



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Draft City Council

*Council President Neal Anderson,  
Councillor David Camell,  
Councillor Paul Condon,  
Councillor Peg Crowe,  
Councillor Deborah DeMaria,  
Councillor Amanda Linehan,  
Councillor Barbara Murphy,  
Councillor Ryan O'Malley,  
Councillor Jadeane Sica,  
Councillor Craig Spadafora,  
Councillor Stephen Winslow*

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Tuesday, April 6, 2021

5:30 PM

REMOTE VIRTUAL MEETING

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### COMMITTEE OF THE WHOLE MEETING

**Present - Councillors:** 10 - Neal Anderson, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

**Absent - Councillors:** 1 - David Camell

#### [150-21](#)

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation. In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the city of Malden website at [cityofmalden.org](http://cityofmalden.org) as soon as practicable after the meeting.

Additional information/guidelines for the public can be found here:

<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

Members of the public who wish to attend remotely can do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/94396618044?>

[pwd=Qy9pMC9sSVloRkZRWUZvZThvNnV1UT09](#)

Passcode: 011830

Or iPhone one-tap :

US: +16465189805,,94396618044#,,,,\*011830#

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If you would like to request a reasonable accommodation, please contact

Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org)

[<mailto:mluise@cityofmalden.org>](mailto:mluise@cityofmalden.org)

[<mailto:mluise@cityofmalden.org>](mailto:mluise@cityofmalden.org) or 781-397-7000, Ext 2005.

## **1. CALL TO ORDER**

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

## **3. ROLL CALL**

**Present - Councillors:** 11 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

## **4. BUSINESS**

### [144-21](#)

Resolve: Of the Malden City Council Supporting Actions to Maintain Social Distance on MBTA Buses in Response to the COVID-19 State of Emergency

Whereas, beginning in March 2020 the Federal and State Governments and the Malden Board of Health and declared States of Emergency to Respond to COVID-19; and

Whereas, Federal, State and Municipal Declarations and subsequent orders have restricted the capacity of public transportation vehicles in order to allow for sufficient social distancing for passengers and drivers;

Whereas, the Massachusetts Bay Transportation Authority (the MBTA) has modified bus schedules in Malden in an effort to provide more frequent service to allow for

sufficient social distancing;

Whereas, the Massachusetts Department of Transportation has created the Winter Shared Streets Grant program with the intent of funding quickly implemented projects that can support public health, safe mobility and renewed commerce;

Whereas, the MBTA has submitted applications to the Winter Shared Streets Grant Program and the Community Connections program that will fund Traffic Signal Prioritization improvements along Centre, Salem and Main Streets and bus lanes on Centre and Main Streets that will help reduce travel times for MBTA buses along these corridors thus providing further frequency of service and allowing for continued social distancing on buses;

Whereas, the Traffic Signal Prioritization improvements can be utilized by the Malden Fire and Police Department and local ambulance services to provide signal priority during emergency responses;

Whereas, the MBTA's Winter Shared Streets proposal is consistent with Malden Complete Streets Policy and contains improvement for pedestrians and bicyclists, such as improved crosswalks and a dedicated bicycle lane connecting the Northern Strand to the Malden MBTA Station.

Resolved that the Malden City Council hereby supports the improvements contained in the MBTA's Winter Shared Streets and Community Connections Grant applications as presented to the Council in April 2021.

**Sponsors:** Ryan O'Malley and Stephen Winslow

*Councillor DeMaria motioned to suspend Council Rules for the 5:30 start time of the meeting, Councillor Condon seconded, it was so voted by roll call vote; Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y) 10-0.*

*Councillor Camell was absent for the 5:30 meeting but attended the Public Hearing for Dartmouth Street at 7:00.*

*Also in attendance was City Solicitor Kate Fallon, Erik Burkman from the MBTA and Rosie Jaswell from Toole Design.*

*Councillor Winslow asked Mr. Burkman to give an update on the project.*

*Councillor Murphy asked if there was a traffic study completed by a third party. Councillor O'Malley responded that there was an analysis done on the corridor in 2015 and a traffic study completed for Jackson Street in 2018, Toole Design did a visual analysis. Councillor Winslow stated that the Barr foundation generously did a traffic study for Toole Design and Toole Design participates with the generosity of the Barr Foundation and are at no cost to the MBTA.*

*Councillor Crowe said there are 3 grants being applied for and Salem Street does not appear to be a go so there are two grants. Councillor Crowe continued that taking away the travel lane for buses is a problem for most people.*

Mr. Burkman stated that the timeline for implementing is May 31st but probably have until June 30th but that is not confirmed by DOT. Councillor Crowe stated we need a measured approach and cited Mystic Ave. Mr. Burkman stated if they were to implement "passenger delay" or "peak only lanes" it would be confusing to drivers and present enforcement issues. Mr. Burkman gave a slide presentation from Toole Design that concluded that 2 lanes going into 1 lane is not efficient, there would be better traffic flow when the route is just one lane. Ms. Jaswell stated that the 2015 traffic volume is higher than today, shifting to one lane will be five extra cars per red light or 750 cars per hour which is enough capacity. Because of Covid there is no need to conduct a traffic study now.

Councillor Murphy wanted copies of the traffic study and because Salem Street is in Ward 5 requested to be notified of any changes. Councillor Murphy asked where the 7600 MBTA daily riders came from because the census is saying 1600 riders daily. Mr. Burkman said 1600 riders would be one way so could be 3200 per day and the 1600 are just Malden ridership and the 7600 would include non Malden residents. Councillor Linehan asked who maintains painting the surface. Mr. Burkman answered the MBTA covers capital costs and the city is responsible for maintenance.

Councillor O'Malley moved to table, seconded by Councillor DeMaria.

**A motion was made by Councillor O'Malley, seconded by Councillor DeMaria, that the Resolution be tabled. The motion carried by the following vote:**

**Yea:** 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

## **PUBLIC HEARING SPECIAL PERMIT 11 DARTMOUTH STREET**

### 151-21

Petition (Special Permit): 11 Dartmouth Street Property LLC - Special Permit

The **Malden City Council** will hold a virtual public hearing at **7:05 P.M.** on Tuesday, April 6, 2021 on the petition of **11 Dartmouth Street Property LLC**. seeking a special permit under Section 12.12.100 of Chapter 12, Revised Ordinances of 2020 of the City of Malden), to allow a "9-Story Office Building, 11 Dartmouth Street and 17 Dartmouth Street, Malden, MA and also known by City Assessor Parcel ID #050-259-918 and Parcel ID ID #050-259-902. Petition and plans are available for public review in the City Clerk's Office, 2nd Floor, 215 Pleasant Street, Malden, MA (by appointment only) and on the City website under Permit Application # CMID-035044-2020 at [https://permits.cityofmalden.org/EnerGov\\_PROD/SelfService#/home](https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home)  
<[https://permits.cityofmalden.org/EnerGov\\_PROD/SelfService](https://permits.cityofmalden.org/EnerGov_PROD/SelfService)>

**Sponsors:** Neal Anderson

*Councillor Camel was present for the Dartmouth Street hearing.*

*Notice of Decision is part of the minutes.*

**A motion was made by Councillor Murphy , seconded by Councillor Camell that the Petition be granted with conditions. The motion carried by the following vote:**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

**5. PERSONAL PRIVILEGE**

**6. ADJOURNMENT**

**A motion was made by Councillor O'Malley, seconded by Councillor Condon, that the meeting be adjourned. The motion carried by the following vote:**

**The meeting adjourned at 9:58 P.M.**

**Yea:** 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

**GREGORY LUCEY, CITY CLERK**