



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final 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*

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Tuesday, April 26, 2022

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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

*Councillor Spadafora called the meeting to order at 7:04 P.M.*

*Also present was Assistant City Solicitor Zaheer Samee and Chief Strategy Officer Ron Hogan.*

*Council President Spadafora requested a moment of silence for the recent passing of long time Malden resident Virginia Ruane.*

### **2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN**

### **3. ROLL CALL**

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

### **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.

*Evan Spetrini, Senior Planner and Policy Manager from the Office of Strategic Planning and Community Development gave the Council a presentation including slides for informational purposes on the new MBTA Communities Zoning per M.G.L. c. 40A, New Section 3A. This presentation was required.*

### **5. PUBLIC COMMENT**

*There were 3 speakers present that spoke during public comment: Amy Friedman 8 Marvin Street and Elizabeth Santa Lucce spoke in favor of Paper 211-22 and Marilyn Andrews 83 Cleveland Street spoke in favor of papers 169-22 and*

170-22.

*Clerk Lucey read 5 emails in support of Paper 211-22, Chris Eskola, Dawn Macklin 36 Dartmouth Street, Sarah Strickland 40 Auburn Street, Kathleen Sheridan 51 Earl Street, James Meickle 60 Main Street.*

*Clerk Lucey read an email from Frank Cina 120 Mountain Ave #A2 in support of papers 169-22 and 170-22.*

## **6. APPROVAL OF MINUTES**

### [194-22](#)

Minutes of the meeting of April 12, 2022

*Councillor Winslow amended the minutes to delete Naomi Kahn as being present as a councillor and voting on paper 405-21. Ms. Kahn is not a member of the City Council. Clerk Lucey explained that it was a Granicus glitch that when Ms. Kahn was added to the Future of Maplewood Square Committee she appeared several times on the Council minutes.*

**A motion was made by Councillor Condon, seconded by Councillor Winslow, that the Council Minutes be approved. The motion carried by a unanimous vote.**

### [195-22](#)

Minutes of the meeting of April 19, 2022

**A motion was made by Councillor Condon, seconded by Councillor Winslow, that the Council Minutes be approved. The motion carried by a unanimous vote.**

## **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

*Personnel Appointments Chair Councillor Simonelli made a motion to suspend council rules and approve the 5 CPC reappointments on the docket on the floor. The motion was seconded by Councillor Sica and so voted. The motion passed 11-0*

**A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Appointment be confirmed. The motion carried by a unanimous vote.**

### [197-22](#)

Council Appointment: Cameron Layne of 11 Grape Street as a member of the Community Preservation Committee, said term to expire on March 15, 2024

**Sponsors:** Chris Simonelli

**A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Appointment be confirmed. The motion carried by a unanimous vote.**

### [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

**A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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

**A motion was made by Councillor Simonelli, seconded by Winslow, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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

**A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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

**Attachments:** [Final Paper: 201-22](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Sica, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**

## **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, Chapter 12, 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, Chapter 12, 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](https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home). Members of the public are invited to attend and participate and provide comment on the Petition.

**Attachments:** [DMS Trinity- City Council Presentation 4-26-2022](#)  
[Denis Pinhone Dos Santos SDO Attendance Code](#)  
[Proof of Social Equity Applicant Acceptance Denis Pinhone Dos Santos](#)  
[36 Charles PBR 4.23 wAtts](#)

The Council conducted a public hearing on granting a special permit for DMS Trinity LLC, dba Trinity Naturals as a Marijuana Retailer at 36 Charles Street.. At the Hearing, Attorney Roberto DeMarco, 350 Main Street, Malden MA represented the petitioner. The Planning Board recommended at their March 9, 2022 meeting by a unanimous vote of 9-0, that the petition be denied because of inadequate parking. The Planning Board did provide the Council with 16 recommendations if they were to grant the Special Permit. The Council heard from Mary Susan Blount from Trinity Natural who presented a slide presentation on their ownership, team, and operations. Attorney DeMarco stated that the property is 13,000 square feet but the operations were being confined to 4,000 square feet so the 52 parking space requirement be only 16. The requirement is 4 spaces per 1,000 square feet. Attorney DeMarco agreed to all 16 recommendations by the Planning Board. Council President Spadafora opened the public hearing and there were two speakers who spoke in favor of granting the special permit and four emails that Clerk Lucey read in support of the petition. There were two speakers who spoke against the petition.

City Planner Michelle Romero addressed the Council and discussed the Petition and the reasons for the Planning Boards unanimous decision to deny the petition. Ms. Romero discussed the 16 recommendations if the Council were to grant the special permit. Ms. Romero stated further that after hearing the discussion tonight she would recommend 2 additional conditions, that the off site parking be required in the conditions in the case of the eleven spaces in the "driveway agreement " be terminated and the hours of operation of 9:00 A.M. to 9:00 P.M be added as a condition.

