



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised City Council

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

Tuesday, April 26, 2022

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

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

Office of Strategic Planning & Community Development will give an informational presentation regarding the new MBTA Communities Zoning per M.G.L. c. 40A, New Section 3A.

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

[194-22](#) Minutes of the meeting of April 12, 2022

[195-22](#) Minutes of the meeting of April 19, 2022

7. APPOINTMENTS & ELECTIONS

[196-22](#) Council Appointment: Lisa Sulda of 67 Ashland Street as a member of the Community Preservation Committee, said term to expire on March 15, 2024

Sponsors: Chris Simonelli

[197-22](#) Council Appointment: Cameron Lane of 1 Grape Street as a member of the Community Preservation Committee, said term to expire on March 15, 2024

Sponsors: Chris Simonelli

[198-22](#) Council Appointment: Monique Ching of 153 Salem Street, Apt. BR as a member of the Community Preservation Committee, said term to expire on March 15, 2024

Sponsors: Chris Simonelli

[199-22](#) Council Appointment: Rachael Running of 51 Bellvale Street as a member of the Community Preservation Committee, said term to expire on March 15, 2024

Sponsors: Chris Simonelli

[200-22](#) Council Appointment: Brendan Brett of 32 Milton Street as a member of the Community Preservation Committee, said term to expire on March 15, 2024

Sponsors: Chris Simonelli

[201-22](#) Mayoral Appointment: Resa Gray of 37 East Border Road, Malden to full member status of the Planning Board, said term to commence upon her confirmation by the City Council, and to expire March 1, 2027. Resa, currently an associate member, will replace Patrick Fitzgerald, who resigned at the completion of his term.

Sponsors: Chris Simonelli

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[202-22](#)

1. Read into the record the Notice of Public Hearing on the Petition of DMS Trinity, LLC on behalf of Charles Street Realty Trust 2020 seeking a special permit under Title 12, Chapter12, Section 190 of the Code of the City of Malden (MCC).
2. 7:05PM - Public hearing on the petition of DMS Trinity, LLC on behalf of Charles Street Realty Trust 2020 seeking a special permit under Title 12, Chapter12, Section 190 of the Code of the City of Malden (MCC) to allow a Marijuana Establishment namely, a marijuana retailer, at the property known as and numbered 36 Charles Street, Malden, MA and also known by City Assessor's Parcel ID # 062-239-910. Petition and plans are available for public review in the City Clerk's Office, 215 Pleasant Street, Room 220, Malden, MA (by appointment only) and on the City website under Permit Application # CMID-040598-2021 at https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home. Members of the public are invited to attend and participate and provide comment on the Petition.

- [203-22](#) Petition: Open Air Lot, 29 Madison Street, LLC of 29 Madison Street, 40 spaces, renewal
Sponsors: Jadeane Sica
- [204-22](#) Petition: Open Air Lot, 25-37 Florence Street, LLC, 25 Florence Street, 34 spaces, renewal
Sponsors: Jadeane Sica
- [205-22](#) Petition: Billiard License Ancient Order of Hibernians, Inc., Division 12, 259 Charles Street, 1 table, renewal
Sponsors: Jadeane Sica
- [206-22](#) Petition: Billiard License Malden Vets of Irish Ancestry, 177 West Street, 2 tables, renewal
Sponsors: Jadeane Sica
- [207-22](#) Petition: Billiard License, Town Line Ten Pin, Corp., 665 Broadway, 15 tables, renewal
Sponsors: Jadeane Sica
- [208-22](#) Petition: Bowling Alley License, Town Line Ten Pin, Corp., 665 Broadway, 48 lanes, renewal
Sponsors: Jadeane Sica
- [209-22](#) Petition: Second Hand Dealer, Cash King, LLC, 41 Lebanon Street, renewal
Sponsors: Jadeane Sica

9. MOTIONS, ORDERS AND RESOLUTIONS

- [210-22](#) Order: That the appropriation enumerated below, being in the amount of \$25,000 (Twenty-Five Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:
Spot Pond Brook Greenway Phase II
25% Design Project: \$25,000 from General Fund
- Sponsors:** Barbara Murphy
- Attachments:** [Mayor's Letter of Submission of Spot Pond Greenway](#)
[Spot Pond Brook Greenway Recommendation Letter 2022.04.12](#)

[211-22](#)

Order: that the Malden City Council undertake a review of Marijuana Establishment Zoning Ordinance Title 12, Chapter 12, Section 90 and Licensing Marijuana Establishments Ordinance Title 6, Chapter 08, Section 070 of the Code of the City of Malden in order to ensure competitive advantage for equity applicants, broader geographic diversity of retail parcels, and reasonable anticipation of pending state-level legislation meant to encourage diversity and equity when awarding the remaining available cannabis licenses for applicants that meet state-certified standards for Economic Empowerment and Social Equity as defined by the Massachusetts Cannabis Control Commission.

