



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, June 3, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/2ssfkkf5>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

[269-25](#)

Minutes for the meeting of May 20, 2025

Recommendation is the previous Council minutes be approved

[270-25](#)

Petition: Extended Hours: McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)

Recommendation is the previous petition be referred to the License Committee

[271-25](#)

Mayoral Appointment: Daniel L. Grover, III, 22A Wigglesworth Street, Malden, as the Tax Title Custodian for the City of Malden (Confirmation not required)

Attachments:

[Mayor's Appointment of Daniel Grover as Tax Title Custodian](#)

Recommendation is the previous Appointment be placed on file

[272-25](#)

Communication: Per the requirements of MCC 2.04.030 the Board of Registrars of Voters respectfully submits their board approved 2024 Annual Report.

Recommendation is the previous Communication be placed on file

6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on National Grid petition to construct a line of underground conduits

[273-25](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30926772 - National Grid to install 2-5" conduits through the intersection of Pearl and Medford Street starting at manhole 605 and continuing approximately 150 feet to pole 355, Malden, MA.
(Hearing Required)

Attachments:

[Intersection of Medford St & Pearl St](#)

[Abutters 315 Medford St](#)

[Hearing Notice Intersection of Medford Street and Pearl Street](#)

Council will hold a public hearing for the purpose of receiving public comment regarding the proposed Fiscal Year 2026 Budget.

[276-25](#)

Order: The Mayor will submit the Fiscal Year 2026 Annual Appropriation Orders for the General Fund, Water Sewer Enterprise Fund, Community Preservation Fund, and Cable Access Fund.

Sponsors:

Carey McDonald

Attachments:

[Fiscal Year 2026 Appropriation Orders](#)

[Budget Book](#)

[FY26 City Budget Public Hearing Post](#)

[CFO Controller Presentation FY26 Budget 52725](#)

7. MOTIONS, ORDERS, AND RESOLUTIONS**[274-25](#)**

Order: The Council will vote on whether to sell or retain the property known as 26 Central Avenue, and by City Assessor's parcel identification number 187 577 702, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000346.

Sponsors:

Jadeane Sica

Attachments:

[26 Central Ave Malden - Recorded Judgment](#)

[26 Central Ave Malden - Pre-Election Letter 5.21.25](#)

[275-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 1.04.070 PROCEDURE FOR SELLING TAX TITLE PROPERTY is hereby amended by striking it in its entirety and inserting the following:

Sponsors: Stephen Winslow

Attachments: [Current 1.04.070 Procedure for Selling Tax Title Property](#)
[City Council Final Paper 271-13](#)

[276-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

Sponsors: Carey McDonald, Karen Colon Hayes, Amanda Linehan, Chris Simonelli, Ari Taylor and Stephen Winslow

Attachments: [Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)

[277-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

Sponsors: Carey McDonald, Amanda Linehan, Chris Simonelli, Ari Taylor, Stephen Winslow and Karen Colon Hayes

Attachments: [Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

[278-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments: [Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)
[Letter to City Council petition adoption of STR ordinance in Malden](#)
[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

This Ordinance proposal was put forth via resident petition as signed by ten duly registered voters of the City of Malden.

[279-25](#)

Resolve: That it is the sense of the Malden City Council that the outstanding works being done by the Malden Public Library Staff, led by Director Dora St. Martin should be publicly recognized and appreciated. The creative ways the Library Staff and Board of Trustees have found to keep the library a relevant part of Malden's daily culture and ongoing history in this technological age is to be applauded. Be it further resolved that the Malden City Council will support the Malden Public Library, its staff, and the Board of Trustees by committing to open, transparent, community-based dialogues in addressing any concerns the City Council as a whole, or any individual member, does currently or may have in the future.

Sponsors: Jadeane Sica, Paul Condon, Peg Crowe, Chris Simonelli and Craig Spadafora

280-25

Order: That the President of the Malden City Council will dismiss the case filed in Superior Court on May 22, 2025 against the Trustees of the Malden Public Library, case number 2581CV01275, and further be prohibited from using his position as President and/or Ward Councillor to use City resources for personal claims.

