



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, January 7, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

1. CALL TO ORDER

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Staff from the Office of Strategic Planning and Community Development (OSPCD) will appear before the City Council to provide an update on changes in state law related to Accessory Dwelling Unit (ADU) zoning, including the expected local application of this new by-right designation.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[1-25](#)

Minutes for the meeting of December 10, 2024

[2-25](#)

Minutes for the meeting of December 17, 2024

Recommendation is the previous Council minutes be approved

[3-25](#) Mayoral Appointment: Cindy Cohen, 1275 Salem Street, Malden, as member of the Human Rights and Fair Housing Commission, said term to commence upon confirmation by the City Council and to expire December 17, 2027

Attachments: [Mayor's Appointment Letter - Cindy Cohen](#)

Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee

[4-25](#) Petition: Amusement Machines: Town Line Ten Pin Corp., 665 Broadway, Malden, 25 machines (Renewal)

[5-25](#) Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 12 cars (Renewal)

[6-25](#) Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

[7-25](#) Petition: Class II: Next Level Motors, Inc., 189 Eastern Avenue, Malden, 35 cars (Renewal)

[8-25](#) Petition: Class II: Nick's Foreign Car Center, LLC, 121 Beach Street, Malden, 4 cars (Renewal)

[9-25](#) Petition: Class II: Prestige Motors of Malden, Inc., 600 Broadway, Malden, 37 cars (Renewal)

[10-25](#) Petition: Extended Hours: Williams Services, LLC dba Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Change of hours)

[11-25](#) Petition: Livery Company: Xing Zai T Service LLC, 15 Burr ridge Place, Malden, 1 vehicle (Renewal)

[12-25](#) Petition: Livery Driver: Zhisheng Liang, 15 Burr ridge Place, Malden (Renewal)

Recommendation is the previous nine petitions be referred to the License Committee

7. MOTIONS, ORDERS AND RESOLUTIONS

[13-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended to establish requirements and regulations for Accessory Dwelling Units, including definitions and the establishment of Site Plan Review Committee for Accessory Dwelling Units (SPRC ADU) by amending Chapters and Sections 12.030, 16.010, 20.010, 32.060 and by adding new Subsections 12.28.010(K), 32.030(D), 32.030(E)

Sponsors: Amanda Linehan

Attachments: [ADU Memo Mayor January 2 2025](#)
[CCP 13-2025 ADU Final Draft 1.2.25](#)

[14-25](#)

Council President O'Malley will announce the appointments of 2025 Council Committees

8. 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](#)

9. PERSONAL PRIVILEGE

10. 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 or 781-397-7000 Ext. 2005