



City of Malden

Malden City Hall
110 Pleasant Street
Malden, MA 02148

Meeting Minutes - Draft City Council

Tuesday, October 17, 2017

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: 10 - Neal Anderson, Paul Condon, David D'Arcangelo, Deborah DeMaria, John P. Matheson, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Peg Crowe

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Council will discuss the Treasurer/CFO position.

The Council began to discuss the candidates and the position of Treasurer/CFO. Councillor DeMaria, seconded by Councillor O'Malley, made a motion to hire a Treasurer for a probationary period of six months, thereafter if the person worked out he would then be appointed CFO.

Councillor D'Arcangelo stated we should select a candidate then move on to the question of if that person is going to be Treasurer only or also CFO. This motion was seconded by Matheson. A motion was made by Councillor O'Malley to nominate Michael Bertino. Councillor D'Arcangelo nominated Neil Kinnon. Councillor Anderson nominated Jonathan Davis. Councillor Spadafora, seconded by Councillor Murphy, made a motion to go into Executive Session to discuss issues of character. Councillor Matheson made a motion to narrow the field to two candidates.

Councillor Matheson, seconded by Councillor Murphy, made a motion to close debate. The motion carried by the following vote:

Yay- 9: Anderson, Condon, DeMaria, Matheson, Murphy, O'Malley, Sica, Spadafora, Crowe

Nay- 1: D'Arcangelo

Councillor Spadafora, seconded by Councillor Murphy, made a motion to go into Executive Session to discuss issues of character for one or more of the candidates.

Yay- 7: Anderson, Condon, Matheson, Murphy, Sica, Spadafora, Crowe

Nay- 3: D'Arcangelo, DeMaria, O'Malley

Councillor Matheson, seconded by Councillor Murphy, made a motion to table closing nominations until after Executive Session. The motion carried by the following vote:

Yay- 7: Anderson, Condon, Matheson, Murphy, Sica, Spadafora, & Crowe

Nay- 3: D'Arcangelo, DeMaria, & O'Malley

5. APPROVAL OF MINUTES

6. APPOINTMENTS & ELECTIONS

7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

8. MOTIONS, ORDERS AND RESOLUTIONS

A motion was made by Councillor Spadafora to suspend docket rules for the purpose of receiving the committee report. The motion carried by a unanimous vote.

438-17 Committee Report: Rules & Ordinance (Paper #372-17 That the City Review and update the current sign ordinance.)

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

[372-17](#) Order: That the City Council review and update the current Sign Ordinances.

Sponsors: Craig Spadafora

A motion was made by Councillor D'Arcangelo that the Order be tabled. The motion failed for lack of second.

A motion was made by Councillor Spadafora, seconded by Councillor Murphy, that the Ordinance be enrolled. The motion carried by the following vote:

Yea: 9 - Anderson, Condon, DeMaria, Matheson, Murphy, O'Malley, Sica, Spadafora and Crowe

Nay: 1 - D'Arcangelo

[433-17](#) Order: That the City of Malden establish the Delayed Demolition Purpose for the purpose of preserving and protecting significant buildings that constitute or reflect distinctive features of architectural, cultural, political, or social history of the City and to limit the detrimental effect of demolition of the character of the City.

Sponsors: Craig Spadafora, Neal Anderson, Jadeane Sica, Paul Condon, Peg Crowe, David D'Arcangelo, Deborah DeMaria, John P. Matheson, Barbara Murphy and Ryan O'Malley

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

[434-17](#)

Order: That the City of Malden establish a Traffic Safety and Infrastructure Maintenance Fund.

Sponsors: Craig Spadafora

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

9. COMMUNICATIONS

[435-17](#)

Communication from the Planning Board in reference to Paper #390/2017- Use Regulations for Preexisting Nonconforming Property in Residential zoning districts/Height of Multifamily Dwellings, Residential conversions.

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

[436-17](#)

Communication from the Planning Board in reference to Paper #391/2017- To Amend Zoning Map to Change Zoning District of Seven Parcels on Upper Lebanon Street from Residence A to Residence C.

