



# City of Malden

Malden City Hall  
200 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

---

Tuesday, December 15, 2015

7:00 PM

City Council Chambers

---

### 1. CALL TO ORDER

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

### 3. ROLL CALL

**Present - Councillors:** 10 - Neal Anderson, Peg Crowe, David D'Arcangelo, Deborah DeMaria, Neil C. Kinnon, Barbara Murphy, James M. Nestor, Jadeane Sica, Craig Spadafora and John P. Matheson

**Absent - Councillors:** 1 - Steven Ultrino

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

### 5. APPROVAL OF MINUTES

[673-15](#) Minutes of the meeting of November 24, 2015

A motion was made by Councillor Anderson that the Council Minutes be approved. The motion carried by a unanimous vote.

[674-15](#) Minutes of the meeting of December 1, 2015.

A motion was made by Councillor Anderson that the Council Minutes be approved. The motion carried by a unanimous vote.

[675-15](#) Minutes of the meeting of December 8, 2015

A motion was made by Councillor Anderson that the Council Minutes be approved. The motion carried by a unanimous vote.

### 6. APPOINTMENTS & ELECTIONS

[676-15](#) Mayor's Appointment: Anthony Dickinson, 14 Overlook Pk as member of Historical Commission (Term Exp: 11/1/18)

A motion was made by Councillor Anderson that the Appointment be referred to the Compliance/Appointments Committee. The motion carried by a unanimous vote.

### 7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[677-15](#) Class II Dealer: Carmatch Group Inc., 105-109 Broadway (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[678-15](#) Class II Dealer: Joe Ciampa Auto Body, Inc. 322 Eastern Ave., (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

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

## **9. COMMUNICATIONS**

[679-15](#) Communication: From the Mayor relative to renovations to Cemetery caretaker's home.

A motion was made by Councillor Anderson that the Communication be received and filed. The motion carried by a unanimous vote.

[680-15](#) Communication: From the Planning Board relative to amending the zoning map at 11 Hanover Street.

A motion was made by Councillor D'Arcangelo that the Communication be received and filed. The motion carried by a unanimous vote.

## **10. CLAIMS**

## **COMMITTEE REPORTS**

[681-15](#) Committee Report: Ordinance (Paper #541-15 Amending Chapter 12 of R.O. 1991 to impose a moratorium on multi-family dwelling units.) The Standing Committee on Ordinance, to whom was referred Paper #541 Series of 2015, having considered the same, make the following report: Committee recommends that this paper be reported out favorably with the following amendment: That the words "the scope of said studies to be determined during the public hearing process" be stricken and the words "as described in RFP #9423-B (attached)" be inserted in place thereof.

COUNCILLOR D'ARCANGELO FOR THE COMMITTEE

A motion was made by Councillor D'Arcangelo that the Committee Report be received and filed. The motion carried by a unanimous vote.

[541-15](#) Be it ordained that R.O. 1991 be amended to impose a moratorium on multi-family dwelling units.

**Sponsors:** Neil C. Kinnon

A motion was made by Councillor D'Arcangelo that the Ordinance be enrolled as

**amended. The motion carried by the following vote:**

**Yea:** 9 - Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Nestor, Sica, Spadafora and Matheson

**Nay:** 1 - Anderson

**A motion was made by Councillor D'Arcangelo that rules be suspended. The motion carried by a unanimous vote.**

**A motion was made by Councillor D'Arcangelo that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 9 - Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Nestor, Sica, Spadafora and Matheson

**Nay:** 1 - Anderson

[682-15](#)

Committee Report: Ordinance (Paper #557 Be it ordained that Section 1.2 of R.O. 1991 be amended relative to the invalidity or unconstitutionality of ordinances)

The Standing Committee on Ordinance, to whom was referred Paper #557 Series of 2015, having considered the same, make the following report: Committee recommends that this paper be reported out favorably

COUNCILLOR D'ARCANGELO FOR THE COMMITTEE

**A motion was made by Councillor D'Arcangelo that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[557-15](#)

Be it ordained that Section 1.2 of R.O. 1991 be amended relative to invalidity or unconstitutionality of ordinances.

