



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, May 12, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Committee of the Whole

Watch the meeting with Teams: <https://tinyurl.com/53cu2px5>

1. CALL TO ORDER

Council President called the meeting to order at 7:18 PM.

Present - Councillors: 10 - Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

Absent - Councillors: 1 - Karen Colon Hayes

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

3. ROLL CALL

Also in attendance was Alicia McNeil, Maria Luise, and Lisa Cagno.

4. MOTIONS, ORDERS, AND RESOLUTIONS

[262-26](#)

Order: That the City Council work in conjunction with the Traffic Commission to create and institute a citywide residential parking program

Sponsors: Ari Taylor, Chris Simonelli and Jadeane Sica

A motion was made by Councillor Crowe, seconded by Councillor McDonald, that the Order be rules suspended for the purpose of taking up the business of this order. The motion carried by a unanimous vote.

Councillor O'Malley reminded the Body that a citywide residential permit parking program is something that was attempted in the past and recommended those interested might go back and review meeting minutes for a historical review of the pros and cons of instituting such a program. Challenges to parking needing consideration are daytime parking of commuters utilizing MBTA and overnight parking in certain neighborhoods.

The potential of moving forward with permitted parking may bring in an additional income stream. It will also give the city additional tools to address parking issues throughout the city such as Everett residents parking over the city line, taking Malden parking spots as not to pay for a permit in their own city.

One area of concern is for the large amount of unaccepted streets throughout the city that wouldn't fall into the provisions of permit parking; unaccepted streets are considered private ways.

Councillor Taylor, the sponsor of this paper, pointed out that parking issues are currently different than they were when this topic was last researched. Residents from parking permitted streets are encroaching on neighboring streets that do not require permits. This order has the potential to bring more equity for parking citywide.

Councillor Winslow noted that City Charter changes that went into effect in January 2026 removed the Traffic Commission from the Charter and the companion ordinances passed by the Council at the time it approved the Home Rule petition established a Transportation Commission to replace the role of the Traffic Commission. Ultimately, the Transportation Commission will be the body that enacts such a substantial change to our parking rules.

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

[263-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 and 9 are hereby amended by the following as is outlined in the body of this paper:

Sponsors: Michelle Luong, Amanda Linehan, Carey McDonald, Ari Taylor, Ryan O'Malley and Peg Crowe

A motion was made by Councillor Winslow, seconded by Councillor Luong, that the Order be referred to a joint session of Economic Development and Rules & Ordinance Committees. The motion carried by a unanimous vote.

5. EXECUTIVE SESSION

264-26

Order: That the City Council will vote whether to go into Executive Session with Legal Counsel regarding the matter of Benevolent Botanicals LLC and 926 Eastern Avenue LLC v. City of Malden (MA Land Court Docket No. 22MISC000076) for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, and the hearing held on April 28, 2026, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair. And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor, Ron Hogan, Chair of Cannabis Licensing and Enforcement Commission, and Nelson Miller, Building Commissioner, Zoning Officer.

(Roll Call Required)

Sponsors: Amanda Linehan

A motion was made by Councillor Luong, seconded by Councillor Crowe, that the Order be adopted. The motion carried by the following vote: Councillor Simonelli was not present in the Chamber at the time this vote was taken.

Yea: 7 - Condon, Crowe, Linehan, McDonald, Taylor, Winslow and Luong

Nay: 2 - O'Malley and Sica

6. ADJOURNMENT

A motion was made by Councillor Luong, seconded by Councillor Crowe, that this meeting be adjourned to Executive Session. The motion carried by the following vote:

Meeting adjourned to Executive Session at 7:58 PM. Council President Linehan announced that the Body would not reconvene in open session for any further business this evening.

Yea: 7 - Condon, Crowe, Linehan, McDonald, Taylor, Winslow and Luong

Nay: 2 - O'Malley and Sica

CAROL ANN DESIDERIO, CITY CLERK

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