Sponsors: Amanda Linehan

10. COMMUNICATIONS

11. ENROLLED ORDINANCES

[405-21](#)

Order: Be it hereby ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by adding Title 12, Chapter 12, Section 300 Site Plan Review to the Code of the City of Malden:

Sponsors: Steven Winslow

Attachments: [12.12.300 SITE PLAN REVIEW OTHER v2](#)
[12.12.300 SITE PLAN Paper 405.21 Revised](#)
[CCP 405 2021 PBR](#)
[CCP 405 2021 PSR w Att](#)
[Attachment Paper 405-21](#)
[12.12.300 SITE PLAN REVIEW OTHER v5. 11.30.2021](#)
[Councillor Winslow's Recom 4.05.2022](#)

12. COMMITTEE REPORTS

[212-22](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 169-22 and 170-22 having considered the same, make the following report that these papers be reported out favorably to the Full City Council.

Sponsors: Barbara Murphy

[169-22](#)

Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

Sponsors: Barbara Murphy

170-22

Order: That the City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for fiscal year 2023, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

Sponsors:

Barbara Murphy

Attachments:

[Mayor's CDBG Budget Letter 4 7 22](#)

[220405 CDBG Preliminary Budget to Council](#)

[220419 Final Budget CDBG with contingencies](#)

[213-22](#)

Committee Report: License Committee, The Standing Committee on License to whom was referred the below Papers, having considered the same make the following report: The Committee recommends these licenses be granted. The committee voted unanimously that the petition for Paper 165-22 be recommended unfavorably.

Paper 159-22 Petition: Open Air Lot, Three C Realty Trust, 54 Winter Street, 22 spaces, renewal

Paper 160-22 Petition: Open Air Lot, Andy's Service Center, Inc., 356 Lebanon Street, 12 spaces, renewal

Paper 161-22 Petition: Open Air Lot, Northeast Transport and Snow Services, Inc., 531 Rear Broadway, 5 spaces, renewal

Paper 162-22 Petition: Open Air Lot, AMG Auto Sales, Inc., 135b Easter Avenue, 24 spaces, renewal

Paper 163-22 Petition: Second Hand Dealer, Gold & Diamonds Etc. Inc., 29 Pleasant Street, renewal

Paper 164-22 Petition: Pawn Broker, Gold & Diamonds Etc. Inc., 29 Pleasant Street, renewal

Paper 166-22 Petition: Livery Mujahid Moughal 52 Hancock Street, new

Paper 167-22 Petition: Lodging House License, Top Tier Properties, LLC, dba Sir Carlton Realty Trust, 33 Maple Street, 44 rooms, renewal

Paper 168-22 Petition: Billiard License, Italian American War Vets, Malden Post 16, 40 Oakland Street, 1 table, renewal

Paper 165-22 Petition: Class II Dealer, Jorge L. Espinoza dba Gar Auto Sales, 147 Highland Avenue, 15 spaces, new

Sponsors:

Jadeane Sica

[214-22](#)

Committee Report: The Standing Committee on Personnel and Appointments to whom was referred Papers 93-22, 94-22, 95-22, 96-22, 97-22, 98-22, and 157-22 having considered the same, make the following report, that these papers be reported out favorably to the Full City Council.

Paper 93-22 Mayoral Re-Appointment: Diana Jeong, 12 West Street, Malden, MA to the Cannabis Licensing & Enforcement Commission, said term to expire on March 15, 2025.

Paper 94-22 Mayoral Re-Appointment: Kathryn Pakenham Bilgen, 63 Upham Street, Malden, MA as the builder/architect member of the Zoning Board of Appeal, said term to commence upon confirmation by the Council, and to expire March 1, 2025.

Paper 95-22 Mayoral-Re-Appointment: William Coleman, 53 Kimball Street, Malden, MA as a member of the Department of Public Works Commission, said term to expire March 1, 2025.

Paper 96-22 Mayoral Re-Appointment: Andrew Zamagni, 16 Cross Street, Malden, MA as a member of the Registrar of Voters Board, said term to expire on March 31, 2025.

Paper 97-22 Mayoral Re-Appointment: Amanda Bells, 4 Stone Lane, Apt. 5235, Malden, MA to the Disability Commission said term to commence upon confirmation by the Council, and to expire March 15, 2025.

Paper 98-22 Mayoral Re-Appointment: Eric Henry, 75 Wiley Street, Malden, MA to the Planning Board, said term to commence upon confirmation by the Council, and to expire March 1, 2027.

Paper 157-22 Mayoral Appointment: Armen Khodaverdian of 11 Kneeland Street, Malden, MA as an Associate Member of the Board of Appeal, said term to commence upon confirmation by the City Council, and to expire on March 1, 2025. Armen will fill the vacancy left by David Senatillaka.

Sponsors:

Chris Simonelli

[215-22](#)

Committee Report: The Standing Committee on Personnel and Appointments to whom was referred Paper 190-22 having considered the same, make the following report to fill the appointment to the Cannabis Licensing and Enforcement Commission.

Sponsors:

Chris Simonelli

13. TABLED PAPERS

[138-22](#)

Resolve: That the City of Malden City Council establish “The Malden Youth Council” Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

Sponsors:

Karen Colon Hayes, Amanda Linehan, Carey McDonald and Naomi Kahn

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

GREGORY LUCEY, CITY CLERK