



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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

Watch the live stream on YouTube:

<https://www.youtube.com/live/oiKkGDWpvKA?si=IkJRTto2EIAxLDQXr>

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:04 PM.

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

3. ROLL CALL

Councillor Simonelli was in attendance by video, therefore all votes for the evening were taken by roll call vote.

Also in attendance were Maria Luise, Michelle Romero, Alex Pratt, Dan Grover, Alicia McNeil, Lisa Cagno, Nelson Miller, Eric Rubin, Anthony Rodrigues, Nate Cramer.

Present - Councillors: 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

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.

City Planner Michelle Romero spoke on behalf of the ADU team to discuss the new state law on accessory dwelling units. Her presentation may be seen in full at the 16:35 mark at the above noted video link.

5. PUBLIC COMMENT

*Two people in the audience signed up for in person public comment on paper 13-25:
Carol Harrington, 350 Ferry Street Malden, MA 02148
Lois Peppe, 36 Gale Street, Malden, MA 02148*

*One email was read into the record and is now attached to the history of Paper 13-25.
Brian DeLacey, 1 Earl Street Malden, MA 02148*

6. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica , seconded by Councillor Simonelli, to approve the Consent Agenda. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[1-25](#) Minutes for the meeting of December 10, 2024

These Council Minutes were approved.

[2-25](#) Minutes for the meeting of December 17, 2024

These Council Minutes were 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](#)

This Appointment was referred to the Personnel/Appointments Committee.

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

This Petition was referred to the License Committee.

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

This Petition was referred to the License Committee.

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

This Petition was referred to the License Committee.

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

This Petition was referred to the License Committee.

[8-25](#)

Petition: Class II: Nick’s Foreign Car Center, LLC, 121 Beach Street, Malden, 4 cars (Renewal)

This Petition was referred to the License Committee.

[9-25](#)

Petition: Class II: Prestige Motors of Malden, Inc., 600 Broadway, Malden, 37 cars (Renewal)

This Petition was referred to the License Committee.

[10-25](#)

Petition: Extended Hours: Williams Services, LLC dba Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Change of hours)

This Petition was referred to the License Committee.

[11-25](#)

Petition: Livery Company: Xing Zai T Service LLC, 15 Burridge Place, Malden, 1 vehicle (Renewal)

This Petition was referred to the License Committee.

[12-25](#)

Petition: Livery Driver: Zhisheng Liang, 15 Burridge Place, Malden (Renewal)

This Petition was 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) and 32.030(D)

Sponsors: Amanda Linehan

Attachments: [ADU Memo Mayor January 2 2025](#)

[CCP 13-2025 ADU Final Draft 1.2.25](#)

[ADU Overview 1.7.25](#)

[CCP 13-2025 Edits Winslow 1.6.2025](#)

[ADU-Public-Comment](#)

[CCP 13-2025 Edits OMalley 1.21.2025](#)

[CCP 13-2025 Edits as voted by R&O 1.21.2025 w Comments](#)

[760 CMR 71.00 - Final 1-17-25 - REDLINE](#)

[ADU Memo Mayor 1 27 2025](#)

[CCP 13 2025 PBR 1.25](#)

[CCP 13-25 PSR wAtts](#)

[Public Comment City Council meeting on 1 28 2025 File # 13-25](#)

[Public Comment Re Accessory Dwelling Units \(ADUs\)](#)

[CCP 13-2025 DRAFT as enrolled on Jan 28 redlined](#)

[CCP 13-2025 FINAL as enrolled on Jan 28](#)

[Final Paper 13-25 ADU Zoning Amendments](#)

After City Planner Romero's presentation Councillor McDonald asked what the priorities were developing this draft. Clerk Desiderio read the Mayor's memo into the record. Councillor McDonald went on to say that they hoped to get more clarification during the Rules & Ordinance Committee meeting on the intent of the proposed amendments in the paper.

Councillor Winslow had concerns about the amount of resources the city would have to use to implement the proposed amendments. Additionally, he asked how many lots in the city would qualify after these amendments would take effect. He then introduced an addendum to the paper as a Plan B.

Councillor Spadafora suggested it would be helpful if the staff brought several GIS maps to the Rules and Ordinance Committee meeting for the Body and public to better understand how much of the city falls under these regulations.

Councillor Condon asked Planner Romero how many units could possibly be added under this law by right.

Planner Romero estimated the number could be in the thousands but would have a more accurate number for the Rules and Ordinance Committee meeting. She added that the proposed laws would only be allowed in Residence A, B, C, Residential/Office, and

Neighborhood Business Districts. Planner Romero continued by explaining that any amendments made to Paper 13-25 would have to be voted that night prior to the Planning Board receiving the paper for public hearing.

Councillor Sica suggested the Council vote of the highest possible allowances on dimensional controls, to have them in place before the February 2, 2025 deadline, then take time later to go over what can be changed in greater detail especially if the state keeps changing the requirements.

Councillor McDonald wanted the record to reflect that they don't estimate thousands of units will be built but rather theoretically could be permitted.

It was decided that the finer details of the paper would be discussed more in depth in the next Rules and Ordinance Committee meeting to be held on January 14th and that Councillor Winslow's edits would be sent with the original paper as an addendum for the Planning Board's consideration.

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance carry an addendum. The motion carried by the following vote:

Yea: 6 - Colon Hayes, Linehan, McDonald, O'Malley, Taylor and Winslow

Nay: 5 - Condon, Crowe, Sica, Simonelli and Spadafora

A motion was made by Councillor Linehan, seconded by Councillor Winslow, that the Ordinance be referred to a joint public hearing of the Planning Board and Rules & Ordinance Committee. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

Nay: 2 - Condon and O'Malley

14-25

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

Attachments: [Council President O'Malley 2025](#)
[Council President O'Malley 2025 Committees](#)

A motion was made by Councillor Condon, seconded by Councillor McDonald, that the Council Committee structure be amended as presented by the Council President. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Order be placed on file. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

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 2023.01.29](#)

[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**

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the meeting be adjourned. The motion carried by the following vote:

Meeting adjourned at 8:32 PM.

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005