



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

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

Tuesday, April 15, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/569s2ber>

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:07 PM.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

Also in attendance were Michelle Romero, Lisa Cagno, and Chris Mooney.

Present - Councillors: 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Simonelli, seconded by Councillor Sicato approve the Consent Agenda. The motion carried by unanimous vote.

[184-25](#)

Minutes for the meeting of April 8, 2025

The Council Minutes were approved.

6. MOTIONS, ORDERS, AND RESOLUTIONS

[185-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC)

12.12.030 USE REGULATIONS is hereby amended as follows to update existing Table of Use Regulations to correspond with recent Site Plan Review regulations for Day Care Centers, Non-Profit Educational Facilities, and Religious Facilities as ordained in Paper 356 Series of 2024.

Sponsors: Stephen Winslow

Attachments: [Admin Corr Table SPR 4.7.25 rev 4.10.25](#)

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Order be referred to a joint public hearing of the Planning Board and the Rules & Ordinance Committee. The motion carried by a unanimous vote.

186-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended as follows to be considered in conjunction with Paper 153 Series of 2025 to clarify and update existing Usable Open Space Requirements and Regulations regarding paving of yard areas of residential properties.

Sponsors: Stephen Winslow and Ryan O'Malley

Attachments: [Prop Alt Open Space & Paving Yard Areas 4.8.25](#)

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Ordinance be referred to a joint public hearing of the Planning Board and Rules & Ordinance Committee. The motion carried by a unanimous vote.

7. ENROLLED ORDINANCES

157-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended by adding 2.12.200 VETERANS' SERVICE COORDINATOR to include the following:

Sponsors: Stephen Winslow

Attachments: [2.12.200 Veterans' Service Commissioner](#)
[2.12.200 Veterans' Service Commissioner Edits March 25](#)
[Final Paper: 157-25](#)

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

158-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 2, Chapters 12 and 16 and Title 9, Chapter 16 are hereby amended as noted in the body of said paper, effective immediately.

Sponsors: Stephen Winslow

Attachments: [Health Inspections Ord Updates 3.13.2025](#)
[Health & Inspections Ord Updates Edits as of March 18](#)
[Final Paper: 158-25](#)

Councillor Winslow and Council President O'Malley explained that paper 158-25 was enrolled during the City Council meeting of March 25, 2025 and currently reads as follows "effective upon the successful passage of a Home Rule Petition approving corresponding amendments to the City Charter." However, due to the retirement of the Director of the Board of Health, the Mayor's Office requested that the ordinances be effective immediately so they may start the process of finding a replacement for this position. To do this the Body would have to vote to unenroll the paper then vote on the amendment.

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be unenrolled for the purpose of amending. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

Councillor Winslow made a motion to amend the paper by striking "upon the successful passage of a Home Rule Petition approving corresponding amendments to the City Charter." and inserting "immediately."

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be amended. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

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

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that Council Rules be suspended for the purpose of ordaining. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

8. COMMITTEE REPORTS

[187-25](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper #152 Series of 2025 having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

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

[152-25](#)

Order: That the City Council amend its local room occupancy excise under M.G.L. c. 64G s. 3A from the current 4% to the rate of 6%.

Sponsors: Carey McDonald

Attachments: [Final Paper: 152-25](#)

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

9. 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](#)

74-25

Order: That the appropriation enumerated below, being in the amount of \$14,500 be appropriated from the Community Preservation Act Fund for the following project provided that the appropriation is not to be used to repair or restore any item whose sole purpose is religious: St. Paul's Parish Envelope Assessment Project:

Historic Preservation Reserve	\$14,500
Total Appropriation	\$14,500

Sponsors: Carey McDonald

Attachments: [St. Paul's Parish Envelope Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

[Final Paper: 74-25](#)

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Order be taken from the table. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Order be amended to add the following after 'project' "provided that the appropriation is not to be used to repair or restore any item whose sole purpose is religious:". The motion carried by a unanimous vote.

A motion was made by Councillor Colon Hayes, seconded by Councillor Sica, that the Order be adopted as amended. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[78-25](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944.
(Hearing Required)

Attachments: [Intersection of Eastern Ave & Lisbon St](#)
[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)
[Abutters 698 Eastern Ave](#)

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Crowe, that this meeting be adjourned. The motion carried unanimously.
Meeting was adjourned at 7:39 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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