Sponsors:

Jadeane Sica, Paul Condon, Peg Crowe, Chris Simonelli and Craig Spadafora

281-25

Order: That the City Solicitor and the staff of the City Solicitor's Office immediately cease and desist from representing Ryan O'Malley in the case filed in Superior Court on May 22, 2025 against the Trustees of the Malden Public Library, case number 2581CV01275. The City Solicitor and the staff of the City Solicitor's Office are prohibited from filing any future litigation on behalf of the Malden City Council without first obtaining authorization to do so by an affirmative vote of the City Council.

Sponsors:

Jadeane Sica, Paul Condon, Peg Crowe, Chris Simonelli and Craig Spadafora

282-25

Order: That no City resources are utilized for the purpose of supporting or reimbursing legal fees or court expenses incurred by Ryan O'Malley, whether in his official or personal capacity, in the case filed in Superior Court on May 22, 2025 against the Trustees of the Malden Public Library, case number 2581CV01275.

Sponsors:

Jadeane Sica, Paul Condon, Peg Crowe, Chris Simonelli and Craig Spadafora

283-25

Order: That members of the Malden City Council be prohibited from initiating litigation in their official capacity, on behalf of the City Council, or as a representative of the City Council, without first obtaining authorization to do so by an affirmative vote of the City Council.

Sponsors:

Jadeane Sica, Paul Condon, Peg Crowe, Chris Simonelli and Craig Spadafora

8. ENROLLED ORDINANCES

185-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.030 USE REGULATIONS is hereby amended as follows to update existing Table of Use Regulations to correspond with recent Site Plan Review regulations for Day Care Centers, Non-Profit Educational Facilities, and Religious Facilities as ordained in Paper 356 Series of 2024.

Sponsors:

Stephen Winslow

Attachments:

[Admin Corr Table SPR 4.7.25 rev 4.10.25](#)

[CCP 185-25 PSR](#)

[CCP 185 2025 PBR 5.25 wAtts](#)

[171-25](#)

Be it ordained by the Malden City Council that Title 12 of the Code of the City of Malden (MCC) is hereby amended to eliminate the development cap in the MBTA Communities Multifamily Overlay subdistrict MCMOD-MD 1 and eliminate the effective date of final approval by the state of our District Compliance Application per the determination issued by the Executive Office of Housing and Livable Communities.

Sponsors:

Stephen Winslow

Attachments:

[Memorandum on Zoning Amendments 4 3 2025](#)

[EOHLC 3A Conditional Compliance - Malden 11-12-24](#)

[MBTA Communities Zoning Amendments Prop wMap 4.3.25](#)

[CCP 171-25 PSR](#)

9. OLD BUSINESS

[284-25](#)

The Council will move to ratify the 9-0 unanimous roll call vote taken during the meeting of May 20, 2025 on Papers 255 and 256 Series of 2025 regarding tax title litigation and foreclosure action on properties 42 Crescent Avenue and 40-42 Wentworth Street, respectfully.

[255-25](#)

Order: The Council will vote on whether to sell or retain the property known as 42 Crescent Avenue, and by City Assessor's parcel identification number 072 824 410, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 24 TL 000383.

Sponsors:

Ryan O'Malley

Attachments:

[42 Crescent Avenue, Malden MA](#)

[256-25](#)

Order: The Council will vote on whether to sell or retain the property known as 40 - 42 Wentworth Street, and by City Assessor's parcel identification number 029 145 518, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000343.

Sponsors:

Ryan O'Malley

Attachments:

[40-42 Wentworth Street, Malden MA](#)

10. COMMUNICATIONS

[285-25](#)

Communication from Planning Board re: CCP #186/2025 (Usable Open Space Requirements, General Off-street Parking Requirements)

Attachments:

[CCP 186 2025 PBR 5.25 wAtts](#)

[186-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended as follows to be considered in conjunction with Paper 153 Series of 2025 to clarify and update existing Usable Open Space Requirements and Regulations regarding paving of yard areas of residential properties.

