



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Public Property Committee

Councillor McDonald, Chair
Councillor O'Malley, Vice Chair
Councillor Spadafora

Tuesday, June 25, 2024

6:00 PM

City Hall, Room 105
215 Pleasant Street

Roll Call

Present: 3 - Councillor Carey McDonald, Councillor Ryan O'Malley and Craig Spadafora

Also Present: Council President Winslow, Crowe, Taylor and Sica
Alicia McNeil-City Solicitor

Councillor McDonald called the meeting to order 6:02 PM.

Minutes to be Approved

[294-24](#)

Minutes of June 11, 2024 to be approved.

A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Committee Minutes of June 11, 2024 be approved. The motion carried by a unanimous vote.

Business

The committee will meet to review proposed leasing terms for the Bike Kitchen, as described in Order 185-24.

Councillor McDonald stated for the record that Councillor Winslow recused himself from the discussion of the Bike Kitchen at 6:18 PM. Councillor Winslow has recused himself from this conversation at 6:18 PM. Alicia McNeil, City Solicitor said she has provided the temporary license agreement that the Bike Kitchen has with Hoff's. Her idea is to adopt primarily what they have and add a few new items. The first question is in terms of the terms. Currently their license agreement is yearly and she asked the committee how many years they would like the agreement to be. The committee decided on a three year term with a two year option. The next item is to find out who the primary person is and the actual business address for Bike to the Sea. Councillor McDonald spoke to Bike to the Sea yesterday and he said Jonah Chiarenza is the Executive Director. Alicia will reach out for the address. The next item is Page 2 #2 regarding planting or demolition of plants and trees, install garden beds etc. She is not certain if that is already there or there is any issue with that. Councillor McDonald suggest informing the occupants to not be able to put anything permanent on the property and to defer to the jurisdiction of the Tree Warden with any landscaping changes. Councillor McDonald also asked Alicia if she could clarify that the DPW also needs to confirm any additional utility access or change. He feels he would like to include a city staff person as the connection not the Public Property Committee. Alicia addresses #4 and explains she is trying to work with Bike to the Sea's Attorney because there is an easement which Hoff's opens. She is trying to get clear title. Alicia said everything else is staying the same. There is an

indemnification clause in the lease that the City is not involved in any loss on the premises.

The following motion was made:

Motion to allow City Solicitor McNeil to continue forward based on the recommendations made by the committee to draft up the final language and send it to us to move forward was made by Councillor Spadafora and seconded by Councillor O'Malley. All were in favor.

The committee allows the Solicitor to add any other language she feels is best to get their support and we preserve the option.

Other Business

Tabled Papers

[252-24](#)

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at the following six locations:

1. 101 Bell Rock Street
2. 14-16 Greenwood Court
3. 244-248 Main Street
4. 621 Main Street
5. 48 Washington Street
6. 290 Eastern Avenue

Attachments: [Crown Castle Cover Letter - Updates to Existing Small Cell Facilities](#)[101 Bell Rock Street Plans](#)[101 Bell Rock Street Analysis](#)[101 Bell Rock Street Abutters- Malden](#)[101 Bell Rock Street Abutters- Everett](#)[14-16 Greenwood Court Plans](#)[14-16 Greenwood Court Analysis](#)[14-16 Greenwood Court Abutters](#)[244-248 Main Street Plans](#)[244-248 Main Street Analysis](#)[244-248 Main Street Abutters](#)[621 Main Street Plans](#)[621 Main Street Analysis](#)[621 Main Street Abutters](#)[48 Washington Street Plans](#)[48 Washington Street Analysis](#)[48 Washington Street Abutters](#)[290 Eastern Avenue Plans](#)[290 Eastern Avenue Analysis](#)[290 Eastern Avenue Abutters](#)[National Grid Pole Agreement](#)[Radio Frequency Emissions Compliance Report](#)[Building Commissioner Review Summary - Crown Castle Small Cell](#)[Petitions](#)[Hearing Notice](#)[November 19, 2024 Node Upgrades Presentation](#)[2F-24,2F-31,2F-23,2F-28 permits exp. 9-14-19](#)[Malden Presentation Node Upgrades](#)[Grant of Location - Crown Castle](#)

Motion to take Paper 252-24 off the table was made by Councillor Spadafora and seconded by Councillor McDonald. All were in favor.

Councillor McDonald explained that he has spoke with the representative from Crown Castle and asked them if they would agree to a 90 day extension and they agreed to that in writing. This would give them enough time to revise their proposal and get the information to the Public Property Committee. They can work with Nelson Miller, Building Commissioner.

A motion was made to affirm the agreement to extend the timeline for reviewing this application by 90 days by Councillor Spadafora and seconded by Councillor Winslow. All were in favor.

Motion to table Paper 252-24 was made by Councillor Spadafora and seconded by

Councillor Winslow to table Paper #252-24. All were in favor

A motion was made by Councillor Spadafora seconded by Council President Winslow that the Petition be tabled. The motion carried by a unanimous vote.

98-24

Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

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 2.21.24 re 15 Ferry wAtts](#)

[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

Motion was made to take Paper #98-24 off the table by Councillor O'Malley and seconded by Councillor Winslow. All were in favor.

Councillor O'Malley gave the committee an update on the Paper #98-24. He said they are ready to move forward and submit plans to the City. They have assured him they will not knock the building down and they say that they have the funding but is not clear if they do as of yet. It is not sure if it is going to be a special permit before the Planning Board or the City Council. We don't know how tall it's going to be so if it's more than six stories we become the special permit granting authority.

A motion was made that the Order be tabled. The motion carried by a unanimous vote.

100-24

Order: That the City Council investigate utilizing a portion of the Ferry Street Parking Lot (known by City Assessor's Parcel ID 075 272 205) to relocate and preserve 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211).

Sponsors: Ryan O'Malley

Attachments: [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

[100-24 City Council agenda](#)

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53-24

Order: That the City Council review the usage of the vacant property on Goodwin

Avenue known by City Assessor's Parcel 091 776 612 and make a recommendation as to its future usage and feasibility as a community garden.

Sponsors: Ari Taylor

Attachments: [Final Paper: 53-24](#)

[488-24](#)

Minutes of March 19, 2024 to be approved.

Motion to take Paper #488-24 Minutes of March 19, 2024 off the table was made by Councillor Spadafora and seconded by Councillor McDonald. All were in favor.

A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Committee Minutes of March 19, 2024 be approved. The motion carried by a unanimous vote.

[278-24](#)

Minutes of April 2, 2024 to be approved.

Motion to take Paper #278-24 minutes of April 2, 2024 off the table by Councillor Spadafora and seconded by Councillor McDonald. All were in favor.

A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Committee Minutes of April 2, 2024 be approved. The motion carried by a unanimous vote.

Adjournment

Motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that this meeting be adjourned at 6:37 PM. The motion carried unanimously.