



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final-revised 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, March 11, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

---

Watch the meeting with Teams: <https://tinyurl.com/5n82mzky>

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

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

### **3. ROLL CALL**

### **4. PUBLIC COMMENT**

### **5. CONSENT AGENDA**

[124-25](#)

Minutes for the meeting of February 25, 2025

[125-25](#)

Minutes for the meeting of March 4, 2025

*Recommendation is the previous Council minutes be approved*

[126-25](#)

Mayoral Appointment: Lisa Picardi, 18 Phillips Street, Malden, as a member of the Disability Commission, said term to expire September 20, 2026 and to commence upon confirmation by the City Council.

**Attachments:**

[Mayor's Appointment Letter - Lisa Picardi](#)

[127-25](#)

Mayoral Appointment: Amanda Treat, 64 Woodland Road, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

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

[128-25](#)

Mayoral Appointment: Diego Maldonado, 17 Hamlet Place, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Diego Maldonado](#)

[129-25](#)

Mayoral Appointment: Lipin Ji, 51 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Lipin Ji](#)

[130-25](#)

Mayoral Appointment: Rachel Surette, 50 Pierce Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Rachel Surette](#)

[131-25](#)

Mayoral Appointment: Ricky Ma, 10 Linwood Street, Unit 404, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Ricky Ma](#)

[132-25](#)

Mayoral Appointment: Robert Fitzpatrick, 66 Medford Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Robert Fitzpatrick](#)

[133-25](#)

Mayoral Appointment: Ron Cochran, 105 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Ron Cochran](#)

*Recommendation is the previous eight Appointments be referred to the Personnel/Appointments Committee*

[134-25](#) Mayoral Appointment: Christina (Auka) Mui, 34 Chestnut Street, Malden, as a student member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2026.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Christina \(Auka\) Mui](#)

[135-25](#) Mayoral Appointment: Noha Ahmed, 108 Madison Street, Malden, as a student member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2026.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Noha Ahmed](#)

*Recommendation is the previous two Appointments be placed on file*

[136-25](#) Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5AM - 11PM (New)  
*Recommendation is the previous petition be referred to the License Committee*

## **6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES**

Council will hold public hearings on National Grid petitions to install underground conduits

[137-25](#) Petition: Massachusetts Electric Company dba National Grid Plan No. 30861819  
- National Grid to install 2 - 4" underground conduits, including the necessary sustaining and protecting fixtures, starting at pole 5441 on Charles Street, Malden, MA.  
(Hearing Required)

**Attachments:** [Intersection of Charles Street & Commercial Street](#)  
[Abutters 180 Charles Street](#)  
[Hearing Notice 180 Charles Street](#)

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

[138-25](#) Order: The Finance Committee will meet with City Assessor Nate Cramer to discuss the feasibility of accepting the provisions of the HERO Act, M.G.L. c. 178 s. 23 Acts of 2024 for the benefit of increasing local flexibility for Veterans' property tax exemptions and enabling the city to double exemptions through local options and linking the annual property tax abatement to inflation.

**Sponsors:** Craig Spadafora and Stephen Winslow

[139-25](#)

Resolved: That is the sense of the Malden City Council that it endorses SD 1912, An Act to Ensure Adequate and Equitable Funding for Public Education, sponsored by Senator Jason Lewis.

**Sponsors:** Carey McDonald

## **8. ENROLLED ORDINANCES**

[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](#)

[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

## **9. COMMITTEE REPORTS**

[140-25](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Papers 179 and 287 Series of 2024, having considered the same make the following report: With the Order of Paper 179 having been completed, the Committee recommends placing that paper on file and presents the newly written Paper 122-25 as the product of that Order. Committee recommends Paper 122 Series of 2025 as was drafted in Committee out favorably to the Full Council. Committee further recommends Paper 287 Series of 2024 out favorably to the Full Council as amended.

**Sponsors:** Stephen Winslow

[179-24](#)

Order: That the Council's Rules and Ordinance Committee, in collaboration with the Board of Health and Health Director, update MCC 09.04.010A related to standing water so as to protect and allow for the use of rain barrels, exempting them from the nuisance category of our municipal health code under the final discretion of the City Health Director.

**Sponsors:** Amanda Linehan and Carey McDonald

**Attachments:** [Winslow Handout Feb 11 2025](#)  
[Rain Barrel Ordinance Linehan's Edits Feb 25 2025](#)

[122-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.04.010 NUISANCES AFFECTING PUBLIC HEALTH is hereby amended to provide for the use of rain barrels, exempting them from the nuisance category, by the following:

**Sponsors:**

Amanda Linehan and Carey McDonald

[287-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12, Chapter 12, Section 090, Subsection B. OFFSITE OFF-STREET PARKING LOTS and Title 12, Chapter 20, Section 020, Subsection I. GENERAL OFF-STREET PARKING REQUIREMENTS is hereby amended as follows:

**Sponsors:**

Ryan O'Malley

**Attachments:**

[Current Ordinance 12.12.090](#)

[Purpose of Amendments to 12.12.090 and 12.20.010](#)

[141-25](#)

Committee Report: The Standing Committee on License, to who was referred Papers 99 through 110 Series of 2025 and the task of assessing additional Class II licenses for two abutting parcels under one business entity, having considered the same make the following reports:

Committee recommends granting Prestige Motors of Malden, Inc. a Class II license for thirty cars at 590 Broadway in addition to their Class II license for 37 cars at 600 Broadway as granted by Paper 9-25.

The Committee further offers the following report for Papers 99 through 110 Series of 2025:

[9A-25](#)

Petition: Class II: Prestige Motors of Malden, Inc., 590 Broadway, Malden, 30 cars (New)

[99-25](#)

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

[100-25](#)

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

[101-25](#)

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

[102-25](#)

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

[103-25](#)

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

[104-25](#)

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

- [105-25](#) Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2L, Chelsea (Renewal)
- [106-25](#) Petition: Taxi Driver: Stephen Lauber, 3 Meredith Way, Rockland (Renewal)
- [107-25](#) Petition: Taxi Driver: Frank Pensavalli, 328A Bryant Street, Malden (Renewal)
- [108-25](#) Petition: Taxi Driver: Donald Porter, 17 Silver Leaf Way Apt. 1731, Peabody (Renewal)
- [109-25](#) Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)
- [110-25](#) Petition: Taxi Driver: Carlos Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)

## **10. EXECUTIVE SESSION**

[142-25](#) Order: The City Council will vote whether to go into Executive Session with Legal Counsel in accordance with Exemption One, Massachusetts General Laws Chapter 30A Section 21(a)(1), and Exemption Seven, Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with or act under the authority of any general or special law, specifically to comply with the provisions of Massachusetts General Laws Chapter 30A Section 23(b), to act on the pending Open Meeting Law Complaint filed by Jadeane Sica of 12 Cleveland Street on February 27, 2025 against the City Council related to the February 25, 2025 duly posted Executive Session on the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden where such discussion in open meeting may have a detrimental effect on the litigation position of the City.

The City Council will meet in Executive Session to conduct a review of the following Executive Session minutes to determine if release of records is appropriate at this time:

- March 4, 2025, 117-25
- February 25, 2025, 116-25
- February 11, 2025, 83-25
- February 4, 2025, 61-25
- September 26, 2023, 335-23
- September 12, 2023, 316-23
- October 25, 2022, 425-22

(Roll Call Required)

**Sponsors:** Ryan O'Malley

## **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.:](#)

[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**

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmaiden.org](mailto:mluise@cityofmaiden.org) or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmaiden.org/captions](http://www.cityofmaiden.org/captions)