



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

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

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Tuesday, November 14, 2023

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:  
<https://www.youtube.com/live/6oRwH7faOU4?si=o2KbUXjXLR2JljkK>

### 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

Malden Poet Laureate CD Collins will appear to present work being done throughout the City to advocate for literary arts and advance appreciation of poetry for all.

### 5. PUBLIC COMMENT

### 6. CONSENT AGENDA

[389-23](#)

Minutes for the meeting of October 24, 2023

[390-23](#)

Mayoral Appointment: Jessica Sherman, 36 Central Avenue, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Andrew Zamagni, expiring March 31, 2025 (Confirmation required)

Attachments:

[Mayor's Appointment Letter - Jessica Sherman - Board of Registrars of Voters](#)

- [391-23](#) Petition: Class I: ERC Enterprise Group DBA Smart Buy USA, 616 Broadway, Malden (Renewal)
- [392-23](#) Petition: Class II: Autotech II, 1236 Eastern Avenue, Malden, 5 cars (Renewal)
- [393-23](#) Petition: Class II: Broadway Auto Motors, Inc. 495 Broadway, Malden, 27 cars (Renewal)
- [394-23](#) Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- [395-23](#) Petition: Class II: GP Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)
- [396-23](#) Petition: Class II: Hub Starters and Alternators, 172 Broadway, Malden, 4 cars (Renewal)
- [397-23](#) Petition: Class II: Joe Ciampa Auto Body Inc. 322 Eastern Avenue, Malden, 4 cars (Renewal)
- [398-23](#) Petition: Class II: John MacMillen DBA MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars (Renewal)
- [399-23](#) Petition: Class II: Jordan Motors, Inc. DBA Malden Auto Sales, 147 Ferry Street, Malden, 25 cars (Renewal)
- [400-23](#) Petition: Class II: Malden Auto Brokers, Inc. 225 Eastern Avenue, Malden, 20 cars (Renewal)
- [401-23](#) Petition: Class II: Maxima Auto Sales Corp. 105 Broadway, Malden, 34 cars (Renewal)
- [402-23](#) Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 67 cars (Renewal)
- [403-23](#) Petition: Class II: Richards Motorcars Inc. 672 Broadway, Malden, 80 cars (Renewal)
- [404-23](#) Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- [405-23](#) Petition: Class II: Top Cars Motor Group, 259 Main Street, Malden, 31 cars (Renewal)

- [406-23](#) Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 machines (Renewal)
- [407-23](#) Petition: Amusement Machines: Loyal Order of the Moose Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)
- [408-23](#) Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)
- [409-23](#) Petition: Extended Hours: Boda Borg Boston, LLC 90 Pleasant Street, Malden, Hours: Friday, Saturday, and Sunday 10am - 3am (Renewal)
- [410-23](#) Petition: Extended Hours: G&R Convenience, Inc. DBA Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 24/7 (Renewal)
- [411-23](#) Petition: Extended Hours: Kasa Foods Inc. Food Truck, 637 Broadway, Malden, Hours: 7 days 11am - 2am (New)
- [412-23](#) Petition: Extended Hours: Planet Fitness, 795 Eastern Avenue, Malden, Hours: Open 24 hours Monday 12am - Friday 9pm (Renewal)
- [413-23](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by updating Title 2, Chapter 24, Section 050 POLICE SUPERIOR OFFICERS SALARY SCHEDULE
- Sponsors:** Peg Crowe
- Attachments:** [Current Superior Officer Salary Schedule Ordinance](#)  
[Proposed Superior Officer Salary Schedule Ordinance Amendment](#)
- [414-23](#) Ordered: That the sum of Two Hundred Thousand Dollars (\$200,000) is transferred from salary reserve (0010-996-5110) to Police Labor Salaries (0010-211-5120).
- Sponsors:** Carey McDonald
- [415-23](#) Order: That the sum of Eighty-Six Thousand Eight Hundred Twenty-Four Dollars and Thirty Cents (\$86,824.30) be and the same is hereby appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses: Sidewalk reconstruction, wheelchair ramps upgrade, utility conduit and structure replacement, traffic signal and pedestrian signal upgrades, and new crosswalk line striping with thermoplastic at the intersections of Main/Cross, Main/Medford, and Medford/Madison.
- Sponsors:** Carey McDonald

[416-23](#)

Communication: Per the requirements of MCC 2.04.030 the Planning Board respectfully submits their board approved 2023 Annual Report.