**Sponsors:** Neil C. Kinnon

**A motion was made by Councillor D'Arcangelo that the Ordinance be enrolled. The motion carried by the following vote:**

**Yea:** 10 - Anderson, Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Nestor, Sica, Spadafora and Matheson

**A motion was made by Councillor D'Arcangelo that rules be suspended. The motion carried by a unanimous vote.**

**A motion was made by Councillor D'Arcangelo that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 10 - Anderson, Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Nestor, Sica, Spadafora and Matheson

[683-15](#)

Committee Report: Ordinance (Paper #468 Order: That the City perform a comparative analysis of significant non-union positions)

The Standing Committee on Ordinance, to whom was referred Paper #468 Series of 2015, having considered the same, make the following report: Committee recommends that this paper be reported out favorably with the following amendment: That the order be amended to read as

follows: Ordered: That the Human Resources Director perform a comparative analysis of all elected and significant non-union salaries by gathering date and comparing substantially similar positions in the cities of Medford, Waltham, Revere, Woburn, Quincy and Haverhill .

COUNCILLOR D'ARCANGELO FOR THE COMMITTEE

**A motion was made by Councillor D'Arcangelo that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[468-15](#)

Order: That the city perform a comprehensive analysis of non-union salaries.

**Sponsors:** John P. Matheson

**A motion was made by Councillor D'Arcangelo that the Order be amended to read as follows: Ordered: That the Human Resources Director perform a comparative analysis of all elected and significant non-union salaries by gathering date and comparing substantially similar positions in the cities of Medford, Waltham, Revere, Woburn, Quincy and Haverhill and provide the city council with the average, mean and range. The motion carried by a unanimous vote.**

**A motion was made by Councillor D'Arcangelo that the Order be adopted as amended. The motion carried by a unanimous vote.**

[684-15](#)

Committee Report: License (Annual Renewal of Various Licenses) The Standing Committee on License, to whom was referred Papers #585,597,649,651-662,666 and667, Series of 2015, having considered the same, make the following report: Committee recommends that these licenses be granted.

COUNCILLOR ANDERSON FOR THE COMMITTEE

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

[585-15](#)

Class II Dealer: Auto Tech II Inc. 1236 Eastern Ave. (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[597-15](#)

Class II Dealer: Sega Auto Sales & Service Inc. 449 Ferry St., (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[649-15](#)

Class II Dealer: Louis Foreign Car Garage Inc., 191 Salem St. (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[651-15](#)

Class II Dealer: Greenleaf Auto Sale II, Inc. 69 Newland St. (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[652-15](#)

Class II Dealer: L.B.'s Auto Body Plus Used Cars, 1176 Rear Eastern Ave. (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[654-15](#)

Class II Dealer: Baystate Auto Gallery LLC, 616 Broadway (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[656-15](#)

Amusement Machines: East Side A.A. 14 Webster Court (Renewal)(4 Machines)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[657-15](#)

Amusement Machines: Alben Inc. dba Pearl St. Station, 53 Summer St. (Renewal) (2 machines)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[658-15](#)

Amusement Machines: Town Line Ten Pin Corp. 665 Broadway (Renewal) (25 Machines)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[659-15](#)

Amusement Machines: Lt. Dexter W. Clifford Chapter 85, 85 Willow St. (Renewal) (2 Machines)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[660-15](#)

Amusement Machines: Malden American Legion Post 69 - 368 Pleasant St. (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[661-15](#)

Extended Hours: Honey Dew Donuts, 691 Eastern Ave. (Renewal)5am-10pm M-Sat, 5am-9pm Sunday

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[662-15](#)

Extended Hours: Planet Fitness, 795 Eastern Ave. (Renewal) (24 hours Mon-Thurs, 12noon-9pm Fridays, Sat & Sun 7am-7pm)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[666-15](#)

Class III: Malden Middlesex Motor Sales Inc., 35 Canal St.

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[667-15](#)

Class II: Malden Middlesex Motor Sales, Inc., 35 Canal St. (Renewal)

**A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.**

[685-15](#)

Committee Report: Appointments (Papers #508, 520, & 521 Cultural Council appointments)

The Standing Committee on Appointments to whom was referred Papers #508, 509, 520 & 521 having considered the same make the following report: Committee recommends that Annie Latham, Jonathan Coulanges and Debra Wallis be appointed to the Cultural Council.