The following votes were taken by the City Council:

Councillor Murphy made a motion to amend recommendation #3 from the Planning Board to: the loading and delivery area may be used for parking during retail hours, the motion was seconded by Councillor Linehan. The following voice vote was taken: Colon-Hayes (y), Condon (y), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 11-0.

Councillor Winslow made a motion that there be mitigation based on the preliminary peer review and any 6 month traffic study, the motion was seconded by Councillor Simonelli. The following voice vote was taken: Colon-Hayes (y), Condon (n), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 10-1.

Councillor Winslow made a motion that the Petitioner work with the City and abutting property owners connecting the potential Spot Pond Greenway Project to the bike path, the motion was seconded by Councillor Linehan. It was so voted: Colon-Hayes (y), Condon (n), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (n), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 9-2.

Councillor Murphy made a motion to require all 16 Planning Board recommendations with #3 amended, Councillor Crowe seconded the motion. The following vote was taken: Colon-Hayes (y), Condon (n), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 10-1

Councillor Crowe made a motion that 5 spaces off site be included in the parking requirement, seconded by Councillor Murphy. The following vote was taken: Colon-Hayes (y), Condon (y), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 11-0.

Councillor Crowe made a motion that the hours of operation be 9:00 A.M. to 9:00 P.M., the motion was seconded by Councillor Simonelli. The following vote was taken: Colon-Hayes (y), Condon (y), Crowe (y), Linehan (y), McDonald (n), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion passed 10-1.

Councillor Crowe moved to grant the Special Permit with 16 conditions by the Planning Board, with item #3 amended and four additional conditions by the City Council, the motion was seconded by Councillor Simonelli. The following roll call vote was taken: Colon-Hayes (y), Condon (n), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow m(y), Spadafora (y). The motion passed 10-1.

Councillor Crowe made a motion to grant the special permit with the 20 conditions, seconded by Councillor Simonelli, The following vote was taken by roll call vote: Colon-Hayes (y), Condon (n), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The Special Permit was granted by a vote of 10-1.

**A motion was made by Councillor Crowe, seconded by Councillor Simonelli, that the Petition be granted with 20 conditions. The motion carried by the following vote:**

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

**Nay:** 1 - Condon

#### 203-22

Petition: Open Air Lot, 29 Madison Street, LLC of 29 Madison Street, 40 spaces, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

#### 204-22

Petition: Open Air Lot, 25-37 Florence Street, LLC, 25 Florence Street, 34 spaces, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

#### 205-22

Petition: Billiard License Ancient Order of Hibernians, Inc., Division 12, 259 Charles Street, 1 table, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

#### 206-22

Petition: Billiard License Malden Vets of Irish Ancestry, 177 West Street, 2 tables, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

[207-22](#)

Petition: Billiard License, Town Line Ten Pin, Corp., 665 Broadway, 15 tables, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

[208-22](#)

Petition: Bowling Alley License, Town Line Ten Pin, Corp., 665 Broadway, 48 lanes, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

[209-22](#)

Petition: Second Hand Dealer, Cash King, LLC, 41 Lebanon Street, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

## **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](#)  
[Final Paper: 210-22](#)

**A motion was made by Councillor Murphy that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.**

[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

**Attachments:** [Informational Memo on Buffer Zones Dimensional Controls \(1\)](#)  
[April 2022 City Council Update S2801 Preview \(1\)](#)  
[Proposed Marijuana Establishments Zoning Amendments June 1 2022](#)  
[Final Paper: 211-22](#)

*Councillor Linehan the sponsor of the Paper said she had asked Chief Strategy Officer and CLEC member, Ron Hogan to give a presentation on an overview of Cannabis Licensing and give an overview of potential upcoming changes. Mr. Hogan gave slide presentation on Malden's cannabis licensing process with a history of the application process. Mr. Hogan also spoke to changes being discussed in the legislature and concerns statewide.*

*Councillor O' Malley said he would like to get a legal opinion on the relationships of buffer zones and dimensional controls.*

*Councillor Sica said problems with the buffer zone have never come up until a recent applicant was denied because of not meeting the buffer zone requirement. Councillor Sica went on that the ordinance was drafted with great care and if there was an issue Legal would have picked up on it when the ordinance was being discussed.*

*Councillor O'Malley said he wants clarification because he is not clear on it.*

*Councillor Winslow said he would like to know where Malden sits compared with other communities in granting cannabis licenses.*