**Attachments:**

[Planning Board Annual Report 2023](#)

[417-23](#)

Communication: Per the requirements of MCC 2.04.030 the Historical Commission respectfully submits their board approved 2023 Annual Report.

**Attachments:**

[Historical Commission Annual Report 2023](#)

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

[418-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

To amend Section 12.08.010 ESTABLISHMENT of DISTRICTS and to amend Section 12.08.020 ZONING MAP to establish the MBTA Communities Multi-Family Overlay District (MCMOD) and Mandatory Mixed-use Overlay District (MMUD) to include those parcels identified in the attached list and shown on the attached map, "City of Malden MBTA COMMUNITIES ZONING Overlay Districts 11/9/23 MCMOD - MMUD Boundary Map."

To amend Section 12.12 USE REGULATIONS to add a new Section 12.12.400, MBTA COMMUNITIES ZONING OVERLAYS, as follows:

**Sponsors:**

Peg Crowe, Craig Spadafora and Stephen Winslow

**Attachments:**

[Mayor Communication wMBTA Communities Zoning Proposal 11.9.23](#)

[419-23](#)

Order: That the Human Resources Director advertise to fill the pending vacancy in the Legal Department for City Solicitor

**Sponsors:**

Barbara Murphy

**Attachments:**

[City Solicitor Job Posting](#)

[420-23](#)

Resolve: Whereas, St. Paul's Church, Malden, of The Episcopal Church (Diocese of Massachusetts) occupies an important place in Malden, both physically and socially; Whereas, the church building, situated at the corner of Washington and Florence Streets in the center of Downtown Malden, is on the National Register of Historic Spaces for both its exterior and interior design; Whereas, the church has extended and now extends hospitality to many organizations in Malden, including Bread of Life (where that organization was founded), local musicians and artists, the Girl Scouts, and many Twelve Step groups; Whereas, the architect of the church, Ralph Adams Cram, is known as the architect of many important churches and educational institutions, include the West Point Military Academy, The Cathedral Church of St. John the Divine (NYC), and buildings at schools such as Princeton, Williams, and Notre Dame; Whereas, St. Paul's Church was consecrated as a place of worship on November 16th, 1913; Whereas, St. Paul's Parish will celebrate the 110th anniversary of its consecration on Sunday, November 19th, 2023, with a Festival Morning Service at 10 AM and a free talk and reception at 2 PM from Ethan Anthony, an expert on Cram and current Principal at Cram & Ferguson, Architects; Therefore, be it hereby resolved that it is the sense of the Malden City Council that the City of Malden congratulates St. Paul's Parish on the 110th anniversary of the consecration of their historic church.

**Sponsors:** Ryan O'Malley

## **8. ENROLLED ORDINANCES**

[362-23](#)

Be it ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) Title 2, Chapter .20, Section .020 ELECTED OFFICIALS SALARY CLASSIFICATION PLAN is hereby amended by inserting the following language underneath the salary chart:

In order to keep pace with inflation and the cost of living, the Human Resources Director shall report to the Mayor and the City Council for their consideration, by September 1 of odd-numbered years, the following: 1) what the average percentage salary increase for city employees has been in the prior two years, and 2) what a comparable change would be for the salaries of elected officials.

