



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - 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*

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Tuesday, April 8, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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

### **1. CALL TO ORDER**

*Council President O'Malley called the meeting to order at 7:03 PM.*

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

*An additional moment of silence was offered by Councillor Sica in honor of Judith Froio, long time Ward 8 resident and wife of retired School Committee Member John Froio.*

### **3. ROLL CALL**

*Also in attendance were Maria Luise, Michelle Romero, Zaheer Samee, Lisa Cagno.*

**Present - Councillors:** 8 - Karen Colon Hayes, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli and Stephen Winslow

**Absent - Councillors:** 3 - Paul Condon, Craig Spadafora and Ari Taylor

### **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.

*Councillor Sica introduced Melissa Moura with congratulations on her recent achievements. Ms. Moura took this opportunity to publicly thank her family and the Malden community for all their support. Councillor Sica presented Ms. Moura with a citation; the Body recessed momentarily for photos with Ms. Moura.*

### **5. PUBLIC COMMENT**

*Brent Robie of 58 Crescent Lane spoke in favor of Paper 173-25 regarding designating Crescent Lane as conservation land.*

## **6. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Councillor McDonald , seconded by Councillor Simonelli, to approve the Consent Agenda. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

**163-25**

Minutes for the meeting of March 25, 2025

**These Council Minutes were 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](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

**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](#)

**This Appointment was 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](#)

**This Appointment was 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](#)

**This Appointment was 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

**This Order was referred to the Finance Committee.**

**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

**This Order was referred to the Finance Committee.**

**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

**This Order was 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](#)

*City Planner Michelle Romero appeared before the Council with a brief overview of the process and timeline involved with Malden's MBTA zoning proposal as submitted to the State and the feedback received from the Executive Office of Housing and Livable Communities.*

*The application for district compliance was submitted in December 2023; since that time EOHLC came back with two notes to amend the application. Malden is currently in conditional compliance with the law.*

*The first was regarding the development cap as listed in the ordinance. This is a numerical cap included in the ordinance for one of the sub-districts - Multi-family overlay district called Medium Density 1. Originally, the cap was allowed but the State guidelines have since changed so now the cap must be removed. In doing so, the same unit capacity and maximum potential growth numbers, as required by state law, must be maintained. In removing the numerical cap, the zoning maps will also have to be updated.*

*The second note was regarding the date of when the ordinance is to take effect. The ordinance currently states it would become effective upon final approval by the State of the City's application. EOHLC informed Malden that is not allowed by law so the ordinance must be amended to show it is effective as to the date the Council ordains the paper.*

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be referred to a joint public hearing of the Planning Board with Rules and Ordinance Committee. The motion carried by a unanimous vote.**

#### 172-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.08.040 FLOODPLAINS, 12.12.110 FLOODPLAIN DISTRICTS, 12.32.060 DEFINITIONS - ZONING are hereby amended to include new regulations, as required by FEMA, so that referenced areas will remain eligible for FEMA sponsored flood insurance programs.

**Sponsors:** Stephen Winslow and Ryan O'Malley

**Attachments:** [MCC Zoning Floodplains 2025 April 3 2025](#)

*Updating this ordinance is necessary because FEMA is updating floodplain maps for Malden in July. The ordinance must reflect those new maps for the areas to remain eligible for FEMA flood control insurance. The State Department of Conservation Recreations Flood Office has sent the city a model ordinance to use for reference. Malden currently has a substantial floodplain ordinance so it should require minimal adjustments.*

**A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be referred to a joint public hearing of the Planning Board with Rules and Ordinance Committee. The motion carried by a unanimous vote.**

Councillor Winslow expressed to the Council the need for a number of papers to move forward next week based on the timing of certain project deadlines and suggested the Council calendar for the week of April 15 be adjusted to reflect the Committee of the Whole meeting instead be docketed as a Full Council meeting under the authority of Council Rule 1.05.

A motion was made by Councillor Winslow to adjust the Council calendar, seconded by Councillor Simonelli. The motion passed by a unanimous vote of 8-0.