Councillor Anderson for the Committee

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

[508-15](#)

Mayor's Appointment: Annie Latham, 19 Glen Rock Ave as member of the Cultural Council (Term Exp: 9/18/18)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[520-15](#)

Mayor's Appointment: Jonathan Coulanges, 118 Webster St. as member of the Cultural Council (Term Exp: Oct. 1, 2018)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[521-15](#)

Mayor's Appointment: Debra Wallis, 15 Watts St as member of the Cultural Council (Term Exp: 10/1/18)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[686-15](#)

Committee Report: Appointments (Paper #522 Mayor's Appointment of Kenny Mazonson as member of the Conservation Commission)

The Standing Committee on Appointments to whom was referred Papers #522 Series of 2015 having considered the same make the following report: Committee recommends that Kenny Mazonson, be reappointed to the Conservation Commission.

Councillor Anderson for the Committee

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

[522-15](#)

Mayor's Appointment: Kenny N Mazonson, 180 Kennedy Drive #205 as member of the Conservation Commission (Term Exp: 10/5/17)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[687-15](#)

Committee Report: Appointment (Papers 483 &484 Historical Commission reappointments)

The Standing Committee on Appointments to whom was referred Papers #483 & 484 Series of 2015 having considered the same make the following report: Committee recommends that Barbara Tolstrup and Joseph Cesario be reappointed to the Historical Commission.

Councillor Anderson for the Committee.

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

[483-15](#)

Mayor's Appointment: Barbara Tolstrup, 44 Noble St. as member of the Historical Commission (Term Exp: 9/1/18)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[484-15](#)

Mayor's Appointment: Joseph Cesario Jr., 296 Charles St. as a member of the Historical Commission (Term Exp: July 16, 2018)

**A motion was made by Councillor Anderson that the Appointment be confirmed. The motion carried by a unanimous vote.**

[688-15](#)

Committee Report: Appointments (Paper #499 Order: That the Appointments Committee develop a posting for Part-time member of the Board of Assessors)

The Standing Committee on Appointments to whom was referred Paper #499 Series of 2015 having considered the same make the following report: Committee recommends that the following posting be advertised, with applications closing January 12, 2016:

City Of Malden

Part Time Member, Board of Assessors

The City of Malden is seeking a qualified individual for the position of Member, Board of Assessors. This part time, stipend position, is for a qualified individual who can assist and advise the Assessing Department, and its staff, on all matters related to municipal assessment activities. Board members typically have a weekly public meeting and can be expected to also be involved in periodic and cyclical functions and issues as they arise. Board members are required to act on abatement and exemption applications as well as review and sign off on report submissions to the Massachusetts Department of Revenue and

other Governmental agencies as needed. Preferred candidates will have strong knowledge of MA municipal law as it relates to ad valorem tax for residential, commercial and personal property, experience and/or familiarity with Patriot Properties CAMA software system and a thorough working knowledge of the annual tax rate setting process. Prior municipal experience preferred but not required. Position requires strong communication and interpersonal service skills as well as, the ability to work cooperatively with Elected Officials and the City's Financial Management Team.

Applicants should submit a letter of interest and resume to the City Council President, 200 Pleasant St., Malden, MA 02148 by 4:00 p.m. on Tuesday, January 12, 2016.

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

[499-15](#)

Order: That Compliance/Appointments Committee develop a posting to fill a part-time position on the Board of Assessors

**Sponsors:** Neil C. Kinnon and John P. Matheson

**A motion was made by Councillor Anderson that the Order be amended in accordance with the committee report. The motion carried by a unanimous vote.**

**A motion was made by Councillor Anderson that the Order be adopted as amended. The motion carried by a unanimous vote.**

## **12. TABLED PAPERS**

## **13. PERSONAL PRIVILEGE**

## **14. ADJOURNMENT**

At 8:17 p.m, a motion was made by Councillor Nestor that the meeting be adjourned. The motion carried by a unanimous vote.

**KAREN ANDERSON, CITY CLERK**