



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, February 11, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/5n8663mj>

1. CALL TO ORDER

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

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

[64-25](#) Minutes for the meeting of January 28, 2025

[65-25](#) Minutes for the meeting of January 29, 2025

[66-25](#) Minutes for the meeting of January 30, 2025

[67-25](#) Minutes for the meeting of February 4, 2025
Recommendation is the previous Council minutes be approved

68-25

Order: That One Million Four Hundred Fifty Thousand Dollars (\$1,450,000) is re-appropriated to pay costs of revitalization of Devir Park in the amount of \$450,000 and the River Works park in the amount of \$1,000,000, and for the payment of all costs incidental and related thereto, and that to meet this appropriation, \$1,450,000 shall be re-appropriated from a portion of the amount borrowed on August 2, 2023 under the Loan Order passed by the City Council on June 11, 2019 to pay costs of Roosevelt Park revitalization, which project is abandoned and no liability remains, in accordance with G. L. c. 44 s. 20.

Sponsors:

Carey McDonald

Attachments:

[CPA Bond Recommendation Letter Feb 6 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

69-25

Order: That the appropriation enumerated below, being in the amount of \$319,596 be appropriated from the Community Preservation Act Fund for the following project: Devir Park Revitalization Phase II:

Open Space Reserve	\$94,000
Budgeted Reserve	\$225,596

Total Appropriation= \$319,596

Sponsors:

Carey McDonald

Attachments:

[Devir Park Recommendation Letter Jan 29 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

70-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project:

Pearl Street Station Envelope Assessment Project:

Historic Preservation Reserve	\$8,000
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Total Appropriation= \$8,000

Sponsors:

Carey McDonald

Attachments:

[Pearl Street Envelope Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

71-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project:

Oliver Street Station Envelope Assessment Project:

Historic Preservation Reserve \$8,000

Total Appropriation= \$8,000

Sponsors:

Carey McDonald

Attachments:

[Oliver Street Envelope Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

72-25

Order: That the appropriation enumerated below, being in the amount of \$349,166.52 be appropriated from the Community Preservation Act Fund for the following project: Affordable Housing Trust Fund:

Community Housing Reserve \$349,166.52

Total Appropriation= \$349,166.52

Sponsors:

Carey McDonald

Attachments:

[Affordable Housing Trust Fund Recommendation Letter Jan 28 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

73-25

Order: That the appropriation enumerated below, being in the amount of \$475,000 be appropriated from the Community Preservation Act Fund for the following project: Forest Dale Cemetery Wall Restoration Project:

Historic Preservation Reserve \$278,000

Budgeted Reserve \$197,000

Total Appropriation= \$475,000

Sponsors:

Carey McDonald

Attachments:

[Forest Dale Cemetery Wall Recommendation Letter Feb 4 2025](#)

[Mayor's Letter of Support 2 6 2025](#)

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](#)

75-25

Order: That the appropriation enumerated below, being in the amount of \$40,000 be appropriated from the Community Preservation Act Fund for the following project: Housing Subsidy for Older Adults Project:

Budgeted Reserve	\$40,000
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Total Appropriation= \$40,000

Sponsors:

Carey McDonald

Attachments:

Housing Subsidy for Older Adults Recommendation Feb 4 2025

Mayor's Letter of Support 2 6 2025

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

76-25

Communication: Malden Housing Authority respectfully submits their board approved 2025 Annual Report.

Attachments:

[MHA 2025 Annual Report to the City of Malden](#)

Recommendation is the previous Communication be placed on file

6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on the petition to amend the special permit granted in Council Paper 202-22 and further extended by Council Paper 233-23 to allow Marijuana Retailer use of 36 Charles Street.

