



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final-revised 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, May 20, 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/kuvaju6h>

### 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

[237-25](#) Minutes for the meeting of April 29, 2025

[238-25](#) Minutes for the meeting of May 6, 2025

[239-25](#) Minutes for the meeting of May 13, 2025

*Recommendation is the previous Council minutes be approved*

[240-25](#) Mayoral Reappointment: Lisa Kipnis Shwartz, 60 Harvard Street, Malden, as a resident member of the Council on Aging, said term to expire June 12, 2025 and commence upon confirmation by the City Council.

Attachments: [Mayor's Reappointment Letter - Lisa Kipnis Schwartz](#)

*Recommendation is the previous Appointment be confirmed*

- [241-25](#) Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)
- [242-25](#) Petition: Livery Company: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden, 1 vehicle (New)
- [243-25](#) Petition: Livery Driver: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden (New)
- [244-25](#) Petition: Livery Company: Pabla Transport LLC, 26 Blaine Street, Malden, 1 vehicle (Renewal)
- [245-25](#) Petition: Livery Driver: Jaspreet Singh, 26 Blaine Street, Malden, 1 vehicle (Renewal)
- [246-25](#) Petition: Pool Table: Biao Ge Pool Hall, 77 Exchange Street, Malden, 7 tables (Renewal)
- [247-25](#) Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden (Renewal)  
*Recommendation is the previous seven petitions be referred to the License Committee*

## **6. MOTIONS, ORDERS, AND RESOLUTIONS**

- [248-25](#) Order: That the City Council President work with the Chief Financial Officer and finance team to evaluate options for increased access and oversight of City finances, including but not limited to the following possible proposals:
1. Read-only access to the City's financial software
  2. The production of regular financial reporting to be shared with the Finance Committee and other interested officials.

**Sponsors:** Ryan O'Malley

- [249-25](#) Be it ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) is hereby amended by adding Title 2, Chapter 04, Section 040 REMOTE PARTICIPATION:
- All boards, commissions, and multi-member public bodies shall provide for remote participation by the public at meetings and hearings. Individual boards, commissions, or multi-member public bodies may develop their own rules for remote participation by their own members.

**Sponsors:** Ryan O'Malley

In accordance with 940 CMR 29.00 OPEN MEETINGS, this agenda was revised on May 19 to reflect an unexpected occurrence with Massachusetts Land Court demanding immediate action in the two papers as posted below known as Paper 255 and 256 Series of 2025.

[255-25](#)

Order: The Council will vote on whether to sell or retain the property known as 42 Crescent Avenue, and by City Assessor's parcel identification number 072 824 410, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 24 TL 000383.

**Sponsors:**

Ryan O'Malley

**Attachments:**

[42 Crescent Avenue, Malden MA](#)

[256-25](#)

Order: The Council will vote on whether to sell or retain the property known as 40 - 42 Wentworth Street, and by City Assessor's parcel identification number 029 145 518, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000343.

**Sponsors:**

Ryan O'Malley

**Attachments:**

[40-42 Wentworth Street, Malden MA](#)

## **7. COMMUNICATIONS**

[250-25](#)

Communication from Planning Board re: CCP #171/2025 (MBTA Communities Zoning Overlays Ordinance Amendments)

**Attachments:**

[CCP 171 2025 PBR 5.25 wAtts](#)

[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](#)

[CCP 171-25 PSR](#)

[251-25](#) Communication from Planning Board re: CCP #172/2025 (Floodplains Districts Zoning Ordinance Amendments)

**Attachments:** [CCP 172 2025 PBR 5.25 wAtts](#)

[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](#)  
[CCP 172 2025 PBR 5.25 wAtts](#)

[252-25](#) Communication from Planning Board re: CCP #185/2025 (Site Plan Review for Educational, Religious and Child Care Facilities Zoning Ordinance Amendments)

**Attachments:** [CCP 185 2025 PBR 5.25 wAtts](#)

[185-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.030 USE REGULATIONS is hereby amended as follows to update existing Table of Use Regulations to correspond with recent Site Plan Review regulations for Day Care Centers, Non-Profit Educational Facilities, and Religious Facilities as ordained in Paper 356 Series of 2024.

**Sponsors:** Stephen Winslow

**Attachments:** [Admin Corr Table SPR 4.7.25 rev 4.10.25](#)  
[CCP 185-25 PSR](#)  
[CCP 185 2025 PBR 5.25 wAtts](#)

## **8. COMMITTEE REPORTS**

[253-25](#) Committee Report: The Standing Committees on Finance and Rules & Ordinance to whom was referred Papers 216 and 217 Series of 2025, having considered the same make the following report: Committees recommend these papers out favorably to the Full Council.

[216-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.050 POLICE SUPERIOR OFFICERS SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2023

**Sponsors:** Stephen Winslow

**Attachments:** [Current Police Superior Officer Salary Chart](#)  
[Proposed Police Superior Officer Salary Chart](#)

[217-25](#)

Order: That the sum of Two Hundred Thousand Dollars (\$200,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Police Salaries (0010-210-5120).

**Sponsors:**

Carey McDonald

[254-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 226 and 227 Series of 2025, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

[226-25](#)

Mayoral Appointment: Michele Ferguson, 43 Boston Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2027 and to commence upon confirmation by the City Council.

**Attachments:**

[Mayor's Appointment Letter - Michele Ferguson](#)

[227-25](#)

Mayoral Appointment: Maria Schroeder, 113 Savin Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

**Attachments:**

[Mayor's Appointment Letter - Maria Schroeder](#)

## **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](mailto:mluise@cityofmaiden.org) or 781-397-7000 Ext. 2005

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