



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

*Council President Stephen Winslow*  
*Councillor at Large Karen Colon-Hayes*  
*Councillor Paul Condon*  
*Councillor Peg Crowe*  
*Councillor Amanda Linehan*  
*Councillor at Large Carey McDonald*  
*Councillor Ryan O'Malley*  
*Councillor Jadeane Sica*  
*Councillor Chris Simonelli*  
*Councillor at Large Craig Spadafora*  
*Councillor Ari Taylor*

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Tuesday, October 8, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

[https://www.youtube.com/live/Erb7JGY-Yt8?si=awL0\\_2ZfwuGrt2gM](https://www.youtube.com/live/Erb7JGY-Yt8?si=awL0_2ZfwuGrt2gM)

### **1. CALL TO ORDER**

*Council President Winslow called the meeting to order at 7:08 PM.*

*Also in attendance was Michelle Romero, Zaheer Samee, and Lisa Cagno.*

**Present - Councillors:** 9 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 2 - Chris Simonelli and Craig Spadafora

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

*An extended moment of silence was offered by Councillor McDonald in honor of Fernanda Torres from the Malden Warming Center, who passed away suddenly this week.*

### **3. ROLL CALL**

### **4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS**

City Clerk Carol Ann Desiderio will appear before the Council to give an pre-election update on the State General Election on November 5, 2024.

*Clerk Desiderio gave an update on the progress being made with, and important details about, the upcoming Presidential Election on November 5. Her comments may be viewed from 2:25 -18:04 mark of the above noted YouTube link.*

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

## Approval of the Consent Agenda

**A motion was made by Councillor McDonald, seconded by Councillor Taylor to approve the Consent Agenda. The motion carried by unanimous vote.**

[369-24](#)

Minutes for the meeting of September 24, 2024

**The Council Minutes were approved.**

[370-24](#)

Mayoral Appointment: Roy Watson, 108 Hadley Street, Malden, as a member of the Conservation Commission, said term to expire September 15, 2026. (Confirmation required)

**Attachments:** [Mayor's Appointment Letter - Roy Watson](#)

**The Appointment was referred to the Personnel/Appointments Committee.**

[371-24](#)

Mayoral Appointment: Allie Orlando, 19 Earl Street, Malden, as a member of the Cultural Council, said term to expire October 2, 2027. (Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Allie Orlando](#)

**The Appointment was placed on file.**

[372-24](#)

Mayoral Appointment: Susan Tufts, 490 Pleasant Street, Malden, as a member of the Cultural Council, said term to expire October 2, 2027. (Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Susan Tufts](#)

**This Appointment was placed on file**

[373-24](#)

ORDERED: That the City Clerk notify and warn the inhabitants of the City of Malden who are qualified to vote in the State Election to vote at their respective wards and precincts on TUESDAY, THE FIFTH DAY OF NOVEMBER, 2024 from 7:00 A.M. TO 8:00 P.M. for the purpose of casting their votes in the State Election for the candidates for the following offices and questions:

**Sponsors:** Stephen Winslow

**Attachments:** [Final Paper: 373-24](#)

**The Order was adopted.**

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

[374-24](#)

Order: That the Malden City Council adopts the Comprehensive Emergency Management Plan 2024 Update, established by the Malden Emergency Management Team outlining concept of operations and coordination of Malden's Emergency Operations Center. When activated during an emergency situation, the CEMP authorizes respective departments and/or agencies to execute their responsibilities demonstrated in the plan, on behalf of the City of Malden.