77-25

Petition: DMS Trinity, LLC dba Trinity Naturals seeking amendment to special permit application # CMID-040598-2021 as granted by Council Paper 202-22 and further extended by Council Paper 233-23, specifically to revise the approved floor plan for 36 Charles Street to increase the size of the premises by approximately 1,627 SF on the first floor of the building by:

1. Expansion into 2,393 SF area (eastern portion of the building)
2. Elimination of approximately 766 SF area (northwestern corner of building)

(Public Hearing Required)

Attachments:

Notice of Decision Paper 202-22 36 Charles Street DMS Trinity

Notice of Decision Paper 233-23 36 Charles Street Signed and Stamped Copy

36 Charles PBR to CC 12.24

36 Charles Street Abutters List

DMS Trinity LLC Public Hearing Notice

Public Comment Ltr - Trinity Naturals - Malden - 2-3-25

Council will hold a public hearing on the National Grid petition to install a new pole.

[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](#)

7. MOTIONS, ORDERS, AND RESOLUTIONS

[79-25](#)

Resolve: That it is the sense of the Malden City Council that they request the Finance Committee collaborate with the City Assessor and City Solicitor to draft a proposal aimed at increasing the residential tax break to 35%. It is further requested that the Committee explore the feasibility of doubling the State limits for owner-occupied properties belonging to seniors, Veterans, widows, and individuals with disabilities.

Sponsors:

Craig Spadafora

[80-25](#)

Resolve: That it is the sense of the Malden City Council that they express their support for the Sale of Surplus Property for the Purpose of Affordable Home Ownership.

Sponsors:

Paul Condon and Craig Spadafora

8. ENROLLED PAPERS

[32-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.020 LIBRARY SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2024

Sponsors:

Stephen Winslow

Attachments:

[Library Salary Schedule 2024-2026](#)

[33-25](#)

Order: That the sum of Fifty Thousand Dollars (\$50,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Library Salaries (0010-610-5110)

Sponsors:

Carey McDonald

9. COMMITTEE REPORTS

[81-25](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Papers 356 Series of 2024 and 47 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably, by unanimous vote, to the Full Council.

356-24

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended by adding Title 12, Chapter .12, Section 500 SITE PLAN REVIEW - EDUCATIONAL, RELIGIOUS, AND/OR CHILD CARE FACILITY USES

Sponsors:

Stephen Winslow and Chris Simonelli

Attachments:

[CCP 356-24 PSR](#)

[MVRCS Comment Letter on Proposed Zoning Amendment 12.09.24 \(002\)](#)

[CCP 356 2024 PBR 12.24 wAtts](#)

[12.12.500 Site Plan Review Winslow Edits Feb 4 2025](#)

47-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 9 Chapter 24 Section 010(A) REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended as follows:

- After the word “sale,” inserting the following: “of, addition of an accessory dwelling unit to, or”

Sponsors:

Craig Spadafora, Amanda Linehan, Stephen Winslow, Peg Crowe, Carey McDonald, Ryan O'Malley and Ari Taylor

82-25

The Standing Committee on License to whom was referred Paper 315 Series of 2024 and Papers 58 through 60 Series of 2025 having considered the same, make the following report: Committee recommends Paper 58-25 reported out favorably as amended to reflect license is granted for 5 cars. Committee recommends Papers 59 and 60 be reported out favorably to the Full Council. Committee recommends Paper 315-24 be reported out unfavorably to the Full Council.

315-24

Petition: Class II: Beach Street Gas and Service, 200 Beach Street, Malden, 15 cars (New)

58-25

Petition: Class II: MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars (Renewal)

59-25

Petition: Class II: Rigano's Towing Service, Inc., 1081 Fellsway, Malden, 17 cars (Renewal)

60-25

Petition: Class II: Rigano's Towing Service, Inc., 1152 Eastern Avenue, Malden, 10 cars (Renewal)

10. EXECUTIVE SESSION

83-25

Order: That the City Council will vote to go into Executive Session with Alicia A. McNeil, City Solicitor regarding the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, 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. (Roll Call Required)

11. TABLED PAPERS99-24

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](#)

12. PERSONAL PRIVILEGE**13. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions