



City of Malden

Malden City Hall
110 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised City Council

Tuesday, December 11, 2018

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

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Todd Cole from the Malden High School and the Choral Art Society will appear before the Council.

Mark Correia, Executive Director from the Immigrant Learning Center will appear before the Council.

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

[530-18](#) Minutes of the Meeting of November 27, 2018.

[531-18](#) Minutes of the Meeting of December 4, 2018.

7. APPOINTMENTS & ELECTIONS

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[532-18](#) Class I: Bay State Ambulance Sales, Inc., 163 Eastern Ave., Malden (Renewal)

[533-18](#) Class II: Wentworth Auto Sales, 730 Eastern Ave., Malden, 15 cars (Renewal)

- [534-18](#) Class II: Skip's Auto Service, Inc., 74 Highland Ave., Malden, 12 cars (Renewal)
- [535-18](#) Class II: Rigano's Towing Service, Inc., 1081 Fellsway, Malden, 20 cars (Renewal)
- [536-18](#) Class II: Andy's Service Center, Inc., 356 Lebanon St., Malden, 3 cars (Renewal)
- [537-18](#) Class II: Culleton Brothers, Inc., 61 Clinton St., Malden, 2 cars (Renewal)
- [538-18](#) Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- [539-18](#) Class II: Uni Auto Center, 369 Salem St., Malden, 20 cars (Renewal)
- [540-18](#) Class II: Absolute Auto Rental & Sales, Inc., 495 Broadway, Malden, 16 cars (Renewal)
- [541-18](#) Class II: Brothers Auto Body, 969 Salem St., Malden, 0 cars (Renewal)
- [542-18](#) Class II: Auto Bazaar Corp., 17 Charles St., Malden, 21 cars (Renewal)
- [543-18](#) Class II: Sica's Automotive, Inc., 1114 Eastern Ave., Malden, 2 cars (Renewal)
- [544-18](#) Class II: Sega Auto Sales & Service, Inc., 449 Ferry St., Malden, 15 cars (Renewal)
- [545-18](#) Class II: MacMillen Automotive, 388 Eastern Ave., Malden, 15 cars (Renewal)
- [546-18](#) Amusement Machines: Town Line Ten Pin Corp., 665 Broadway, Malden, 25 machines (Renewal)
- [547-18](#) Amusement Machines: Peal Street Station Restaurant, 53 Summer St., Malden, 2 machines (Renewal)
- [548-18](#) Amusement Machines: Italian American War Veterans Post 16, 40 Oakland St., Malden, 4 machines (Renewal)

- [549-18](#) Extended Hours: Dunkin Donuts, 57 Eastern Ave., Malden, Hours: 24/7 (Renewal)
- [550-18](#) Extended Hours: Dunkin Donuts, 617 Broadway, Malden, Hours: 7 days, 4am-11pm (Renewal)
- [551-18](#) Extended Hours: Dunkin Donuts, 424 Main St., Malden, Hours: 7 days, 5am-9pm (Renewal)
- [552-18](#) Extended Hours: Dunkin Donuts, 245 Pleasant St., Malden, Hours: 5am-11pm (Renewal)
- 575-18** Extended Hours: Dunkin Donuts, 200 Commercial St., Malden, Hours: 7days, 5am-10pm (Renewal)
- [553-18](#) Extended Hours: Honey Dew Donuts, 691 Eastern Ave., Malden, Hours: 7 days, 5am-9pm (Renewal)

9. MOTIONS, ORDERS AND RESOLUTIONS

- [554-18](#) Be it Hereby Ordained that Chapter 12 of the R.O. of 1991, as amended, be further amended by adding new sections: 800.6.2.24.b, 300.3.2.13, 400.1.2.10, 500.1.2.9, and 500.2.23 relative to Co-Housing.

Sponsors: Stephen Winslow, Paul Condon and Deborah DeMaria

- [571-18](#) Resolve: That it is the sense of the Malden City Council that Sue Sandberg, President/CEO of Melrose Wakefield Health Care; provide Malden City Council with an update on Lawrence Memorial Hospital or any updates and/or changes proposed to Lawrence Memorial Hospital.

Sponsors: Paul Condon

- [572-18](#) Order: That the DPW finish the crosswalks in front of 557 Pleasant prior to the winter.

Sponsors: Paul Condon and John P. Matheson

10. COMMUNICATIONS

- [555-18](#) Communication from the Mayor relating to establishing a Committee to review the City Charter.

11. CLAIMS

[556-18](#) Claim: Kimberly A. Nizza, 25 Bellvale St., Malden, MA.

[557-18](#) Claim: Ann Marie Epstein, 14 Scott St., Medford, MA

12. COMMITTEE REPORTS

[558-18](#) Committee Report: Personnel/Appointments (Paper # 439-18 ordered that Debra Wallis, 15 Watts Street, Malden, MA be re-appointed as a member of the Cultural Council term to expire October 1, 2021.)

[559-18](#) Committee Report: Personnel/Appointments (Paper #239-18 ordered that Albert Spadafora, 453R Highland Ave, Malden, MA be reappointed as a member of the MRA Board, term to expire May 1, 2023.)

[560-18](#) Committee Report: Finance (Paper #507-18 order that the City of Malden accept the provisions of MGLCh59 sec5 clause 17, 17C, 17C ½, & 17 D relative to increasing veterans tax abatements annually with the following amendment: to include 17F, 22G & 22H)

[561-18](#) Committee Report: Finance (Paper #508-18 ordered that the sum of Ninety Thousand Six Hundred and Four Dollars and Thirty Cents (\$90,604.30) be and the same is hereby appropriated from the TNC Surcharge Municipal Distribution Account.)