**Sponsors:** Stephen Winslow

**Attachments:** [Final Paper: 374-24](#)

*Sgt. Kelley gave a brief overview of 2024 CEMP and took questions from the Council, which may be viewed from 18:57 to 41:02 mark of the above noted YouTube link. The entirety of the CEMP is not attached to the history of Paper 374-24 due to the confidential nature of some of the data included in the report.*

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Order be adopted. The motion carried by a unanimous vote.**

### [375-24](#)

Resolved: That it is the sense of the Malden City Council that car washes, which make minor changes to motor vehicles by providing cleaning services and/or accessories for motor vehicles, are most closely described by and encompassed in the definition of service stations in the Code of the City of Malden (MCC) Title 12, Chapter 32, Section 060 (B) DEFINITIONS - ZONING

**Sponsors:** Ryan O'Malley

**Attachments:** [12.32.060 Definitions - Zoning](#)

*Councillor O'Malley spoke on this paper as being necessary because car washes are mentioned but not defined in the current zoning ordinance. He wishes for the Council to have a clear understanding on what car washes are and which requirements they must follow. Currently, car washes are under the requirements of retail services category, which are allowed by right.*

*City Planner Michelle Romero commented there is no separate use category for service station. Service station is attached to gas filling station so this paper may not accomplish Councillor O'Malley's purpose. A better option may be to add a new definition for car washes in the use category.*

*Councillor Sica inquired if the desire for this paper is due to a new car wash coming to Ward 4? In fact, a building permit has been issued for a car wash at 1100 Main Street. There is a 30 day window to appeal a building permit and this paper would send a message to constituents and city staff on where the Council stands on allowing car washes by right.*

*Council President Winslow acknowledged that car washes are not sufficiently regulated across the city regarding noise, among other issues. He supports this resolve, despite not knowing if it will accomplish anything, because he does agree car washes should be more regulated.*

*After some discussion it was decided to table this paper pending further information on how to achieve the original purpose with a more productive paper.*

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Resolution be tabled. The motion carried by the following vote:**

**Yea:** 5 - Condon, Crowe, Linehan, Sica and Taylor

**Nay:** 4 - Colon Hayes, McDonald, O'Malley and Winslow

### [376-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

**Sponsors:** Amanda Linehan

**Attachments:** [Admin and Misc Zoning Ord Revisions 10.3.24](#)

*This paper comes via recommendation from the Building Commissioner and City Planner regarding several different amendments that should be made to administratively clean up Title 12 on Zoning within the City's Ordinances. These changes are recommended to clarify existing provisions, codify current protocol and interpretation, streamline permitting, and update the ordinance to be in compliance with State law.*

*Paper will be discussed in detail during a joint public hearing with the Planning Board and Rules & Ordinance Committee.*

**A motion was made by Councillor Linehan, seconded by Councillor Sica, that the Ordinance be referred to a joint public hearing with the Planning Board and Rules & Ordinance Committee. The motion carried by a unanimous vote.**

## **11. COMMUNICATIONS**

### [377-24](#)

Communication: Malden Historical Commission re: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

**Attachments:** [MHC to Mayor CC re 15 Ferry wAtts](#)

*Speaking on behalf of the Historical Commission, Michelle Romero was invited to address the Council for the Paper. She stated the communication is to serve as a reminder to the Council that the future of the Ferry Street building is still in the hands of the Council and the property owner is still cooperating with the City for the purpose of saving this building.*

*Councillor O'Malley offered an update, explaining one option still being considered is to move the building directly across the street to the MHS lawn facing Ferry Street. There is a potential issue with underground utilities for that space. He is having some difficulty in confirming such and asked Ms. Romero if she could assist with finding the plans for that piece of land. She agreed to look for the plans in the electronic archives. Councillor Winslow advised Councillor O'Malley to also check with the GIS Manager for utility maps.*

*Public Property Committee has met on this issue a number of times but a viable solution still has not become clear on the best way to move forward. Chair McDonald made it clear that he'd be happy to call another meeting on this topic if Councillor O'Malley has any new information to report.*

**A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Communication be received and filed. The motion carried by a unanimous vote.**

## **12. COMMITTEE REPORTS**

### [378-24](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 356 and 357 Series of 2024, having considered the same make the following report: Committee recommends these papers out favorably as amended to the Full Council.

