



# City of Malden

Malden City Hall  
110 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Draft City Council

---

Tuesday, May 1, 2018

7:00 PM

John & Christina Markey Community Center,  
7 Washington St.

---

### 1. CALL TO ORDER

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

### 3. ROLL CALL

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

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

The Malden City Council recognized Malden High School's Play Production for advancing to the Finals in the Massachusetts Educational Theater Guild's competition.

Friends of the Fellsmere Heights appeared before the City Council to give a presentation.

[255-18](#)

Presentation by Friends of Fellsmere Heights.

### 5. APPROVAL OF MINUTES

[228-18](#)

Minutes of the meeting of April 17, 2018.

**A motion was made by Councillor Spadafora that the Council Minutes be approved. The motion carried by a unanimous vote.**

[229-18](#)

Minutes of the meeting of April 24, 2018.

**A motion was made by Councillor Spadafora that the Council Minutes be approved. The motion carried by a unanimous vote.**

### 6. APPOINTMENTS & ELECTIONS

[230-18](#)

Council Appointment: Stacy Hamel, 92 Bowman St., Malden, as a member of the Commission on Energy Efficiency, term to expire May 1, 2020.

**A motion was made by Councillor Crowe that the Appointment be placed on file. The motion carried by a unanimous vote.**

- [231-18](#) Council Re-appointment: Molly Pidgeon, 40 High St., Malden, as a member of the Commission on Energy Efficiency, term to expire May 1, 2020. (Confirmation not Required)
- A motion was made by Councillor Crowe that the Appointment be placed on file. The motion carried by a unanimous vote.**
- [232-18](#) Mayor's Appointment: Gladys Montrose, 80 Wyoming Ave., Malden, as a member of the Cultural Council, term to begin July 16, 2018 and expire July 16, 2021.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [233-18](#) Mayor's Appointment: Erga Pierrette, 93 Oliver St., Malden, as a member of the Cultural Council, term to begin July 16, 2018 and expire July 16, 2021.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [234-18](#) Mayor's Appointment: Michelle Trammel, 181 Clifton St., Malden, as a member of the Cultural Council, term to begin August 7, 2018 and expire August 7, 2021.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [235-18](#) Mayor's Appointment: Molly Uline, 134 Summer St. #4, Malden, as a member of the Cultural Council, term to begin June 21, 2018 and expire June 21, 2021.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [236-18](#) Mayor's Re-appointment: Kevin Alkins, 10 Hillside Rd., Tewksbury, MA 01876, as the Inspector of Animals, term to expire April 30, 2019.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [237-18](#) Mayor's Re-appointment: George Bayers, 630 Salem St. #912, Malden, as the tenant representative member of the Malden Housing Authority Board, term to expire May 1, 2023.
- A motion was made by Councillor Crowe that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.**
- [238-18](#) Mayor's Re-appointment: Joshua Ward Smith, 44 Greystone Rd., Malden, as a member of the Commission on Energy Efficiency, term to expire May 4, 2020.
- A motion was made by Councillor Crowe that the Appointment be placed on file. The motion carried by a unanimous vote.**

[239-18](#) Mayor's Re-appointment: Albert Spadafora, 453R Highland Ave., Malden, as a member of the Malden Redevelopment Authority Board, term to expire May 1, 2023.

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

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

[240-18](#) Amusement Machine: Flaming Grill & Buffet, 52 Broadway, Malden, 2 machines (New)

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

[241-18](#) Pool Table: Malden Veterans of Irish Ancestry, 177 West St. 2 tables (Renewal)

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

[242-18](#) Second Hand Dealer: AM Design Jewelry, 664 Salem St., Malden (Renewal)

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

[243-18](#) Outdoor Parking: Caycort Realty LLC, 17 Green St., Malden, 25 spaces (New)

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

[244-18](#) Outdoor Parking: Rigano's Inc., 1081 Fellsway, Malden, 20 spaces (Renewal)

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

[245-18](#) Outdoor Parking: Rigano's Inc., 1152 Eastern Ave., Malden, 10 spaces (New)

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

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

[246-18](#) Be it hereby Ordained that Section 2.30.1 of Chapter 2 of the R.O. of 1991 be amended relative to the Community Preservation Committee. And that Chapter 2 be further amended by adding a new section, 2.31, establishing an Open Space and Recreation Facility Advisory Committee.

**Sponsors:** Stephen Winslow

A motion was made by Councillor Sica that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[247-18](#)

Order: That the City Council establish an Ad-Hoc Committee for the purpose of drafting a recommendation to the Public Works Commission for an updated Community Forestry Program pursuant to Section 11.55 of the Revised Ordinances.

**Sponsors:** Ryan O'Malley

A motion was made by Councillor Sica that the Order be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[248-18](#)

Order: That the City of Malden accept the provisions of M.G.L. C.64N, Section 3, and adopt the local option excise rate of 3%.

