



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Draft City Council

*Council President Neal Anderson,  
Councillor David Camell,  
Councillor Paul Condon,  
Councillor Peg Crowe,  
Councillor Deborah DeMaria,  
Councillor Amanda Linehan,  
Councillor Barbara Murphy,  
Councillor Ryan O'Malley,  
Councillor Jadeane Sica,  
Councillor Craig Spadafora,  
Councillor Stephen Winslow*

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Tuesday, April 13, 2021

7:00 PM

REMOTE VIRTUAL MEETING

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### 153-21

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the city of Malden website at [cityofmalden.org](http://cityofmalden.org) as soon as practicable after the meeting.

Additional information/guidelines for the public can be found here:

<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

Members of the public who wish to attend remotely can do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/95921884302?pwd=UGtWZHJUczRUNEtVnNBTdWVackdCdz09>

Passcode: 854784

Or One tap mobile :

US: +16465189805,,95921884302#,,,,\*854784#  
+19294362866,,95921884302#,,,,\*854784#

Or Telephone:

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Webinar ID: 959 2188 4302

Passcode: 854784

International numbers available: <https://cityofmaiden.zoom.us/j/abL7WFmc5o>

If you would like to request a reasonable accommodation, please contact

Maria Luise, ADA Compliance Coordinator at [mluise@cityofmaiden.org](mailto:mluise@cityofmaiden.org)

[<mailto:mluise@cityofmaiden.org>](mailto:mluise@cityofmaiden.org)

[<mailto:mluise@cityofmaiden.org>](mailto:mluise@cityofmaiden.org) or 781-397-7000, Ext 2005.

## **1. CALL TO ORDER**

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

## **3. ROLL CALL**

*Councillor Crowe requested a moment of silence for Jimmy Concannon, John Zamagni and Richard Stelmach.*

**Present - Councillors:** 11 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

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

Birutki Tsige and Erga Pierette will appear before the council to receive citations from Council President Neal Anderson on their 2021 Black Excellence on the Hill Awards.

*Council President Anderson gave a presentation to the two honorees, Birutki Tsige and Erga Pierette citing their achievements and commitment to the Malden community..*

## **5. PUBLIC COMMENT**

## **6. APPROVAL OF MINUTES**

[154-21](#)

Minutes of the Meeting of March 30, 2021.

**A motion was made by Councillor Spadafora, seconded by Councillor Winslow, that the Council Minutes be approved. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

## **7. APPOINTMENTS & ELECTIONS**

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

*Councillor O'Malley gave a slide presentation with Erik Burkman (Transit Priority Group-MBTA) on the grant before the Council. The total is \$716,000 Centre Street*

(\$491,000), Centre/Main Street (\$225,000). The grant for Salem Street has not been approved yet.

Council President Anderson opened the public hearing up at 8:04 P.M.

Speaking in favor by Zoom were:

Kerry Pike- 7 Preston Street, John Maira-68 Washington Street, Stacey Gilchrist -92 Porter Street, Greg Arney 61 Las Casas Street, Maria Genco and Ted Brookings- 11 Wyoming Ave, Karen Colon-Hayes- 105 Wyoming Ave., Sunish Otukar- 19 Hillside Ave. #1, Amy Friedman- 8 Marvin Street, Samuel Sprangel-49 Cleveland Street, Karen Buck-323 Forest Street, Isadel Eddy 58 Blomerth Street, Carey McDonald-33 Pierce Street, Robert Terrano- 33 Playstead Road, Stephanie Walla- 49 Cleveland Street, Arianne Taylor-57 My. Vernon Street, Ho Yin Au-710 Main Street, David Senatillaka-Perkins Ave., Eunice Torres- 18 Vernon Street, Barbra Kim-79 Boylston Street, Nikita LaMour- 645 Cross Street, Danyal Najmi-15 Harding Ave.

Clerk Lucey read 31 letters in support of the petition.

Council President Anderson closed the support part of the hearing and opened the opposition part of the hearing at 9:08 P.M.

Speaking in opposition by Zoom were:

Neil Kinnon- 11 Spruce Street, Michael Sullivan- 42 Rand Street, Stephen Nie-226A Washington Street, Linda Jordan- 64 Harvard Street.

Clerk Lucey read 17 letters in opposition to the petition.

Council President Anderson closed the public hearing at 9:51P.M.

Councillor Camell said he was uncommitted on the paper up to this point but will support tonight. Councillor Crowe wants to be clear on the data that is being used to make the decision. Councillor Condon is not ready to support the petition.