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

10. CLAIMS

11. COMMITTEE REPORTS

[432-17](#)

Committee Report: Personnel/Appointments (Paper #241-17 Council Appointment of Donald J. Wilson, 87 Wallace Street, Malden, MA be appointed to the Board of Health Commission, term to expire October 1, 2020)

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

[241-17](#)

Appointment: The Committee conduct interviews to fill vacant seat at the Board of Health.

Sponsors: Deborah DeMaria

A motion was made by Councillor DeMaria that the position be filled by Donald J. Wilson and that he be appointed. The motion carried by a unanimous vote.

A motion was made by Councillor Anderson to suspend docket rules for the purpose of receiving the committee report. The motion carried by a unanimous vote.

437-17

Committee Report: License (Paper # 412-17 Boda Borg, 90 Pleasant St. -Extended Hours)

A motion was made by Councillor Anderson that the

Committee Report be received and filed. The motion carried by a unanimous vote.

[412-17](#)

Extended Hours: Boda Borg Boston LLC, 90 Pleasant St. (Halloween event on October 28, 2017, 12AM - 2AM)

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

12. TABLED PAPERS

[636-15](#)

Extended Hours: Babyhena Corp dba 7-Eleven 169 Salem St. (Renewal) 7day-24hrs.

[473-16](#)

Petition: Cellco Partnership dba Verizon Wireless to locate small cell wireless antenna and sustaining fixtures on existing utility pole #1983, adjacent to 1200 Eastern Ave.
(HEARING REQUIRED)

[474-16](#)

Petition: Cellco Partnership dba Verizon Wireless to locate small cell wireless antenna and sustaining fixtures on existing utility pole #2349 on Salem St., adjacent to 324 Broadway.
(HEARING REQUIRED)

[536-16](#)

Resolve: That the City Council support the Mayor's Complete Streets Policy.

Sponsors: Peg Crowe

[167-17](#)

Order: That according to the Massachusetts General Laws, Chapter 268A, Section 20 job coach for Malden's Summer Youth Employment Program be exempt from provisions.

Sponsors: Deborah DeMaria

[201-17](#)

Ordered: That the current Moratorium be extended for another six (6) months

Sponsors: Neil C. Kinnon

[244-17](#)

Order: That the City Municipal Hearing Officer from this point forward waive all fines, fees and tickets that are appealed that do not comply with State or Federal Law.

Sponsors: Neil C. Kinnon

[264-17](#)

Order: That the City Council accept the provisions of M.G.L. Ch. 40, Sec. 8J, and create a Municipal Commission on Disability comprised of five members appointed by the Mayor.

Sponsors: John P. Matheson

[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).

[428-17](#) Order: That R1 residential homes rented on a transient short term basis be removed from the owner occupied tax exemption program.

Sponsors: John P. Matheson

[429-17](#) Order: That on a monthly basis the building Commissioner provide the City Council with a list of all R1 residential homes which are rented on a transient short term basis.

Sponsors: John P. Matheson

[430-17](#) Resolve: That it is the sense of the Malden City Council that we support the campaign "Light up Malden" in honor of our Veterans during the month of November 2017. Residents are encouraged to put a green light either inside the window of their home, front porch or entrance way to bring awareness of the assistance needed to help Veterans transition back to civilian life and the great sacrifice they made for our country.

Sponsors: Paul Condon, Deborah DeMaria, Neal Anderson, Peg Crowe, David D'Arcangelo, Barbara Murphy, John P. Matheson, Ryan O'Malley, Jadeane Sica and Craig Spadafora

[431-17](#) Resolve: That the Mayor dedicate \$165,000 of Malden's Chapter 90 appropriation to share the cost of redesigning the intersection of Highland Ave. and Fellsway East into the roundabout long term safety improvement recommended by the traffic study engineers.

Sponsors: John P. Matheson and David D'Arcangelo

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

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

THOMAS E. BRENNAN, CITY CLERK