**Sponsors:** John P. Matheson

A motion was made by Councillor Matheson that the Order be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

## **9. COMMUNICATIONS**

[249-18](#)

Communication from the Planning Board re: CCP #123-18 (Use Regulations for Offsite Parking Facilities; General Offstreet Parking Requirements, Landscaping Requirements for Parking Areas.)

A motion was made by Councillor O'Malley that the Communication be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[250-18](#)

Communication from the Planning Board re: CCP #124-18 (Use Regulations for Business School; Motel-hotel; Nursing or Convalescent Home; Recreation for Gainful Business; Restaurant, All Other/not fast food; Retail Sales; Research and Development; Light Manufacturing; and Artist Live/Work Space)

A motion was made by Councillor O'Malley that the Communication be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

## **10. CLAIMS**

[251-18](#)

Claim: Amanda L. Vaughan, 30 Franklin St. #106, Malden, MA 02148

A motion was made by Councillor Condon that the Claim be referred to the Finance Committee. The motion carried by a unanimous vote.

## **11. COMMITTEE REPORTS**

[252-18](#)

Committee Report: License (Various License Renewals for Class II, Extended Hours, Outdoor Parking, Pawnbroker, Pool Table, Second Hand Dealer, and Taxi Driver)

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

[179-18](#) Class II: Sica Automotive, 1114 Eastern Ave., Malden, 2 cars (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by the following vote:**

**Yea:** 10 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Spadafora, Winslow and DeMaria

**Recused:** 1 - Sica

[180-18](#) Extended Hours: Boda Borg Boston, 90 Pleasant St., Malden Ma 02148

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[182-18](#) Outdoor Parking: T.J. Automotive, 315 Pleasant St., Malden, 28 Spaces (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[214-18](#) Outdoor Parking: Andreas Tsitos, 29 Madison St., 40 spaces (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[216-18](#) Outdoor Parking: Malden Auto Brokers, 160 Eastern Ave, 18 spaces (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[217-18](#) Outdoor Parking: Pine Bank's Auto, 1100 Main St., 35 spaces (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[183-18](#) Pawnbroker: Gold & Diamonds, Etc., 29 Pleasant St., Malden (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[219-18](#) Pool Table: AOH Division 12, 259 Charles St., 1 table (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[220-18](#) Pool Table: ITAMS Post 16, 40 Oakland St., 1 table (Renewal)

**This Petition was granted**

[221-18](#) Pool Table: Town Line Ten Pin Corp. 665 Broadway, 19 tables (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The**

motion carried by a unanimous vote.

[187-18](#)

Second Hand Dealer: Gold & Diamonds, Etc., 29 Pleasant St., Malden (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[186-18](#)

Second Hand Dealer: GameStop #6263, 44 Broadway, Malden (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[184-18](#)

Taxi Driver: Matthew Gibbons, 731 Winthrop Ave., Revere, MA 02151 (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[185-18](#)

Taxi Driver: Lesly J. Rene, 41 Warren Ave, Malden, MA 02148 (Renewal)

This Petition was granted

[253-18](#)

Committee Report: License (Paper # 181-18 Lodging House: Lawrence W. French, 98 Laurel St., Malden (Renewal))

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

[181-18](#)

Lodging House: Lawrence W. French, 98 Laurel St., Malden (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

## **12. TABLED PAPERS**

[137-16](#)

Petition: National Grid to replace existing 25 psig to LP 4" Regulator Station in the sidewalk area of 158 Washington St., Malden, MA

[379-17](#)

Petition of National Grid and Verizon New England Inc. to install a jointly owned pole on Cross St approximately 200 feet from the intersection of Main St.

(HEARING REQUIRED)

[380-17](#)

Petition of Verizon Wireless to install Small Cell antenna on an existing utility pole on Glenwood St.  
(HEARING REQUIRED)

[411-17](#)

National Grid and Verizon New England, Inc request permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting

fixtures, along and across the following public way: Bryant St. for service to new customer's Pad Mount transformer  
(HEARING REQUIRED).

[224-18](#)

The Fellsmere Housing Group and Friends of Fellsmere Heights to present their proposal of a zoning overlay allowing clustered mixed of residential housing at the former Malden Hospital Site to the Rules & Ordinance Committee.

**Sponsors:** Craig Spadafora

### **13. PERSONAL PRIVILEGE**

[254-18](#)

Executive Session for the purposes of exemption 3 (MGL c. 30A, Section 21(a)(3)), to discuss strategy with respect to pending litigation (Edward Sarro v. City of Malden), public discussion of which may have a detrimental effect on the litigating position of the City.

**A motion was made by Councillor Matheson that the Council recess into executive session. The motion carried by the following vote:**

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

### **14. ADJOURNMENT**

**A motion was made by Councillor Camell that the meeting be adjourned. The motion carried by a unanimous vote.**

**THOMAS E. BRENNAN, CITY CLERK**