



# City of Malden

Malden City Hall  
110 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Draft City Council

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Tuesday, January 8, 2019

7:00 PM

John & Christina Markey Community Center,  
7 Washington St.

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### 1. CALL TO ORDER

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

### 3. ROLL CALL

**Present - Councillors:** 10 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, John P. Matheson, Barbara Murphy, Ryan O'Malley, Craig Spadafora, Deborah DeMaria and Jadeane Sica

**Absent - Councillors:** 1 - Stephen Winslow

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Jodie Zalk from Malden Reads appeared before the City Council.

### 5. PUBLIC COMMENT

### 6. APPROVAL OF MINUTES

[1-19](#) Minutes of the Meeting of December 18, 2018.

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

### 7. APPOINTMENTS & ELECTIONS

[2-19](#) Mayor's Appointment: Eric Rubin, 5 Sullivan Circle, Stoneham, MA, Director of Public Facilities, said term to expire December 31, 2021. (Confirmation Required)

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

[3-19](#) Council Appointment: Candace Julyan, 5 Ridgewood Road, Malden as the representative of the Chamber on the Human Rights and Fair Housing Commission.

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

[4-19](#) Council Appointment: Baya Yaiche, 46 Park Street, Apt. 10, Malden as the

representative from the Malden based disability advocacy organization of the Human Rights and Fair Housing Commission.

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

[5-19](#)

Appointment of 2019 Council Committees:

**2019 Council Committees**

**FINANCE**

Camell, Chair  
Winslow, Vice Chair  
Anderson  
O'Malley  
Murphy  
DeMaria

**RULES & ORDINANCE**

Spadafora, Chair  
Crowe, Vice Chair  
Condon  
Camell  
Winslow

**PERSONNEL/APPOINTMENTS**

Crowe, Chair  
DeMaria, Vice Chair  
Condon  
Anderson  
Matheson

**LICENSE**

Murphy, Chair  
Anderson, Vice Chair  
Spadafora  
Matheson  
Condon

**PUBLIC WORKS**

Anderson, Chair  
Condon, Vice Chair  
Crowe

**PUBLIC SAFETY**

Winslow, Chair  
DeMaria, Vice Chair  
O'Malley

**PUBLIC PROPERTY**

O'Malley, Chair  
Matheson, Vice Chair  
Winslow

**CEMETERY COMMITTEE**

Murphy, Chair  
Anderson  
Sica

**MALDEN HOSPITAL SITE DEVELOPMENT**

Matheson, Chair  
Spadafora  
Condon  
DeMaria  
Resident Member: Prisco Tammaro

**WATERFRONT ACCESS**

Murphy, Chair  
Winslow, Vice Chair  
Crowe  
Matheson  
Anderson (Harbormaster)

**CITIZEN ENGAGEMENT**

DeMaria, Chair  
Anderson, Vice Chair  
Crowe

**TRAFFIC MITIGATION**

Matheson, Chair  
Murphy, Vice Chair  
Camell

**PARKING REVIEW**

Condon, Chair  
Spadafora, Vice Chair  
Camell  
Crowe  
DeMaria

**COMMUNITY FORESTRY PROGRAM ADVISORY COMMITTEE**

O'Malley, Chair

Matheson  
Winslow  
Resident Members: Palmieri, Stein

**COMMUNITY FUND**

DeMaria  
Camell

**CHARTER REVIEW**

DeMaria  
Camell  
O'Malley  
Other members: Karen Anderson and Shelia Fermano

**HOUSING REVIEW- MAPC**

O'Malley

**MASTER PLANNING STEERING**

Spadafora  
Sica

**SIGN DESIGN REVIEW**

Murphy  
Spadafora

**SITE PLAN REVIEW/RIO**

O'Malley  
Winslow

**SITE PLAN REVIEW/ROWE'S QUARRY**

Sica  
Spadafora

**ENERGY EFFICIENCY**

Camell

**ZONING ORDINANCE REVIEW**

O'Malley

**LIBRARY TRUSTEE**

Sica

**COMPLETE STREETS**

Murphy

**PROBLEM PROPERTIES**

Crowe

**8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

[6-19](#) Class II: Century Auto Collision and Service Center, Inc., 448 Eastern Ave., 15 cars (Renewal)