[562-18](#) Committee Report: Rules & Ordinance (Paper #470-18) Order: Be hereby ordained by the Malden City Council that Chapter 12 of the Revised Ordinances of 1991 as amended; be and the same are hereby further amended by adding a new Section 700.15 as follows: Section 700.15 Development Impact Mitigation.

[563-18](#) Committee Report: License (Christmas Tree Sales: Jay's Pizza & Ice Cream, 167 Centre St., Malden, MA (Renewal))

[564-18](#) Committee Report: License (Renewals for Amusement Machines)
Provo Corp. dba Patrick's-Franny's, 36-40 Lebanon St., (3 machines)
Loyal Order of the Moose Lodge 1910, 562 Broadway, (2 machines)
Flaming Grill & Buffet, 52 Broadway, (2 machines)
Dockside Restaurant, 229 Centre St., (8 machines)

- [565-18](#) Committee Report: License (Renewals for Extended Hours)
Planet Fitness, 795 Eastern Ave.,
Supreme Food Mart, 1018 Eastern Ave.,
Planet Fitness, 795 Eastern Ave.
Dunkin Donuts, 980 Eastern Ave.,
- [566-18](#) Committee Report: License (Renewals for Class II & III)
Class II:
Malden Auto Brokers, II, Inc., 189 Eastern Ave., (35 cars)
Malden Auto Brokers, Inc. 225 Eastern Ave., (20 cars)
Rio Auto Group Corp. dba Dealer One Motors, 77 Broadway, (48 cars)
Hub Starters & Alternators, Inc., 172 Broadway, (4 cars)
Louis Foreign Car Garage, Inc., 191 Salem St., (3 cars)
River Auto Sales, Inc., 77 Eastern Ave., (25 cars)
Malden Auto Sales, 147 Ferry St., (25 cars)
Autotech II, Inc., 1236 Eastern Ave., (5 cars)
AGM Auto Sales, Inc., 135 Eastern Ave., (15 cars)
Bay State Auto Gallery, LLC., 616 Broadway, (30 cars)
Richard's Motor Cars, Inc., 672 Broadway, (80 cars)
Greenleaf Auto Enterprises, Inc., 28 Broadway, (55 cars)
Greenleaf Auto Sales II, Inc., 69 Newland St., (37 cars)
Prestige Motors of Malden, Inc., 600 Broadway, (67 cars)
Maxima Auto Sales, Corp., 105 Broadway, (31 cars)
John's Service, 200 Beach St., (15 cars)
Smart Buy USA, 497 Broadway, (27 cars)
Class III:
Malden Broadway Auto Body, 590 Broadway
- [567-18](#) Committee Report: License (Paper #383-18 Outdoor Parking: Motel Realty Co., Inc., 755 Broadway, Malden, (19 spaces) - NEW)
- [568-18](#) Committee Report: License (Paper #343-18 Class II: Eli & Gary's Automotive DBA/Eli's Garage (15 Cars) New)
- [569-18](#) Committee Report: Rules & Ordinance (Paper #360-18 Order: That the City of Malden submit to the General Court for passage an Act relative to reducing the voting age in Municipal Elections in the City of Malden.)

[570-18](#) Committee Report: Public Property (Paper #505-16 Ordered: That the City Solicitor amend deeds for various parcels of land to restrict use of said land to the public for conservation purposes forever.)

13. TABLED PAPERS

[137-16](#) Petition: National Grid to replace existing 25 psig to LP 4" Regulator Station in the sidewalk area of 158 Washington St., Malden, MA

[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).

[224-18](#) The Fellsmere Housing Group and Friends of Fellsmere Heights to present their proposal of a zoning overlay allowing clustered mixed of residential housing at the former Malden Hospital Site to the Rules & Ordinance Committee.

[385-18](#) Order: That the City Council create a five member ad hoc committee to investigate the Condition and Safety of the Natural Gas Infrastructure in Malden. The committee shall be composed of three City Coucillors, the DPW Director and the City Engineer, or their designees.

Sponsors: Ryan O'Malley and David Camell

[516-18](#) Committee Report: Public Property (Paper #206-18 petition AT&T to construct and maintain telecommunication wires, wireless attachments, and appurtenances to be attached to existing National Grid utility pole located on Dutton St; and to install conduit. (as amended)

[517-18](#) Committee Report: Public Property (Paper #208-18 petition AT&T to construct and maintain telecommunication wires, wireless attachments, and appurtenances to be attached to existing National Grid utility pole located on Broadway; and to install conduit. (as amended)

[518-18](#) Committee Report: Public Property (Paper #209-18 petition AT&T to construct and maintain telecommunication wires, wireless attachments, and appurtenances to be attached to existing National Grid utility pole located on Central Ave; and to install conduit. (as amended)

[519-18](#) Committee Report: Public Property (Paper #210-18 petition AT&T to construct and maintain telecommunication wires, wireless attachments, and appurtenances to be attached to existing National Grid utility pole located on Vining Street; and to install conduit. (as amended)

14. PERSONAL PRIVILEGE

Executive Session for the purpose of discussing the matter of Dooher and Rise Above, LLC, 47 Acorn Street v. City of Malden, under Exemption 3: to discuss strategy with respect to litigation, public discussion of which may have a detrimental effect on the city's litigating position.

15. ADJOURNMENT

THOMAS E. BRENNAN, CITY CLERK