



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Public Property Committee

Councillor McDonald, Chair
Councillor O'Malley, Vice Chair
Councillor Spadafora

Tuesday, October 29, 2024

6:15 PM

City Hall, Room #105
215 Pleasant Street

Please click the link below to join the webinar:

[https://cityofmalden.zoom.us/j/95999461061?](https://cityofmalden.zoom.us/j/95999461061?pwd=IM0bh8gJ8dH96AlwXl15UB7tCjsrAg.rYTQYRVOa7-1eqF8)

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Roll Call

Present: 3 - Councillor Carey McDonald, Councillor Ryan O'Malley and Craig Spadafora

Also Present: Councillors Winslow, Colon Hayes, Crowe

Alicia McNeil-City Solicitor

Chris Mooney-Assist. Solicitor

Maria Luise-Mayor's Office

Michelle Romero-City Planner

Yem Lipp-Engineer

Nelson Miller-Bldg Director

Roberto DiMarco-Attorney for Property Owner

Councillor McDonald called the meeting to order at 6:20 PM

This meeting is being recorded by zoom.

Minutes to be Approved

[393-24](#)

Minutes of October 8, 2024 to be approved,

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that the Committee Minutes of October 8, 2024 be approved. The motion carried by a unanimous vote.

Business

The committee will meet to discuss maps of public vacant parcels throughout the City.

[392-24](#) GIS Map Attachment for discussion

Attachments: [GIS Map Link](#)

Councillor McDonald said he originally planned to pick up the conversation about unused City owned parcels of land. Steve Fama, GIS coordinator set up the GIS maps attached to the agenda which has all of these pieces of property tagged. It does not include parks, schools and developed pieces of property just the under developed property. He asked if anyone has any questions or follow-ups on this GIS Map.

Councillor Linehan asked about some of the parcels are new to her and she mentioned the designations that look like they are the road like Summer St Ext. it is not a paper street it is tracing the road in a cull de sac she asks why is it categorized that way

Councillor McDonald said he did talk to Steve Fama and it was just the way things had been coded at one point. His thought was to clean up and digest this. He would like to find a meaningful way of organizing this. He wonders what of these potential parcels are useful and have a public benefit. He also noted that some areas are very concentrated in the city. He has asked for a memo from Legal on outlining different categorizations as open space land, conservation easements and what are our options for preserving land.

Councillor O'Malley mentioned the other information that might be helpful is property that is abandoned or in tax title they may about some of these other parcels we own and maybe there may be some larger vision of taking them by tax title.

Michelle Romero, City Planner mentioned she would be happy to work with the City Solicitor and the Council to at least point you to the information and all the resources they already have to pull it together and get a better sense of the details.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that the Communication be tabled for future discussion. The motion carried by a unanimous vote.

Other Business

Tabled Papers

[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](#)**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](#)

[98-24](#)

Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

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 2.21.24 re 15 Ferry wAtts](#)

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

[Final Paper: 98-24 Negotiate for 15 Ferry](#)

Councillor McDonald entertained a motion to take Paper #98-24 off the table for discussion.

Councillor O'Malley said he attended the Historic Commissions last meeting. At that meeting they asked that Public Property take up this discussion. They have sent various letters. We are joined by the City Planner who has been instrumental helping research some of the infrastructure on Ferry Street, the Building Commission and City Engineer who could help us interpret some of the plans before us. One of the challenges we face is that this building that has technically been given to the City, but we do not have a site to put it on. We were originally going to put it on the lawn of MHA but the CPC was concerned with losing open space in that particular area. This proposal here is the hail mary what opportunities do we have. We had been told throughout the process it might not be a good location because of utilities in the area but the City Planner was able to locate documents from the 2008 renovations at the HS. The Building Commission and the City Engineer are present to help us understand what does this actually show and if the plans show anything to show this potential move is not possible.

Councillor McDonald asked if the question we are trying to ascertain is it possible to move this house across the street to the spot on the west side of the HS.

Councillor O'Malley said in their professional opinion is there any utilities in here that would preclude the move.

Michelle Romero said these plans are before the new HS was built. She pulled out the things that show that corner. They are in our records and we could actually access them.

The committee continues the discussion by reviewing the plans. Yem said the best thing to do would be to bring in DigSafe. The Building Commissioner you never really know where things are in the drawings it would probably involve an investigation.

Councillor O'Malley said to Yem's point the next step would be to call DigSafe.

Councillor McDonald said we would like to ask DigSafe to mark out whether we could put the house there. We could go from the edge of the bottom of the concrete to the bottom of the road and then down.

Michelle Romero said she is here on behalf of the Malden Historic Commission who's priority is to preserve this building. If we have the opportunity to look at that whole block and for example if we find a reason why it would not fit in that corner but if we shifted something and could redesign the plaza she would hope the Council would be willing to do that to restore the building. She suggests looking at the whole block while you are doing it.

Councillor McDonald said the request is to have DigSafe come and mark the block they have been looking at.

Nelson suggests talking to Eric Rubin.

Councillor O'Malley suggests notifying the School so they are aware.

Councillor McDonald said his ask would be for Eric to let the school know. They have to be at the ground level of this conversation.

Councillor O'Malley added Mr. DeMarco had said his client is more than willing to go along and help but they are not looking to demolish it until they need to and have expended all their funds on looking for another location. They are willing to help contribute with the move if we can find additional funds and a location. This step is just is it feasible then going back to the CPC asking for a lesser amount of money.

Mr. DeMarco, Attorney for the Client explained this is an older breakdown of cost when we did our examination. We looked into several different locations. This was a quote for \$800,000 to move it at this time to move it around the corner. Simplified Breakdown of the \$800,000: \$300,000 for the move, \$500,000 for site work. We have already expended \$100,000 or \$150,000 of the \$500,000. The remodeling of the site will flip those numbers around again.

Councillor Spadafora said he would not support taxpayer money to move this building. There was a deal made to move this and the deal was you would move it. You want to move it to build a bigger site then you will probably ask us for site relief and then you expect our taxpayers to foot the bill to move this across the street.

Attorney DeMarco said if you want the building we are giving you for free we are going to make use of it and save it from being knocked down then we are looking for help for funding for that move. We will ask for funding relief like anybody else.

Councillor McDonald said there are no deals on this table about who is going to pay for what. In terms of this we are just at feasibility right now. If DigSafe is not feasible then this is the end of the road. If it is feasible he is willing to come back and talk about the results of the DigSafe are and talk about what that will involve and whether we are willing to discuss that or not. He asked Nelson and Yem to ask Eric to tell the Principal at the HS about DigSafe.

A motion was made by Councillor O'Malley to take Paper 98-24 off the table and seconded by Councillor Spadafora. The motion carried by a unanimous vote.

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

[364-24](#)

Minutes of September 24, 2024 to be approved.

A motion to take Paper #364-24 minutes of September 24, 2024 off the table was made by Councillor O'Malley and seconded by Councillor Spadafora. All were in favor.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that the minutes of September 24, 2024 be approved. The motion carried by a unanimous vote.

[367-24](#)

Minutes of October 1, 2024 to be approved.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora to take Paper #367-24 off the table. All were in favor.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that the Committee Minutes of October 1, 2024 be approved. The motion carried by a unanimous vote.

Adjournment

Motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that this meeting be adjourned at 7:06 PM. The motion carried unanimously.