



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Committee of the Whole

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

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Tuesday, October 27, 2020

7:00 PM

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### VIRTUAL REMOTE

#### 329-20

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 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/99270442644?pwd=VFYzRTVhZW5yekc1a1Yxdj9kYIRkUT09>

Passcode: 577720

Or iPhone one-tap :

US: +16465189805,,99270442644#,,,,,0#,577720#

+19294362866,,99270442644#,,,,,0#,577720#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 518 9805

+1 929 436 2866

Webinar ID: 992 7044 2644

Passcode: 577720

International numbers available:

<https://cityofmalden.zoom.us/j/adrnjaJwur>

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

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

or 781-397-7000, Ext 2005.

## Roll Call

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

## Business

### [331-20](#)

1. Read into the record the Notice of Public Hearing on the Petition of Standard Naturals on behalf of Standard Naturals, 7 Linehurst Road seeking a special permit under Section 12.12.190 of Chapter 12 of the Revised Ordinances of 2020.

2. 7:05 PM - Public hearing on the petition of Standard Naturals on behalf of Standard Naturals, 7 Linehurst Road seeking a special permit under Section 12.12.190 of Chapter 12, Revised Ordinances of 2020, as amended, by the City of Malden (formerly Section 300.20 of Chapter 12, Revised Ordinances of 1991), to allow a Marijuana Establishment namely, a marijuana retailer, at the property known as and numbered 7 Linehurst Road, Malden, MA and also known by City Assessor's Parcel ID #185 575 563L .

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 032442--2020 at [https://permits.cityofmalden.org/EnerGov\\_PROD/SelfService#/home](https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home).

Members of the public are invited to virtually attend and participate and provide comment on the Petition.

On October 27, 2020, the City Council granted a special permit subject to the following 15 conditions:

1. The special permit granted in Case #14-03 shall remain in full force and effect.
2. All development shall be as per plans, which are incorporated herein by reference and except where modified by these conditions.
3. The retail sales area open to the public shall be limited to the location, area and size shown on the plans; any change shall require an amendment of this special permit.
4. Install, repair or replace sidewalks, driveways and perform necessary incidental work adjacent to the property to the reasonable satisfaction of the DPW Director.
5. Implement traffic and safety mitigation recommended by City Peer Reviewer in reports dated June 26, 2020 and September 22, 2020 regarding traffic signs, pavement markings, crosswalk to abutting property, landscaping and deceleration lane, subject to review and approval of MassDOT, where required.
6. The special permit is non-transferable and non-assignable.
7. Design and implement a Security Plan approved by the Malden Police Chief, which shall include, without limitation: all security measures for the site and the transportation of Marijuana and Marijuana Products to and from off-site premises to ensure the safety of employees and the public and to protect the premises property from theft or other criminal activity; a detailed explanation of payment method, if applicable, acceptable at such establishment and the protection and security of such payments and, if applicable, cash on site; and the presence of a security guard on site at all hours of operation.
8. Consumption of Marijuana and/or Marijuana Products is prohibited at or within 500 feet.
9. Smoking or burning of Marijuana and/or Marijuana Products is prohibited on the premises.
10. Marijuana in any form, including plants, and Marijuana Products shall not be visible from outside of the building.
11. Any outside storage of any kind is prohibited.
12. Any outside display of any kind is prohibited.
13. Incorporate odor control technology and provisions, and ensure that emissions do not violate M.G.L. c.111 § 31C, including but not limited to those specified for odors.
14. Prior to issuance of any building permit or occupancy permit, submit copies of the following licenses and approvals: a) A valid license issued by the Massachusetts Cannabis Control Commission, as defined herein this Ordinance; b) A fully executed Community Host Agreement with the City of Malden, as defined herein this Ordinance; c). Any required license and/or approvals issued by the Malden License Board; and d) Any required license and/or approvals issued by the Malden Board of Health.
15. Provide copy of written agreement for use in perpetuity of thirty (30) parking spaces offsite at abutting property, 325 State Highway, Malden (Parcel ID185 574 401).

**A motion by Councillor Anderson; seconded by Councillor Winslow that the petition be granted. The motion carried by the following vote:**

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

## Other Business

### [330-20](#)

Petition: Class II: Malden Auto Brokers, 259 Main St., Malden, 35 cars (Transfer)

**This Petition was referred to the License.**

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

## **Adjournment**

**A motion was made by Councillor Crowe, seconded by Councillor DeMaria, that the meeting be adjourned. The motion carried by the following vote:**

**The meeting adjourned at 8:46 P.M.**

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