Councillor Murphy is concerned because there is no peer review and the petition is being pushed because it is a grant. Councillor Murphy will not be supporting not because the plan doesn't have merit but because all the information has not been provided and there are too many questions without answers.

Councillor Crowe suggested there be an evaluation committee created if the plan passes. Councillor Winslow agreed with Councillor Crowe that a criteria could be set up. and the council could review after 4 months. Councillor Crowe asked Erik Burkman for a timeline and asked because it is a pilot program could they use cones instead of painting the pavement. Mr. Burkman said they don't use cones anymore.

Council President Anderson stated no matter how councillors vote, who he heard from, 1/2 were for and 1/2 were against but he is willing to give the program a try.

Councillor DeMaria supports the program and made a motion to pass, seconded by Councillor O'Malley

## **PUBLIC HEARING NOTICE WINTER SHARED STREETS GRANT & COMMUNITY CONNECTIONS PROGRAMS**

[144-21](#)

Resolve: Of the Malden City Council Supporting Actions to Maintain Social

Distance on MBTA Buses in Response to the COVID-19 State of Emergency  
Whereas, beginning in March 2020 the Federal and State Governments and the Malden Board of Health and declared States of Emergency to Respond to COVID-19; and

Whereas, Federal, State and Municipal Declarations and subsequent orders have restricted the capacity of public transportation vehicles in order to allow for sufficient social distancing for passengers and drivers;

Whereas, the Massachusetts Bay Transportation Authority (the MBTA) has modified bus schedules in Malden in an effort to provide more frequent service to allow for sufficient social distancing;

Whereas, the Massachusetts Department of Transportation has created the Winter Shared Streets Grant program with the intent of funding quickly implemented projects that can support public health, safe mobility and renewed commerce;

Whereas, the MBTA has submitted applications to the Winter Shared Streets Grant Program and the Community Connections program that will fund Traffic Signal Prioritization improvements along Centre, Salem and Main Streets and bus lanes on Centre and Main Streets that will help reduce travel times for MBTA buses along these corridors thus providing further frequency of service and allowing for continued social distancing on buses;

Whereas, the Traffic Signal Prioritization improvements can be utilized by the Malden Fire and Police Department and local ambulance services to provide signal priority during emergency responses;

Whereas, the MBTA's Winter Shared Streets proposal is consistent with Malden Complete Streets Policy and contains improvement for pedestrians and bicyclists, such as improved crosswalks and a dedicated bicycle lane connecting the Northern Strand to the Malden MBTA Station.

Resolved that the Malden City Council hereby supports the improvements contained in the MBTA's Winter Shared Streets and Community Connections Grant applications as presented to the Council in April 2021.

**Sponsors:** Ryan O'Malley and Stephen Winslow

*Councillor Crowe made a motion to form an evaluation committee, seconded by Councillor Winslow, It was so voted by roll call vote; Camell (y), Condon (n), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y). 10-1 passed.*

*Council President Anderson asked for volunteers to serve on the evaluation committee.*

*The evaluation committee is Councillor O'Malley as chair and Councillors Crowe, Camell, Winslow and Linehan. The name of the committee will be named the Shared Street Proposal Evaluation Committee.*

**A motion was made by Councillor DeMaria, seconded by Councillor O'Malley, that the Resolution be passed. The motion carried by the following vote:**

- Yea:** 9 - Anderson, Camell, Crowe, DeMaria, Linehan, O'Malley, Sica, Spadafora and Winslow
- Nay:** 2 - Condon and Murphy

[156-21](#)

Lodging House: Metro North Housing Corp., 115 Washington St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

- Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[157-21](#)

Lodging House: Metro North Housing Corp., 22 Charles St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

- Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[158-21](#)

Lodging House: Cedar House LLC, 116-118 Cedar St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

- Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[159-21](#)

Lodging House: BREC LHP LLC, 155 Clifton St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

- Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[160-21](#)

Outdoor Parking: Spadafora Trust, 35 Canal St. Malden, MA, 10 spaces (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[161-21](#)

Outdoor Parking: T.J. Automotive, 315 Pleasant St. Malden, MA, 20 spaces  
(Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[162-21](#)

Outdoor Parking: AGM Auto Sales, 135 Eastern Ave. Malden, MA, 24 spaces  
(Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[163-21](#)

Pawnbroker: Art Carl Jewelers, 56 Pleasant St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[164-21](#)

Second-Hand Dealer: Art Carl Jewelers, 56 Pleasant St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[165-21](#)