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

### [356-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended by adding Title 12, Chapter .12, Section 500 SITE PLAN REVIEW - EDUCATIONAL, RELIGIOUS, AND/OR CHILD CARE FACILITY USES

**Sponsors:** Stephen Winslow and Chris Simonelli

*Councillor Linehan explained the two amendments that were made in Committee; to change 'Educational and Religious' to 'Educational, Religious, and Child Care Facility' and to strike 'City Clerk' in section D, sending materials to the Site Plan Review Committee through the Building Commissioner.*

*Council voted to approve amendments made by Rules & Ordinance Committee and agreed to refer to Planning Board for a public hearing.*

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Sica, that the Ordinance be referred to a joint public hearing with Planning Board and Rules & Ordinance Committee. The motion carried by a unanimous vote.**

### [357-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 2, Chapter 16, Section 060 COMMISSION ON ENERGY EFFICIENCY AND SUSTAINABILITY is hereby amended by striking and replacing in its entirety with the following title and text:

**Sponsors:** Carey McDonald, Karen Colon Hayes, Peg Crowe, Amanda Linehan, Ari Taylor and Stephen Winslow

**Attachments:** [Current 2.16.060 Commission on Energy Efficiency and Sustainability Ordinance](#)

*Councillor Linehan explained the one amendment made in Committee regarding how the youth workers would be recruited. Originally, they would be appointed by the Superintendent of Schools but now the youth will be Mayoral appointments from any schools serving the district, so long as the student resides in Malden. After graduating from high school, youth members may stay on the Commission as an adult member for a total of ten years served.*

*The Council approved of the amendment made in Committee.*

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Sica, that Council rules be suspended for the purpose of Ordaining. The motion carried by the following vote:**

**Councillor Condon had stepped away from Council Chambers at the time this vote was taken.**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor and Winslow

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Ordinance be ordained. The motion carried by the following vote:**

**Councillor Condon had stepped away from Council Chambers at the time this vote was taken.**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor and Winslow

### [379-24](#)

Committee Report: The Standing Committee on License to whom was referred Papers 353, 354, and 355 Series of 2024, having considered the same make the

following report: Committee recommends these petitions out favorably to the Full Council.

**A motion was made by Councillor Sica, seconded by Councillor Crowe, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

Petition: Pool Tables: Fernandez Barbershop 2, 1000 Eastern Avenue, Malden, 1 table (New)

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[354-24](#)

Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, 5:00AM - 11:00PM (New)

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[355-24](#)

Petition: Taxi Driver: Pablo M. De Sousa, 85 Swan Street Apt. 3, Everett (New)

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be granted. The motion carried by a unanimous vote.**

[380-24](#)

Committee Report: The Standing Committee on Public Property to whom was referred Paper 53 Series of 2024, having considered the same make the following report:

**A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[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](#)

*Councillor McDonald explained that this paper originally was imagined as a community garden but after all the outreach done by Councillor Taylor and with the approval of the Goodwin Street neighbors, this property will now become an urban pocket forest. Tree Warden Chris Rosa engaged with the neighborhood to help plan the design and provide the trees through a grant currently under his management.*

*An amendment was made in Committee to the original paper indicating how the scope changed from a community garden to a pocket forest. The Council approved of the amendment made by the Committee.*

*Councillor McDonald went further to explain that during discussion of this paper in the Public Property Committee, the nature of the City Council designating different types of public land for different uses came up. The Committee agreed to return to discussion at a later date to review all City-owned parcels and options for how that land may be designated. Councillor McDonald encouraged all Councillors to participate in that discussion once the meeting has been scheduled.*

**A motion was made by Councillor Taylor, seconded by Councillor McDonald, that**

the Order be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Taylor, seconded by Councillor McDonald, that the Order be adopted as amended. The motion carried by a unanimous vote.

### **13. TABLED PAPERS**

#### [99-24](#)

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 2023.01.29](#)

[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](#)

### **14. PERSONAL PRIVILEGE**

### **15. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**