being in the amount of \$319,596 be appropriated from the Community Preservation Act Fund for the following project: Devir Park Revitalization Phase II:

Open Space Reserve	\$94,000
Budgeted Reserve	\$225,596

Total Appropriation= \$319,596

Sponsors: Carey McDonald

Attachments: [Devir Park Recommendation Letter Jan 29 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be adopted. The motion carried by the following vote:

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

70-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project: Pearl Street Fire Station (176 Pearl Street) Envelope Assessment Project:

Historic Preservation Reserve	\$8,000
Total Appropriation	\$8,000

Sponsors: Carey McDonald

Attachments: [Pearl Street Envelope Recommendation Letter Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be adopted. The motion carried by the following vote:

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

71-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project:

Oliver Street Fire Station (139 Oliver Street) Envelope Assessment Project:

Historic Preservation Reserve	\$8,000
-------------------------------	---------

Total Appropriation	\$8,000
---------------------	---------

Sponsors: Carey McDonald

Attachments: [Oliver Street Envelope Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:

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

72-25

Order: That the appropriation enumerated below, being in the amount of \$349,166.52 be appropriated from the Community Preservation Act Fund for the following project: Affordable Housing Trust Fund:

Community Housing Reserve	\$349,166.52
---------------------------	--------------

Total Appropriation= \$349,166.52

Sponsors: Carey McDonald

Attachments: [Affordable Housing Trust Fund Recommendation Letter Jan 28 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be adopted. The motion carried by the following vote:

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

73-25

Order: That the appropriation enumerated below, being in the amount of \$475,000 be appropriated from the Community Preservation Act Fund for the following project: Forest Dale Cemetery Wall Restoration Project:

Historic Preservation Reserve	\$278,000
-------------------------------	-----------

Budgeted Reserve	\$197,000
------------------	-----------

Total Appropriation= \$475,000

Sponsors: Carey McDonald

Attachments: [Forest Dale Cemetery Wall Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

Councillor Simonelli had temporarily vacated the Chamber during this vote, in breach of Council Rule 19.01.

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Order be adopted. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor and Winslow

75-25

Order: That the appropriation enumerated below, being in the amount of \$40,000 be appropriated from the Community Preservation Act Fund for the following project: Housing Subsidy for Older Adults Project:
Budgeted Reserve \$40,000
Total Appropriation= \$40,000

Sponsors: Carey McDonald

Attachments: [Housing Subsidy for Older Adults Recommendation Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

Councillor Simonelli had temporarily vacated the Chamber during this vote, in breach of Council Rule 19.01.

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Order be adopted. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor and Winslow

115-25

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 421 and 445 Series of 2024 and Paper 3 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Committee Report be received and filed. The motion carried by a unanimous vote.

421-24

Mayoral Appointment: Madelein McCormick, 190 Pleasant Street Apt. 238, Malden, as a member of the Human Rights and Fair Housing Commission, said term to commence upon confirmation by the City Council and to expire November 13, 2027.

Attachments: [Mayor's Appointment Letter - Madelein McCormick](#)

A motion was made by Councillor Linehan, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

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

445-24

Mayoral Appointment: Kathryn Doyle, 45 Webber Street, Unit 1, Malden, as member of the Disability Commission, said term to commence upon confirmation by the City Council, and expire March 15, 2027.

Attachments: [Mayor's Appointment Letter - Kathryn Doyle](#)

A motion was made by Councillor Linehan, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

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

[3-25](#)

Mayoral Appointment: Cindy Cohen, 1275 Salem Street, Malden, as member of the Human Rights and Fair Housing Commission, said term to commence upon confirmation by the City Council and to expire December 17, 2027

Attachments: [Mayor's Appointment Letter - Cindy Cohen](#)

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

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

10. EXECUTIVE SESSION

[116-25](#)

Order: That the City Council will vote to go into Executive Session with Alicia A. McNeil, City Solicitor regarding the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair. And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor.
(Roll Call Required)

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

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

11. 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](#)

[78-25](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944.
(Hearing Required)

Attachments: [Intersection of Eastern Ave & Lisbon St](#)
[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)
[Abutters 698 Eastern Ave](#)

12. PERSONAL PRIVILEGE

13. ADJOURNMENT

At 8:15 PM, Council President O'Malley announced the Body will now enter into Executive Session and would adjourn directly from there when finished. This meeting will not reconvene for any further business this evening.

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

For instructions on enabling live translated captions in Teams, please visit:
www.cityofmalden.org/captions