



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

Council President Stephen Winslow
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 Ari Taylor

Tuesday, December 17, 2024

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

Senior Center Program Coordinator Mikeneil Paul will appear before the Council with an update on center staff and programming.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[490-24](#) Petition: Class II, AGM Auto Sales, Inc., 160 Eastern Avenue, 21 cars (Renewal)

[491-24](#) Petition: Class II, Uni Auto Center, Inc., 369 Salem Street, 8 cars (Renewal)

[492-24](#) Petition: Class II, Maxima Auto Sales II, 77 Broadway, 66 cars (Renewal)

[493-24](#) Petition: Class II, Maxima Auto Sales Corp., 105 Broadway, 35 cars, (Renewal)

7. APPOINTMENTS & ELECTIONS

- [494-24](#) Order: That the City Council will open nominations and vote on Council President for the 2025 calendar year
- Sponsors:** Stephen Winslow

8. MOTIONS, ORDERS AND RESOLUTIONS

- [495-24](#) Order: That the Council approve the 2025 Schedule of Council Meetings
- Sponsors:** Stephen Winslow
- Attachments:** [Council Calendar 2025](#)

9. COMMUNICATIONS

- [496-24](#) Communication from Planning Board re: CCP #356/2024 (Site Plan Review for Educational, Religious, and Day Care Ordinance)
- Attachments:** [CCP 356 2024 PBR 12.24 wAtts](#)
- [356-24](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended by adding Title 12, Chapter .12, Section 500 SITE PLAN REVIEW - EDUCATIONAL, RELIGIOUS, AND/OR CHILD CARE FACILITY USES
- Sponsors:** Stephen Winslow and Chris Simonelli
- Attachments:** [CCP 356-24 PSR](#)
[MVRCS Comment Letter on Proposed Zoning Amendment 12.09.24 \(002\)](#)
- [497-24](#) Communication from Planning Board re: CCP #376/2024 (Misc Zoning Ordinance Revisions)
- Attachments:** [CCP 376 2024 PBR 12.24 wAtts](#)
- [376-24](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:
- Sponsors:** Amanda Linehan
- Attachments:** [Admin and Misc Zoning Ord Revisions 10.3.24](#)
[CCP 376-24 PSR](#)
- [498-24](#) Communication from Planning Board re: CCP #389/2024 (Service Station Ordinance)
- Attachments:** [CCP 389 2024 PBR 12.24 wAtts](#)

[389-24](#)

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

Sponsors:

Ryan O'Malley, Karen Colon Hayes, Amanda Linehan, Carey McDonald, Jadeane Sica and Stephen Winslow

Attachments:

[CCP 389,399-24 PSR](#)

[499-24](#)

Communication from Planning Board re: CCP #399/2024 (Definition of Car Wash)

Attachments:

[CCP 399 2024 PBR 12.24 wAtts](#)

[399-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.32.060 DEFINITIONS - ZONING is hereby amended by adding under Paragraph B:

Retail Car Wash: An establishment operating a facility that provides motor vehicle washing, vacuuming, or cleaning service to the public using either automatic, manual, or self-service methods. A Retail Car Wash establishment does not include establishments that perform vehicle washing, vacuum, and cleaning services in association with Vehicle Sales or Rental facilities or as a courtesy by Motor Vehicle Repair Shops to vehicles being repaired.

Sponsors:

Ryan O'Malley and Stephen Winslow

Attachments:

[CCP 389,399-24 PSR](#)

10. ENROLLED ORDINANCES

[432-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by adding Title 2, Chapter 28, Section 100 UNION BENEFITS APPLICABLE TO NON-UNION MEMBERS

Sponsors:

Amanda Linehan

[434-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 6 Chapter 08 Section 070 LICENSING OF MARIJUANA ESTABLISHMENTS is hereby amended as follows:

- Under Subsection D, striking Paragraph (2)(c) and inserting in its place the following: "applicant shall enter into a host community agreement (HCA) with the City of Malden, which shall be in alignment with all applicable state laws and cannabis regulations."
- Under Subsection D, striking Paragraph (2)(d) in its entirety
- Striking Subsection E in its entirety

Sponsors:

Amanda Linehan

Attachments:

[Current 6.08.070 Licensing of Marijuana Establishments](#)

11. COMMITTEE REPORTS

- [500-24](#) Committee Report: The Standing Committee of License to whom was referred Papers 314 and 448 through 476 Series of 2024, having considered the same make the following report:
- [314-24](#) Petition: Amusement Machine: Kiddleton, Inc., 423 Main Street, Malden, 3 machines (New)
- [448-24](#) Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)
- [449-24](#) Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 machines (Renewal)
- [450-24](#) Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)
- [451-24](#) Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)
- [452-24](#) Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)
- [453-24](#) Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)
- [454-24](#) Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue, Malden, 17 cars (New)
- [455-24](#) Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)
- [456-24](#) Petition: Class II: Hub Starters & Alternators, Inc. 172 Broadway, Malden, 4 cars (Renewal)
- [457-24](#) Petition: Class II: Jordan Motors, Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 cars (Renewal)
- [458-24](#) Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 5 cars (Renewal)
- [459-24](#) Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (Renewal)