*Councillor Linehan said we could continue with our licensing process but it is the right time to look at the ordinance to get the required licenses with the two that are remaining that can be issued. Councillor Linehan continued that paper 211-22 is intentionally broadly written because all options are on the table.*

*Councillor Colon-Hayes asked to be a cosponsor of the paper and said she would like the legal opinion as well.*

*Councillor Simonelli said this is a good paper and in ward 7 they are zoned out of any possibility for a cannabis establishment.*

*Councillor O'Malley made a motion that Legal give the Council a memo explaining the relationship between buffer zones and dimensional controls. The motion was seconded by Councillor Linehan, it was so voted 11-0.*

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.**

## **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:** Stephen 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](#)

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

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

## **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

*Councillor Crowe made a motion that she be recused from Financial papers 169-22 and 170-22 because she has every year recused herself from the CDBG process because of her affiliation with a nonprofit. It was so voted 11-0*

**A motion was made by Councillor Murphy that the Committee Report be received and filed. The motion carried by a unanimous vote.**

### 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

**Attachments:** [Final Paper: 169-22](#)

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

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

**Recused:** 1 - Crowe

### 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](#)

[220427 Adopted CDBG budget with contingencies](#)

[Final Paper: 170-22](#)

*Chair Murphy had Alex Pratt from the Office of Strategic Planning and Community Development come up and talk about the CDBG process and the organizations that will receive funding. Mr. Pratt did say that the numbers will not be final until HUD finalizes their funding to communities. The numbers being presented were projected amounts.*

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

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

**Recused:** 1 - Crowe

### 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

**A motion was made by Councillor Sica that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[159-22](#)

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

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[160-22](#)

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

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[161-22](#)

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

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[162-22](#)

Petition: Open Air Parking Lot, AMG Auto Sales, Inc., 135B Eastern Avenue, 24 spaces, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[163-22](#)

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

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[164-22](#)

Petition: Pawn Broker, Gold & Diamonds Etc. Inc., 29 Pleasant Street, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[165-22](#)

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

**Sponsors:** Jadeane Sica

*Chair Sica stated the application was denied because the plot plan submitted only had 6 parking spaces which doesn't meet the class II dealer ordinance requirement and the business primary purpose needs to be a used car dealer and it would not be, the primary business is auto repair.*

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be denied. The motion carried by a unanimous vote.**

[166-22](#)

Petition: Livery Mujahid Moughal 52 Hancock Street, Malden, MA new

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[167-22](#)

Petition: Lodging House License, Top Tier Properties, LLC. dba Sir Carlton Realty Trust, 33 Maple Street Malden, MA, 44 rooms, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[168-22](#)

Petition: Billiard License Malden Post 16, Italian American War Vets, 40 Oakland Street Malden, MA 1 table, renewal

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Sica, seconded by Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[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

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

[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.

**Sponsors:** Chris Simonelli

**Attachments:** [93-22 Diana Jeong](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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.

**Sponsors:** Chris Simonelli

**Attachments:** [94-22 Kathryn Pakenham Bilgen](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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.

**Sponsors:** Chris Simonelli

**Attachments:** [95-22 William Coleman](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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.

**Sponsors:** Chris Simonelli

**Attachments:** [96-22 Andrew Zamagni](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[97-22](#)

Mayoral Re-Appointment: Amanda Belles, 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.

**Sponsors:** Chris Simonelli

**Attachments:** [97-22 Amanda Belles](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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.

**Sponsors:** Chris Simonelli

**Attachments:** [98-22 Eric Henry](#)

**A motion was made by Councillor Simonelli, seconded by Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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:** Craig Spadafora

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

[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

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

[190-22](#)

The committee will interview the following three finalists for the appointment to

the Cannabis Licensing and Enforcement Commission:

Ashley Connors Sherwin

Deano Summers

Debbie Wallis

They will then continue deliberation on the finalists interviews and choose a candidate to fill the appointment to the Cannabis Licensing and Enforcement Commission to be recommended out favorably to the Full Council.

*Chair of personnel appointments, Councillor Simonelli announced that the committee had narrowed the search to 3 candidates at their previous committee meeting and had scheduled all 3 finalists to come in prior to tonight's council meeting. One candidate backed out so the committee interviewed 2 candidates and are recommending Deano Summers, 36 Gilbert Street be confirmed for the Cannabis Licensing and Enforcement position.*

**This Council Item was confirmed**

### **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 and Carey McDonald

**Attachments:** [Youth Board Presentation for City Council April 25 2023](#)

[Community Engagement and Inclusion Presentation 13124](#)

[Community Engagement and Inclusion Updated Presentation 22124](#)

### **14. PERSONAL PRIVILEGE**

### **15. ADJOURNMENT**

**GREGORY LUCEY, CITY CLERK**