



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - 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 8, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/mr2vdrjc>

1. CALL TO ORDER

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

City Council will host Miss Dance of New England 2024 Melissa Moura, who was recently named Distinguished Young Woman of Malden 2025.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[163-25](#)

Minutes for the meeting of March 25, 2025

Recommendation is the previous Council minutes be approved

[164-25](#)

Mayoral Appointment: Cayla Paulding, 16 Bryer Road, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council and to expire February 2, 2028. This appointment is to replace Kristen Homeyer who resigned at the end of her term.

Attachments: [Mayor's Appointment Letter - Cayla Paulding](#)

[165-25](#)

Mayoral Appointment: Alex Yu, 33 Fellsway East, Apt. 2, Malden, as an associate member of the Board of Appeal, said term to commence upon confirmation by the City Council and to expire on March 1, 2028. This appointment is to replace Armen Khodaverdian who resigned at the end of his term due to retirement.

Attachments:

[Mayor's Appointment Letter - Alex Yu](#)

Recommendation is the previous two Appointments be referred to the Personnel/Appointments Committee

[166-25](#)

Mayoral Reappointment: Jessica Sherman, 36 Central Avenue, Malden, as member of the Registrars of Voters Board, having served since 2023, said term to commence upon confirmation by the City Council and expire March 31, 2028.

Attachments:

[Mayor's Reappointment Letter - Jessica Sherman](#)

Recommendation is the previous Appointment be confirmed

[167-25](#)

Mayoral Reappointment: Michael Fixman, 10 Pebble Place, Stoneham, as a constable, said term effective June 1, 2025, and to expire June 1, 2028 (Confirmation not required)

Attachments:

[Mayor's Reappointment Letter - Michael Fixman](#)

Recommendation is the previous Appointment be placed on file

[168-25](#)

Order: That Seventeen Million Dollars (\$17,000,000) is appropriated to pay costs of designing and replacing lead water service lines throughout the City, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Lead Service Line Replacement Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

Sponsors:

Carey McDonald

[169-25](#)

Order: That Three Million Five Hundred Seven Thousand Five Hundred Dollars (\$3,507,500) is appropriated to pay costs of designing, reconstructing, and constructing water mains, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Local Water System Assistance Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

Sponsors:

Carey McDonald

[170-25](#)

Order: That One Million Five Hundred Thousand Dollars (\$1,500,000) is appropriated from available water sewer retained earnings to pay costs of designing, reconstructing, and constructing water mains, all associated roadwork and including the payment of all costs incidental and related thereto.

Sponsors:

Carey McDonald

Recommendation is the previous three Orders be referred to the Finance Committee

7. MOTIONS, ORDERS, AND RESOLUTIONS[171-25](#)

Be it ordained by the Malden City Council that Title 12 of the Code of the City of Malden (MCC) is hereby amended to eliminate the development cap in the MBTA Communities Multifamily Overlay subdistrict MCMOD-MD 1 and eliminate the effective date of final approval by the state of our District Compliance Application per the determination issued by the Executive Office of Housing and Livable Communities.

Sponsors:

Stephen Winslow

Attachments:

[Memorandum on Zoning Amendments 4 3 2025](#)

[EOHLC 3A Conditional Compliance - Malden 11-12-24](#)

[MBTA Communities Zoning Amendments Prop wMap 4.3.25](#)

[173-25](#)

Order: That the City Solicitor's Office draft the necessary and appropriate documents to be presented to the City Council for a vote to officially declare the undeveloped City-owned lot comprised of approximately 11,868 square feet on Crescent Lane and identified by the City Assessor with Parcel Identification Number 138-787-718, to be permanently designated as public open space and conservation land. And that upon such Council vote and approval by the Mayor, the Conservation Commission or other entity necessary to hold a conservation easement on the Parcel in perpetuity, file such documents at the Middlesex Registry of Deeds.

Sponsors:

Stephen Winslow

[174-25](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2026, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

Sponsors:

Carey McDonald

8. COMMITTEE REPORTS

[175-25](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 74 Series of 2025, having considered the same make the following report: Committee recommends this paper out favorably as amended with the following added after ‘project’ “provided that the appropriation is not to be used to repair or restore any item whose sole purpose is religious:”

[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: 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](#)

[176-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 91 through 93 and 126 through 133 Series of 2025, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

[91-25](#)

Mayoral Appointment: Vikas Verma, 85 Harvard Street, Malden, as a full member of the Planning Board, having served as an associate member since 2022, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

Attachments:

[Mayor's Appointment Letter - Vikas Verma](#)

[92-25](#)

Mayoral Appointment: Stephanie Stone, 19 Pine Street, Malden, as a full member of the Planning Board, having served as an associate member since 2022, said term to expire March 1, 2026 and to commence upon confirmation by the City Council.

Attachments:

[Mayor's Appointment Letter - Stephanie Stone](#)

[93-25](#)

Mayoral Reappointment: Kenneth Antonucci, 14 Spruce Street, Malden, as a member of the Planning Board, having served since 2011, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

Attachments:

[Mayor's Appointment Letter - Kenneth Antonucci](#)

[126-25](#)

Mayoral Appointment: Lisa Picardi, 18 Phillips Street, Malden, as a member of the Disability Commission, said term to expire September 20, 2026 and to commence upon confirmation by the City Council.

Attachments:

[Mayor's Appointment Letter - Lisa Picardi](#)

[127-25](#)

Mayoral Appointment: Amanda Treat, 64 Woodland Road, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Amanda Treat](#)

[128-25](#)

Mayoral Appointment: Diego Maldonado, 17 Hamlet Place, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Diego Maldonado](#)

[129-25](#)

Mayoral Appointment: Lipin Ji, 51 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Lipin Ji](#)

[130-25](#)

Mayoral Appointment: Rachel Surette, 50 Pierce Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Rachel Surette](#)

[131-25](#)

Mayoral Appointment: Ricky Ma, 10 Linwood Street, Unit 404, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Ricky Ma](#)

[132-25](#)

Mayoral Appointment: Robert Fitzpatrick, 66 Medford Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Robert Fitzpatrick](#)

[133-25](#)

Mayoral Appointment: Ron Cochran, 105 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Ron Cochran](#)

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.:](#)
[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](#)

[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

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmaiden.org or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:
www.cityofmaiden.org/captions