Pool Table: L & K Billiard Pool Hall, 77 Exchange St. Suite 101, Malden, MA, 7 tables (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[166-21](#)

Pool Table: Loyal Order of the Moose Lodge 1910, 562 Broadway, Malden, MA, 2 tables (Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[167-21](#)

Self-Service Gas Station: Snap Mart DBA Petrola, 245 Main St. Malden, MA  
(Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[168-21](#)

Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Ave. Malden, MA  
(Renewal)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Petition be referred to the License Committee. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

## MOTIONS, ORDERS AND RESOLUTIONS

[169-21](#)

Order: The Personnel and Appointments Committee develop and advertise a notice for "representative of Malden Disability Advocacy Organization" position on the Human Rights and Fair Housing Commission (the "Commission"). The posting will be advertised for a minimum of two weeks.

**Sponsors:** Peg Crowe

*Councillor Crowe requested to suspend council rules and have paper 169-21 be approved on the floor and not be sent to committee. Seconded by Councillor Condon. It was so voted by roll call vote; Camell (y), Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y)*

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[170-21](#)

Order: That the appropriation enumerated below, being in the amount of \$100,000 (One Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Fellsmere Park Master Plan: \$100,000 from budgeted reserve account

Total Appropriation = \$100,000

**Sponsors:** Barbara Murphy

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

## **10. COMMUNICATIONS**

## **12. COMMITTEE REPORTS**

### **171-21**

Committee Report: License - Petitions: Papers (Listed below):

Paper # 37-21 Petition: Livery: David Ulysse, 230 Bryant St., # 3, Malden 1 livery (renewal)

Paper # 39-21 Petition: Livery: Roman Kerm, 150 Sylvan St., Malden 3 liveries (renewal)

Paper # 81-21 Petition: Taxi Cab - Malden Trans., 290 Eastern Ave., Malden 9 cabs (renewal)

Paper # 82-21 Petition: Second Hand Dealer: Cash King, 35-45 Lebanon St., Malden (new)

Paper # 175-20 Petition: Self Service Gas Station, Gibbs, 728 Main St., Malden (renewal)

Paper # 339-20 Petition: Class II - Broadway Auto Sales, 628 Broadway, Malden (0 cars)

Paper # 367-20 Petition: Livery - 5 Star Car Service, 15 Mt. Vernon St. # 2, Malden 1 (new)

**Sponsors:** Paul Condon

**A motion was made by Councillor Condon that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

### **37-21**

Petition: Livery: David Ulysse, 230 Bryant St. #3, Malden, 1 livery (Renewal)

**Sponsors:** Paul Condon

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

### **39-21**

Petition: Livery: Roman Kerm, 150 Sylvan St., Malden, 3 liveries (Renewal)

**Sponsors:** Paul Condon

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



**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[81-21](#)

Taxi Cab: Malden Transportation, Inc. 290 Eastern Ave., Malden, 9 cabs  
(Renewal)

**Sponsors:** Paul Condon

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[82-21](#)

Second-Hand Dealer: Cash King, 35-45 Lebanon St., Malden (New)

**Sponsors:** Paul Condon

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[175-20](#)

Petition: Self Service Gas Station Gibbs Oil Co. LP, 728 Main Street, Malden, MA - renewal.

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[339-20](#)

Petition: Class II - Broadway Auto Sales, 628 Broadway, Malden, MA - 0 cars  
(incomplete application)

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[367-20](#)

Petition: Livery - 5 Star Car Services, Inc., 15 Mt. Vernon Street # 2, Malden, MA  
1 livery (new)

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

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[172-21](#)

Committee Report: Rules & Ordinance (Paper # 122-21) Order: Be it hereby ordained that the Revised Ordinances of 2020 be amended by updating Section 2.24.050 of the Police Superior Officers Salary Schedule per attached.

**Sponsors:** Craig Spadafora

**This Committee Report was received and filed**

[122-21](#)

Order: Be it hereby ordained that the Revised Ordinances of 2020 be amended by updating Section 2.24.050 of the Police Superior Officers Salary Schedule per attached.

**Sponsors:** Craig Spadafora

**This Ordinance was enrolled as amended**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

**13. TABLED PAPERS**

**14. PERSONAL PRIVILEGE**

**15. ADJOURNMENT**

**A motion was made by Councillor Camell, seconded by Councillor Condon, that the meeting be adjourned. The motion carried by the following vote:**

**The meeting adjourned at 10:50 P.M.**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

**GREGORY LUCEY, CITY CLERK**