#### 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

*Taking an inventory of unused city owned property to legally designate it as conservation land is a topic that has been ongoing recently in the Public Property Committee. This paper is an extension of those conversations. The challenge to a project such as this is that there are a variety of unique categories that may be designated for open space. Councillor McDonald asked for the Legal Department to provide some clarification of what the different categories are and which law defines them; state, local, constitutional. Councillor O'Malley further noted it would be helpful to have an understanding on the difference between a preservation easement and a conservation easement. The general consensus of the Body is that this paper, fully researched and vetted, could be used as a template for other undeveloped parcels of land throughout the city, in the future.*

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Order be adopted. The motion carried by a unanimous vote.**

**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

**Attachments:** [Mayor's CDBG Budget Letter](#)  
[Proposed CDBG Budget](#)

*Director Pratt from OSPCD informed the Council that this budget must be submitted to HUD by May 15. This is also the day that HUD is expected to announce the actual dollar amount that may be expected in the budget. What is presented to be referred to Finance*

*Committee for further review is a contingency budget based on last year's level funded amount, with anticipated adjustments that may be executed as needed if the final amount comes in higher or lower than anticipated.*

*Councillor Simonelli opined that projected CDBG funding conversations should be ongoing throughout the year with the Council's involvement, as was done in years past. He explained there previously existed a Community Development Committee wherein the Council followed projects through the various stages of development and were able to suggest help and resources for bringing in other funding options.*

*Councillor McDonald offered the Council does now have a Community Engagement and Inclusion Committee and wondered if they may be willing to have a community conversation to promote such ideas and projects.*

**A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.**

## **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:"

**A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

### 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](#)

*Prior to discussion on Paper 74-25, Council President O'Malley made a statement of disclosure to the Body regarding his relationship with St. Paul's Parish. Councillor O'Malley is a current parishioner at this church and in the past had held a position of leadership. A written disclosure of an appearance of a conflict of interest is on file in the City Clerk's Office. Councillor O'Malley stated he is capable of voting on this paper without bias. Hearing no dissent from the rest of the Body, the discussion was handed to Councillor McDonald to speak on behalf of the Finance Committee.*

*Councillor McDonald reported this paper was held up in committee for thoughtful review as it is an order to grant tax-payer funded money to a religious building; however St. Paul's is also a historical building that hosts many secular, community-based events. The Finance Committee requested an opinion from the Legal Department, which was received and discussed at length. Community Preservation Committee funds have been used in other municipalities for church restoration projects. The CPC Association has issued guidance on this topic. And the same was also the subject of a lawsuit wherein*

*the Supreme Judicial Court offered standards to consider.*

*The committee recognizes the Constitution protects free exercise of religion and that it would not be appropriate or permissible to reject an application on the sole basis the petitioner is a religious organization. Preference cannot be given, but neither may discrimination, based on religious standing. Alternately, the Anti Aid Amendment requires municipalities not use public funds to support private purposes. All of these points were given consideration with this paper. Ultimately, the grant was requested for the outside of the building hence the suggested amendment to the paper to add the additional language added after 'project' "provided that the appropriation is not to be used to repair or restore any item whose sole purpose is religious."*

*Councillor Simonelli expressed his strong objections to adopting this order based on church and state separation. He is of the belief public money should not be spent on religious institutions. Assistant City Solicitor Zaheer Samee was asked to the podium to address these concerns. Councillor Simonelli advised the Body to be careful with this vote because there are many houses of worship throughout the City of Malden, and many of them in need of repair. Financial support may not be granted to one, if not all. Councillor Sica made a motion to table this paper until the Council may get further clarity on the issue.*

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Order be tabled. The motion carried by a unanimous vote.**

**Yea:** 7 - Colon Hayes, Crowe, Linehan, O'Malley, Sica, Simonelli and Winslow

**Nay:** 1 - McDonald

#### 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.

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

#### 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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

#### 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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**



**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Winslow

## **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 2023.01.29](#)  
[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**

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the be adjourned. The motion carried by a unanimous vote.  
Meeting adjourned at 8:36 PM.

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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