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

[7-19](#) Class II: Frank's Auto Sales, 189 Highland Ave., Malden, 4 cars (Renewal)

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

[8-19](#) Class II: Metro Auto Collision & Sales, Inc., 55 Madison St., Malden, 6 cars (Renewal)

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

[9-19](#) Class II: Joe Ciampa Auto Body, Inc., 322 Eastern Ave., Malden, 4 cars (Renewal)

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

[10-19](#) Class II: C & P Imports, 595 Broadway, Malden, 0 cars (Renewal)

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

[11-19](#) Class II: Top Cars Auto Mall, Inc., 259 Main St., Malden, 35 cars (Renewal)

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

[12-19](#) Class II: Family Auto Mall, Inc., 1160-1176 Eastern Ave., Malden, 18 cars (Renewal)

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

[13-19](#) Class II: Champion Motors USA, 251 Broadway, Malden, 15 Cars (Renewal)

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

[14-19](#) Extended Hours: Speedway #2504, 214 Broadway, Malden, Hours: 24/7 (Renewal)

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

Yea: 10 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Spadafora, DeMaria and Sica

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

## **10. COMMUNICATIONS**

## **11. CLAIMS**

[15-19](#) Claim: Karen Arcieri DuLong, 136 Grover Rd., Ext., Medford, MA 02155

A motion was made by Councillor Camell that the Claim be referred to the Finance Committee. The motion carried by a unanimous vote.

## **12. COMMITTEE REPORTS**

## **13. TABLED PAPERS**

[137-16](#) Petition: National Grid to replace existing 25 psig to LP 4" Regulator Station in the sidewalk area of 158 Washington St., Malden, MA

[379-17](#) Petition of National Grid and Verizon New England Inc. to install a jointly owned pole on Cross St approximately 200 feet from the intersection of Main St.  
(HEARING REQUIRED)

[380-17](#) Petition of Verizon Wireless to install Small Cell antenna on an existing utility pole on Glenwood St.  
(HEARING REQUIRED)

[411-17](#) National Grid and Verizon New England, Inc request permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Bryant St. for service to new customer's Pad Mount transformer  
(HEARING REQUIRED).

[224-18](#) Order: The Fellsmere Housing Group and Friends of Fellsmere Heights to present their proposal of a zoning overlay allowing clustered mixed of residential housing at the former Malden Hospital Site to the Rules & Ordinance Committee.

[385-18](#) Order: That the City Council create a five member ad hoc committee to investigate the Condition and Safety of the Natural Gas Infrastructure in Malden. The committee shall be composed of three City Councillors, the

DPW Director and the City Engineer, or their designees.

**Sponsors:** Ryan O'Malley and David Camell

[507-18](#)

Order: That the City of Malden accept the provisions of M.G.L. Ch. 59 Section 5, clause 17, 17C, 17C ½, & 17D relative to increasing veterans tax abatements annually.

**Sponsors:** Paul Condon

#### **14. PERSONAL PRIVILEGE**

#### **15. EXECUTIVE SESSION**

The City Council will vote to go into executive session, with legal counsel for the City Council, in accordance with Exemption Seven (MGL c. 30A, § 21(a)(7)), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on a pending public records request, under MGL c. 66, § 10, that seeks the disclosure of the minutes of the City Council's executive session of December 8, 2015. In so convening in executive session, the City Council will act under the Open Meeting Law (MGL c. 30A, § 22(g)(2), to determine whether the minutes of the December 8, 2015 executive session warrant continued non-disclosure.

**A motion was made by Councillor DeMaria that the Council enter into Executive Session. The motion carried by the following vote:**

**Yea: 10 - Anderson, Camell, Condon, Crowe, DeMaria, Matheson, Murphy, O'Malley, Spadafora, Sica**

#### **16. ADJOURNMENT**

**A motion was made by Councillor Anderson that this meeting be adjourned. The motion carried unanimously.**

**THOMAS E. BRENNAN, CITY CLERK**