**Sponsors:** Carey McDonald

## **9. COMMUNICATIONS**

[421-23](#)

Communication from Mayor Christenson regarding MBTA Communities Zoning Amendment Proposal as presented by OSPCD Director Deborah Burke

**Attachments:** [Mayor Communication wMBTA Communities Zoning Proposal 11.9.23](#)

**10. COMMITTEE REPORTS**[422-23](#)

Committee Report: The Standing Committee on Rules & Ordinance, in a joint session with Finance Committee, to whom was referred Papers 372, 373, 374, 375, and 376 Series of 2023, having considered the same make the following report:

[372-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by updating Title 2, Chapter 24, Section 040 PARKING ENFORCEMENT OFFICERS SALARY SCHEDULE

**Sponsors:**

Peg Crowe

**Attachments:**

[Current Parking Enforcement Officers Salary Schedule](#)  
[Proposed Parking Enforcement Officers Salary Schedule Amendment](#)

[373-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by updating Title 2, Chapter 24, Section 090 PUBLIC WORKS SUPERVISORS SALARY SCHEDULE

**Sponsors:**

Peg Crowe

**Attachments:**

[Current Public Works Supervisors Salary Schedule](#)  
[Proposed Public Works Supervisors Salary Schedule Amendment](#)

[374-23](#)

Ordered: That the sum of Ten Thousand Dollars (\$10,000) is transferred from Salary Reserve (0010-996-5110) to Parking Salaries (0010-481-5120)

**Sponsors:**

Carey McDonald

[375-23](#)

Ordered: That the sum of Seventy Thousand Dollars (\$70,000) is transferred from Salary Reserve (0010-996-5110) to DPW Labor Salaries (0010-421-5120)

**Sponsors:**

Carey McDonald

[376-23](#)

Ordered: That the sum of Thirty Thousand Dollars (\$30,000) is transferred from Salary Reserve (0010-996-5110) to Cemetery Labor Salaries (0010-491-5120)

**Sponsors:**

Carey McDonald

[423-23](#)

Committee Report: The Standing Committee on License to whom was referred, Papers #368, 369, 370, and 371 Series 2023, having considered the same make the following report:

[368-23](#)

Petition: Livery: Murat Emen, 607 Highland Avenue, Malden, 1 vehicle (New)

[369-23](#)

Petition: Outdoor Parking: Northeast Transport & Snow Services Inc. 531R Broadway, Malden, 10 spaces (Renewal)

[370-23](#) Petition: Bowling Alley: Town Line Ten Pin Corp. 665 Broadway, Malden, 48 Lanes (Renewal)

[371-23](#) Petition: Pool Tables: Town Line Ten Pin Corp. 665 Broadway, Malden, 15 tables (Renewal)

## **11. 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](#)

[399-22](#) Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.  
Hearing required

**Attachments:** [National Grid Green Street WO #90000XX](#)  
[Notice of Public Hearing & Abutters Green and Medford](#)

[171-23](#) Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30683608 to construct a line of underground electric conduits located at the intersection of Eastern Avenue and Marlboro Street in accordance with the attached plans  
(Hearing Required)

**Attachments:** [National Grid Eastern @Marlboro Plan# 30683608](#)  
[Abutters List - National Grid Eastern @Marlboro Plan# 30683608](#)

[172-23](#) Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30511632 to construct a line of underground electric conduits located at the intersection of Main Street and Cross Street in accordance with the attached plans  
(Hearing Required)

**Attachments:** [National Grid Main @Cross Plan# 30511632](#)  
[Abutters List - National Grid Main @Cross Plan# 30511632](#)

[214-23](#)

Petition: ExteNet Systems, 3030 Warrenville Road, Suite 340 Lisle, IL , Project No. 100523 - ExteNet Systems seeking grant of location to install fiber conduit beginning at a point approximately located at 244-248 Main Street running up to approximately 22 Charles Street.  
(Hearing Required)

**Attachments:**

[ExteNet Systems Fiber Plans 244-288 Main Street Project No. 100523](#)

[ExteNet Systems Abutters List Main and Charles Project No. 100523](#)

**12. PERSONAL PRIVILEGE**

**13. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**