- [460-24](#) Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)
- [461-24](#) Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- [462-24](#) Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 cars (Renewal)
- [463-24](#) Petition: Extended Hours: Boda Borg Boston, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)
- [464-24](#) Petition: Extended Hours: Speedway LLC Store #2504, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [465-24](#) Petition: Extended Hours: Dant Chris Corp. dba Dunkin, 980 Eastern Avenue, Malden, Hours: 7 Days, 4AM - 12AM (Renewal)
- [466-24](#) Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 Days, 4AM - 10PM (Renewal)
- [467-24](#) Petition: Extended Hours: Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [468-24](#) Petition: Extended Hours: L & K Pool Hall, 77 Exchange Street, Malden, Hours: 7 Days, 12PM - 12AM (Renewal)
- [469-24](#) Petition: Extended Hours: LGM Donuts dba Honey Dew Donuts, 691 Eastern Avenue, Malden, Hours: 7 Days, 5AM - 7PM (Renewal)
- [470-24](#) Petition: Fortune Teller: Angie Marks Psychic Readings, 495 Broadway, Malden (Renewal)
- [471-24](#) Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings & More, 73 Linden Avenue #1, Malden (Renewal)
- [472-24](#) Petition: Livery Company: Lux Ride, 500 Broadway Unit 4102, Malden (New)
- [473-24](#) Petition: Livery Driver: Muhammad Waleed, 500 Broadway Unit 4102, Malden (New)
- [474-24](#) Petition: Taxi Driver: John DiDomenico, 28 Spring Street, Malden (New)

[475-24](#)

Petition: Taxi Driver: Ronald C. McCray, 11 Tower Street Apt. 3, Boston, MA (New)

[476-24](#)

Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose, MA (New)

[501-24](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Paper 431-24 Series of 2024, having considered the same make the following report:

[431-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 11 Chapter 24 Section 020 Subsection C SITING AND INSTALLATION OF WIRELESS COMMUNICATIONS EQUIPMENT is hereby amended as follows:

- Striking "herein" in the last sentence and inserting in its place the following: "in city ordinance"
- Inserting at the end of the subsection the following sentence:
"Notwithstanding this section, the City Council may approve petitions for licenses with exceptions to the provisions of this ordinance if the City Council determines the proposed equipment or installation is otherwise in the public interest."

Sponsors:

Carey McDonald

Attachments:

[Current 11.24.020 Siting and Installation of Wireless Communications Equipme](#)
[Public Comment - 431-24 John Saia 11-26-2024.pdf](#)

[502-24](#)

Committee Report: The Standing Committee on Public Properties to whom was referred Papers 252 and 327 Series of 2024, having considered the same make the following report:

252-24

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at the following six locations:

1. 101 Bell Rock Street
2. 14-16 Greenwood Court
3. 244-248 Main Street
4. 621 Main Street
5. 48 Washington Street
6. 290 Eastern Avenue

Attachments:

[Crown Castle Cover Letter - Updates to Existing Small Cell Facilities](#)

[101 Bell Rock Street Plans](#)

[101 Bell Rock Street Analysis](#)

[101 Bell Rock Street Abutters- Malden](#)

[101 Bell Rock Street Abutters- Everett](#)

[14-16 Greenwood Court Plans](#)

[14-16 Greenwood Court Analysis](#)

[14-16 Greenwood Court Abutters](#)

[244-248 Main Street Plans](#)

[244-248 Main Street Analysis](#)

[244-248 Main Street Abutters](#)

[621 Main Street Plans](#)

[621 Main Street Analysis](#)

[621 Main Street Abutters](#)

[48 Washington Street Plans](#)

[48 Washington Street Analysis](#)

[48 Washington Street Abutters](#)

[290 Eastern Avenue Plans](#)

[290 Eastern Avenue Analysis](#)

[290 Eastern Avenue Abutters](#)

[National Grid Pole Agreement](#)

[Radio Frequency Emissions Compliance Report](#)

[Building Commissioner Review Summary - Crown Castle Small Cell Petitions](#)

[Hearing Notice](#)

[November 19, 2024 Node Upgrades Presentation](#)

[2F-24,2F-31,2F-23,2F-28 permits exp. 9-14-19](#)

[Malden Presentation Node Upgrades](#)

[327-24](#)

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at 10 Mills Street Malden, MA 02148.

Attachments:

[10 Mills Street Pole Attachment License](#)

[10 Mills Street Analysis](#)

[10 Mills Street Plans](#)

[10 Mills Street - Building Commissioner Review Summary](#)

12. TABLED PAPERS[99-24](#)

Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building.

Sponsors:

Ryan O'Malley

Attachments:

[Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

[100-24 City Council agenda](#)

[CPC Letter to City Council and Mayor re 15 Ferry Street Preservation 2023.01.:](#)

[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

[Re 5 7 24 Public Comment](#)

[375-24](#)

Resolved: That it is the sense of the Malden City Council that car washes, which make minor changes to motor vehicles by providing cleaning services and/or accessories for motor vehicles, are most closely described by and encompassed in the definition of service stations in the Code of the City of Malden (MCC) Title 12, Chapter 32, Section 060 (B) DEFINITIONS - ZONING

Sponsors:

Ryan O'Malley

Attachments:

[12.32.060 Definitions - Zoning](#)

13. PERSONAL PRIVILEGE**14. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK