



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - 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*

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Tuesday, December 17, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the recording on YouTube:

<https://www.youtube.com/live/EL70ZFPBNGQ?si=fzb30yXs0CddnA70>

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

*Council President Winslow called the meeting to order at 7:02 PM.*

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

*An additional moment of silence was offered by Councillor Sica in memory of Marietta Norton, longtime Maldonian, who passed away on December 8 at the age of 97.*

### **3. ROLL CALL**

*Also in attendance was Lisa Cagno, Michelle Romero, Zaheer Samee, Christopher Mooney, and Maria Luise.*

*Representing Crown Castle on Papers 252 and 327 was Brandi Spezzano via Zoom.*

**Present - Councillors:** 9 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

**Absent - Councillors:** 2 - Chris Simonelli and Ari Taylor

### **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.

*Senior Center Coordinator Mikeneil Paul presented on new programming happening at the Senior Center and the new fees that are being established for select activity classes for non-Malden residents. Malden residents still use all the facilities and classes at no charge at any time. The entirety of Mikeneil's presentation may be viewed at the 4:15 minute mark at the above noted YouTube link.*

**5. PUBLIC COMMENT****6. CONSENT AGENDA****Approval of the Consent Agenda**

**A motion was made by Councillor Sica, seconded by Councillor O'Malley to approve the Consent Agenda. The motion carried by unanimous vote.**

[490-24](#)

Petition: Class II, AGM Auto Sales, Inc., 160 Eastern Avenue, 21 cars (Renewal)

**The Petition was referred to the License Committee.**

[491-24](#)

Petition: Class II, Uni Auto Center, Inc., 369 Salem Street, 8 cars (Renewal)

**The Petition was referred to the License Committee.**

[492-24](#)

Petition: Class II, Maxima Auto Sales II, 77 Broadway, 66 cars (Renewal)

**The Petition was referred to the License Committee.**

[493-24](#)

Petition: Class II, Maxima Auto Sales Corp., 105 Broadway, 35 cars, (Renewal)

**The Petition was referred to the License Committee.**

**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

**Attachments:** [Final Paper: 494-24](#)

*Council President Winslow announced nominations open. Councillor Condon spoke first and nominated Councillor O'Malley as the next Council President for the year of 2025.*

*The nomination was seconded by Councillor Sica.*

*There were no other nominations made or discussion to be had.*

*Councillor Spadafora made a motion to close nominations, seconded by Councillor Crowe. The motion carried by unanimous vote. Council President announced nominations closed.*

**A motion was made by Councillor Condon, seconded by Councillor Sica, that the Order be adopted with Councillor Ryan O'Malley as the 2025 Council President nominee. The motion carried by a unanimous vote.**

**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](#)

[Final Paper: 495-24](#)

*It was noted that when developing this calendar, consideration was given to school breaks and larger cultural and religious holidays. The only event that conflicted with the Council calendar was Rosh Hashanah.*

*There will be no Council meetings held on September 23 in observance of Rosh Hashanah or September 16 in the event of a municipal preliminary. The other three Tuesdays in September will consist of full Council meetings to accommodate for the two skipped weeks.*

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Order be adopted. The motion carried by a unanimous vote.**

## **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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Condon, that the Communication be received and filed. The motion carried by a unanimous vote.**

[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 \(002\)](#)  
[CCP 356 2024 PBR 12.24 wAtts](#)

*Councillor Linehan spoke on behalf of the committee to say there was an outpouring of community feedback on this paper during the public hearing that was held on December 11. Her hope is to have this paper referred back into Rules and Ordinance for further review of the many Planning Board recommendations that were made. The Councillor also requests this paper be submitted to the Solicitor's Office for complete legal review.*

*As the paper's sponsor, Councillor Winslow gave the meeting over to Council Pro Tempore O'Malley so he might offer his opinion. He expressed his support for sending this paper back to committee for detailed review of each and every recommendation made by Planning Board.*

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be referred to the Rules & Ordinance Committee and to the Solicitor's Office for legal review. The motion carried by a unanimous vote.**

[497-24](#)

Communication from Planning Board re: CCP #376/2024 (Misc Zoning Ordinance Revisions)

**Attachments:** [CCP 376 2024 PBR 12.24 wAtts](#)

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Communication be received and filed. The motion carried by a unanimous vote.**

[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](#)

[CCP 376 2024 PBR 12.24 wAtts](#)

**A motion was made by Councillor Spadafora, seconded by Councillor Condon, to accept the Planning Board recommendations. The motion carried by a unanimous vote.**

*Councillor Linehan explained this paper consists of administrative changes of certain ordinances to codify practices currently in use by the city regarding pre-existing, non-conforming properties.*

*Recommendations by the Planning Board include two additional amendments to the paper including sections 12.28.010 (c) and 12.28.010 (d) to add additional language for clarity, as is explained in the attached CCP 376-24 PSR.*

**A motion was made by Councillor Colon Hayes, seconded by Councillor Spadafora, that the Ordinance be amended. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora and Winslow

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be enrolled as amended. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora and Winslow

[498-24](#)

Communication from Planning Board re: CCP #389/2024 (Service Station Ordinance)

**Attachments:** [CCP 389 2024 PBR 12.24 wAtts](#)

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Communication be received and filed. The motion carried by a unanimous vote.**

[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](#)  
[CCP 389 2024 PBR 12.24 wAtts](#)

*The purpose of this paper is to create a new business category in the Malden City Code (MCC), Motor Vehicle Services, that is distinct from gas filling stations and motor vehicle repair that Car Washes would now fall under.*

*Councillor Spadafora inquired if a small business that provides detailing services would be considered a car wash under this new category. The detailing service would fall under the Motor Vehicle Services business category, as would a car wash but the detailing business would not be considered a car wash. Currently, both detailers and car washes fall into the Retail Services category. These new definitions only effect future businesses, not anything currently in operation in the City.*

*In the interest of making sure this paper is written correctly, Councillor O'Malley suggested the paper go back into Rules and Ordinance for further thought.*

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Planning Board recommendations be accepted and the Ordinance be referred to the Rules & Ordinance Committee for further review. The motion carried by a unanimous vote.**

[499-24](#)

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

**Attachments:** [CCP 399 2024 PBR 12.24 wAtts](#)

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Communication be received and filed. The motion carried by a unanimous vote.**

[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](#)

[CCP 399 2024 PBR 12.24 wAtts](#)

[Final Paper: 399-24](#)

*Based on the Planning Board's analysis, Paper 399 becomes unnecessary with the passage of Paper 389. The Rules and Ordinance Committee is comfortable with this assessment. Councillor O'Malley, being the paper's sponsor, is in agreement and requested the paper be placed on file with no action taken.*

**A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be placed on file. The motion carried by a unanimous vote.**

## **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

**A motion was made by Councillor Linehan, seconded by Councillor Spadafora, that the Ordinance be ordained. The motion carried by a unanimous vote.**

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be ordained. The motion carried by a unanimous vote.**

**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:

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

[314-24](#)

Petition: Amusement Machine: Kiddleton, Inc., 423 Main Street, Malden, 3 machines (New)

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

[448-24](#)

Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)

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

[449-24](#)

Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 machines (Renewal)

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

[450-24](#)

Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)

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

[451-24](#)

Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)

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

[452-24](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

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

[453-24](#)

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

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

[454-24](#)

Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue , Malden, 17 cars  
(New)

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

[455-24](#)

Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles  
(Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Spadafora, that the Petition be granted with the condition that this Class II license may only be used for the purchase and sale of motorcycles. Purchase and sale of all other types of vehicles is not permitted. The motion carried by a unanimous vote.**

[456-24](#)

Petition: Class II: Hub Starters & Alternators, Inc. 172 Broadway, Malden, 4 cars  
(Renewal)

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

[457-24](#)

Petition: Class II: Jordan Motors, Inc. dba Malden Auto Sales, 147 Ferry Street,  
Malden, 24 cars (Renewal)

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

[458-24](#)

Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 5 cars  
(Renewal)

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

[459-24](#)

Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars  
(Renewal)

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

[460-24](#)

Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)

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

[461-24](#)

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars  
(Renewal)

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

[462-24](#)

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern  
Avenue, Malden, 15 cars (Renewal)

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



[463-24](#)

Petition: Extended Hours: Boda Borg Boston, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)

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

[464-24](#)

Petition: Extended Hours: Speedway LLC Store #2504, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

[465-24](#)

Petition: Extended Hours: Dant Chris Corp. dba Dunkin, 980 Eastern Avenue, Malden, Hours: 7 Days, 4AM - 12AM (Renewal)

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

[466-24](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 Days, 4AM - 10PM (Renewal)

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

[467-24](#)

Petition: Extended Hours: Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 Days, 24 Hours (Renewal)

*Paper 467-24 was not taken up for business because it had been tabled in License Committee during the meeting just before this vote was held.*

[468-24](#)

Petition: Extended Hours: L & K Pool Hall, 77 Exchange Street, Malden, Hours: 7 Days, 12PM - 12AM (Renewal)

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

[469-24](#)

Petition: Extended Hours: LGM Donuts dba Honey Dew Donuts, 691 Eastern Avenue, Malden, Hours: 7 Days, 5AM - 7PM (Renewal)

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

[470-24](#)

Petition: Fortune Teller: Angie Marks Psychic Readings, 495 Broadway, Malden (Renewal)

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

[471-24](#)

Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings & More, 73 Linden Avenue #1, Malden (Renewal)

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

[472-24](#)

Petition: Livery Company: Lux Ride, 500 Broadway Unit 4102, Malden (New)

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

[473-24](#)

Petition: Livery Driver: Muhammad Waleed, 500 Broadway Unit 4102, Malden (New)

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

[474-24](#)

Petition: Taxi Driver: John DiDomenico, 28 Spring Street, Malden (New)

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

[475-24](#)

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

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

[476-24](#)

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

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

[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:

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[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 F DIMENSIONS AND APPEARANCE is hereby amended as follows:

- In item 2, strike '7-cubic feet' and replace with '24-cubic feet'.
- In item 5, between the words '16-feet above ground level' and 'using a bracket' insert 'excluding the meter socket'.
- In item 5, in the last sentence strike 'more than fifty (50) inches above the height of the pole' and replace with 'above the pole more than 60 inches or 10% of the pole height, whichever is higher.'

**Sponsors:** Carey McDonald

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

**A motion was made by Councillor McDonald, seconded by Councillor Linehan, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Spadafora, that Council rules be suspended for the purpose of ordaining the Ordinance. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora and Winslow

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

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora and Winslow

[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:

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

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](#)

[Grant of Location - Crown Castle](#)

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

[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](#)  
[Grant of Location - Crown Castle](#)

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

## **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\\_2023.01.29](#)  
[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](#)  
[Final Paper: 375-24](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Resolution be taken from the table. The motion carried by a unanimous vote.**

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Resolution be placed on file. The motion carried by a unanimous vote.**

**13. PERSONAL PRIVILEGE**

**14. ADJOURNMENT**

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the meeting be adjourned. The motion carried by a unanimous vote.  
Meeting adjourned at 8:32 PM.

**CAROL ANN DESIDERIO, CITY CLERK**