



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Public Property Committee

Councillor McDonald, Chair
Councillor O'Malley, Vice Chair
Councillor Spadafora

Tuesday, December 17, 2024

6:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Roll Call

Present: 3 - Councillor Carey McDonald, Councillor Ryan O'Malley and Craig Spadafora

Minutes to be Approved

[484-24](#)

Minutes of November 19, 2024 to be approved.

A motion was made by Councillor Spadafora, seconded by Councillor O'Malley, that the Committee Minutes of November 19, 2024 be approved. The motion carried by a unanimous vote.

Business

Other Business

Tabled Papers

[252-24](#)

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at the following six locations:

1. 101 Bell Rock Street
2. 14-16 Greenwood Court
3. 244-248 Main Street
4. 621 Main Street
5. 48 Washington Street
6. 290 Eastern Avenue

Attachments: [Crown Castle Cover Letter - Updates to Existing Small Cell Facilities](#)[101 Bell Rock Street Plans](#)[101 Bell Rock Street Analysis](#)[101 Bell Rock Street Abutters- Malden](#)[101 Bell Rock Street Abutters- Everett](#)[14-16 Greenwood Court Plans](#)[14-16 Greenwood Court Analysis](#)[14-16 Greenwood Court Abutters](#)[244-248 Main Street Plans](#)[244-248 Main Street Analysis](#)[244-248 Main Street Abutters](#)[621 Main Street Plans](#)[621 Main Street Analysis](#)[621 Main Street Abutters](#)[48 Washington Street Plans](#)[48 Washington Street Analysis](#)[48 Washington Street Abutters](#)[290 Eastern Avenue Plans](#)[290 Eastern Avenue Analysis](#)[290 Eastern Avenue Abutters](#)[National Grid Pole Agreement](#)[Radio Frequency Emissions Compliance Report](#)[Building Commissioner Review Summary - Crown Castle Small Cell](#)[Petitions](#)[Hearing Notice](#)[November 19, 2024 Node Upgrades Presentation](#)[2F-24,2F-31,2F-23,2F-28 permits exp. 9-14-19](#)[Malden Presentation Node Upgrades](#)[Grant of Location - Crown Castle](#)

Councillor McDonald gives a review of where the committee is at. They have had a number of meetings with Brandi Spezzano, Crown Castle for the petitions listed. Some of the petitions did not conform with Malden's existing ordinance about this. Crown Castle went back and gave the committee some other options which they did not think any of them were better than what they proposed. The Public Property then put forward a Paper #431-24 which just got recommended favorably from the R/O committee which adjusted the cabinet volume, the height off the ground and the total height of the antennae which are the items where Crown Castle were departed from Malden's ordinance. It will be on the floor tonight which clears us to recommend these petitions. Councillor McDonald entertains any more questions or discussion about the petitions. There were no more questions and a motion was made by the committee to recommend the petitions our favorably to the Full Council.

A motion was made by Councillor Spadafora, seconded by Councillor O'Malley to

take Paper #252-24 off the table.
The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that Paper #252-24 be recommended favorably to the City Council. The motion carried by a unanimous vote.

327-24

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at 10 Mills Street Malden, MA 02148.

Attachments: [10 Mills Street Pole Attachment License](#)
[10 Mills Street Analysis](#)
[10 Mills Street Plans](#)
[10 Mills Street - Building Commissioner Review Summary](#)
[Grant of Location - Crown Castle](#)

A motion was made by Councillor Spadafora, seconded by Councillor O'Malley to take Paper #327-24 off the table. The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that Paper #327-24 be recommended favorably to the City Council. The motion carried by a unanimous vote.

98-24

Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

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 2.21.24 re 15 Ferry wAtts](#)
[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)
[Final Paper: 98-24 Negotiate for 15 Ferry](#)

416-24

Minutes of October 29, 2024 to be approved.

Adjournment

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that this meeting be adjourned at 6:43

PM. The motion carried unanimously.