Sponsors:

Stephen Winslow and Ryan O'Malley

Attachments:

[Prop Alt Open Space & Paving Yard Areas 4.8.25](#)

[CCP 153-25, 186-25 PSR](#)

[CCP 186 2025 PBR 5.25 wAtts](#)

[286-25](#)

Communication from Planning Board re: CCP #153/2025 (Offsite Off-street Parking Lots, General Off-street Parking Requirements)

Attachments:

[CCP 153 2025 PBR 5.25 wAtts](#)

[153-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12, Chapter 12, Section 090, Subsection B. OFFSITE OFF-STREET PARKING LOTS and Title 12, Chapter 20, Section 020, Subsection I. GENERAL OFF-STREET PARKING REQUIREMENTS is hereby amended as follows:

Sponsors:

Ryan O'Malley

Attachments:

[Proposed Changes to 12.12.090 and 12.20.020 Off Street Parking](#)

[CCP 153-25, 186-25 PSR](#)

[267-25](#)

Communication: The Board of Registrars of Voters respectfully submits to the City Council the Board's recommendation for papers necessary to the upcoming 2025 Municipal Election cycle, numbered as 263, 264, 265, and 266 Series of 2025.

Sponsors:

Ryan O'Malley

[263-25](#)

Order: That the Mayor and City Council hereby fix the dates and hours for the 2025 Municipal Election calendar.

Sponsors:

Ryan O'Malley

[264-25](#)

Order: That the City Council designate the following locations as polling places for the entirety of the 2025 election cycle.

Sponsors:

Ryan O'Malley

[265-25](#)

Order: That the City detail a minimum of one officer for each polling building, to be determined by the City Clerk and Police Chief.

Sponsors:

Ryan O'Malley

[266-25](#)

Order: That the City Council opt the City of Malden into in-person Early Voting for the 2025 Municipal Election cycle, and to designate the City Clerk's Office, 215 Pleasant Street, Room 220 as the central early voting polling location during the dates and times to be determined as voted on by the Board of Registrars of Voters, which are as follows:

Sponsors:

Ryan O'Malley

11. COMMITTEE REPORTS[287-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 241 through 247 Series of 2025, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

[241-25](#)

Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)

[242-25](#)

Petition: Livery Company: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden, 1 vehicle (New)

[243-25](#)

Petition: Livery Driver: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden (New)

[244-25](#)

Petition: Livery Company: Pabla Transport LLC, 26 Blaine Street, Malden, 1 vehicle (Renewal)

[245-25](#)

Petition: Livery Driver: Jaspreet Singh, 26 Blaine Street, Malden, 1 vehicle (Renewal)

[246-25](#)

Petition: Pool Table: Biao Ge Pool Hall, 77 Exchange Street, Malden, 7 tables (Renewal)

[247-25](#)

Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden (Renewal)

12. EXECUTIVE SESSION

288-25

Order: That the City Council will vote to go into Executive Session with Alicia A. McNeil, City Solicitor regarding the matter of O'Malley, as President of the Malden City Council v. Trustees of the Malden Public Library, et al., Docket # 2581CV01275 for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair. And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor.
(Roll Call Required)

Sponsors:

Ryan O'Malley

13. TABLED PAPERS99-24

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](#)

78-25

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944.
(Hearing Required)

Attachments:

[Intersection of Eastern Ave & Lisbon St](#)
[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)
[Abutters 698 Eastern Ave](#)

172-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.08.040 FLOODPLAINS, 12.12.110 FLOODPLAIN DISTRICTS, 12.32.060 DEFINITIONS - ZONING are hereby amended to include new regulations, as required by FEMA, so that referenced areas will remain eligible for FEMA sponsored flood insurance programs.

Sponsors:

Stephen Winslow and Ryan O'Malley

Attachments:

[MCC Zoning Floodplains 2025 April 3 2025](#)

[CCP 172 2025 PBR 5.25 wAtts](#)

14. PERSONAL PRIVILEGE**15. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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