



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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

Tuesday, November 28, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:
<https://www.youtube.com/live/O8Faakcflik?si=e3P-3guze775OpfA>

1. CALL TO ORDER

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

3. ROLL CALL

Council President Murphy called the meeting to order at 7:10 PM.

Present - Councillors: 10 - Barbara Murphy, Carey McDonald, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan, Paul Condon and Stephen Winslow

Absent - Councillors: 1 - Chris Simonelli

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Winslow, seconded by Councillor Condon to approve the Consent Agenda. The motion carried by unanimous vote.

[428-23](#)

Minutes for the meeting of November 14, 2023

The Council Minutes were approved.

[429-23](#)

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

The Petition was referred to the License Committee.

[430-23](#)

Petition: Amusement Machines: Malden Veterans of Irish Ancestry, 177 West Street, Malden, 4 machines (Renewal)

The Petition was referred to the License Committee.

[431-23](#)

Petition: Extended Hours: Aires & Helena Donuts Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7days, 5am - 7pm (Renewal)

The Petition was referred to the License Committee.

[432-23](#)

Petition: Extended Hours: CMB Medeiros Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 24/7 (Renewal)

The Petition was referred to the License Committee.

[433-23](#)

Petition: Extended Hours: Maia Donuts LLC dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am - 7pm (Renewal)

The Petition was referred to the License Committee.

[434-23](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 days, 5am - 7pm (Renewal)

The Petition was referred to the License Committee.

[435-23](#)

Petition: Extended Hours: Speedway 2504, 214 Broadway, Malden, Hours: 7 days, 24/7 (Renewal)

The Petition was referred to the License Committee.

[436-23](#)

Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 21 cars (Renewal)

The Petition was referred to the License Committee.

[437-23](#)

Petition: Class II: Greenleaf Auto Enterprise, Inc. dba Greenleaf Auto Sales, 28 Broadway, Malden, 50 cars (Renewal)

The Petition was referred to the License Committee.

[438-23](#)

Petition: Class II: Next Level Motors, Inc. 189 Eastern Avenue, Malden, 35 cars (Renewal)

The Petition was referred to the License Committee.

[439-23](#)

Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 0 cars (Renewal)

The Petition was referred to the License Committee.

[440-23](#)

Petition: Class II: Rigano's Towing Service, Inc. 1081 Fellsway, Malden, 20 cars (Renewal)

The Petition was referred to the License Committee.

[441-23](#)

Petition: Class II: Rigano's Towing Service, Inc. 1176 Eastern Avenue, Malden, 15 cars (Renewal)

The Petition was referred to the License Committee.

[442-23](#)

Petition: Class II: Rio Auto Group Corp. dba Dealer One Motors, 77 Broadway, Malden, 48 cars (Renewal)

The Petition was referred to the License Committee.

[443-23](#)

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

The Petition was referred to the License Committee.

[444-23](#)

Petition: Class II: Sega Auto Sales & Service, Inc. 449 Ferry Street, Malden, 15 cars (Renewal)

The Petition was referred to the License Committee.

[445-23](#)

Petition: Livery: Lion Black Car Services, 54 Cleveland Street, Malden, 1 vehicle (New)

The Petition was referred to the License Committee.

6. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[446-23](#)

Order: That the City Council adopt a residential exemption of 30% and a minimum residential factor for the FY 2024 tax rate as presented by Assessor Nate Cramer

Sponsors: Barbara Murphy

Attachments: [Legal Notice Residential Factor FY 24](#)

[FY24 Minimum Residential Factor Presentation Nov. 28 2023](#)

A motion was made by Councillor O'Malley, seconded by Councillor McDonald, that the City Council adopt a Residential Exemption of 30% and a Minimum Residential Factor of 1.75 or .9068. The motion carried by the following vote:

Yea: 10 - Murphy, McDonald, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

7. COMMITTEE REPORTS

[447-23](#)

Committee Report: The Standing Committee on License to whom was referred, Papers 406, 407, 408, 409, 410, 411, and 412 Series of 2023, having considered the same make the following report: Committee recommends papers 406, 407, 408, 409, 410, and 412 favorably to the Full Council.

Additionally, Committee recommends paper 411 unfavorably to the Full Council.

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

[406-23](#)

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

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

[407-23](#)

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

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

[408-23](#)

Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)

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

[409-23](#)

Petition: Extended Hours: Boda Borg Boston, LLC 90 Pleasant Street, Malden, Hours: Friday, Saturday, and Sunday 10am - 3am (Renewal)

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

[410-23](#)

Petition: Extended Hours: G&R Convenience, Inc. DBA Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 24/7 (Renewal)

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

[411-23](#)

Petition: Extended Hours: Kasa Foods Inc. Food Truck, 637 Broadway, Malden, Hours: 7 days 11am - 2am (New)

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be denied. The motion carried by a unanimous vote.

[412-23](#)

Petition: Extended Hours: Planet Fitness, 795 Eastern Avenue, Malden, Hours: Open 24 hours Monday 12am - Friday 9pm (Renewal)

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

8. 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 #9000XX](#)
[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](#)

A motion was made by Councillor Winslow that the Petition be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow that the Petition be granted with the following conditions: (1) That the Engineer be called when Dig Safe is notified, (2) That the streets and sidewalks be restored to the satisfaction of the Director of Public Works, and (3) that National Grid coordinate with the owner of the storage facility to make sure the sidewalk reconstruction is consistent. The motion carried by a unanimous vote.

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](#)
[2784995 - WR# 30511632 - Petition](#)
[2951564 - WR# 30511632 - Petition - Rev02](#)

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

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Petition be granted with the following conditions: (1) That the Engineer be called when Dig Safe is notified, (2) That the streets and sidewalks be restored to the satisfaction of the Director of Public Works, and (3) that the sidewalk reconstruction extend 3 panels of sidewalk toward Medford Street. The motion carried by a unanimous vote.

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](#)
[Updated ExteNet Fiber Plan - Main St. - Charles St.](#)

9. PERSONAL PRIVILEGE

10. ADJOURNMENT

A motion was made by Councillor Sica, seconded by Councillor Condon, That the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 8:14 PM.

CAROL ANN DESIDERIO, CITY CLERK