



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, June 28, 2022

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### 1. CALL TO ORDER

*President Spadafora called the meeting to order at 7:13 P.M.*

*Also in attendance Asst. City Solicitor John McNaught and City Planner Michelle Romero.*

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

### 3. ROLL CALL

**Present - Councillors:** 11 - Barbara Murphy, Carey McDonald, Chris Simonelli, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan, Paul Condon and Stephen Winslow

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Representatives of the City Clerk's Office and the Board of Registrar of Voters appear before the City Council to discuss continuing efforts to make elections more accessible to Chinese-speaking voters.

*City Clerk Greg Lucey, Asst. City Clerk Carol Ann Desiderio, Elections Administrator Dinah Fajardo and Chair of the Registrars of Voters Jean Voltaire appeared to give an election update and progress being made for language access voting. Ms. Desiderio walked through a bullet point presentation of activities and changes that have been made regarding language services to our Asian population and other cultures. Ms. Desiderio talked about poll worker outreach and training. Clerk Lucey stated he is confident that there will be enough poll workers on Election Day and they stress the need for assistance at the monthly meetings held by zoom with the mayor and the Asian community to outreach for bilingual poll workers.*

### 5. PUBLIC COMMENT

## 6. APPROVAL OF MINUTES

[311-22](#)

Minutes of the meeting of June 21, 2022

**A motion was made by Councillor Winslow, seconded by Condon, that the Council Minutes be approved. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

## 7. APPOINTMENTS & ELECTIONS

## 8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

## 9. MOTIONS, ORDERS AND RESOLUTIONS

[312-22](#)

Resolve: That the City Council hereby designates the notice procedures and meetings to be held under the June 2021 Public Involvement Plan for Roosevelt Park as the "warning" notice and General Meetings to fulfill written requests by citizens under Section 31 of the Malden City Charter related to such project and requests that City Staff ensure that the qualified voters signing such requests be informed of any Public Involvement meetings as they occur.

**Sponsors:** Stephen Winslow and Barbara Murphy

*Councillor Winslow said he wanted to have the paper in before the Council broke for summer recess. Councillor Winslow said that a petition was sent in last week to have a public meeting regarding Roosevelt Park per Section 31 of the City Charter. Councillor Winslow read Section 31 and pointed out that it was written in the 1800's. Councillor Winslow continued there is a public involvement plan and the Charter is not clear on how this meeting takes place and if officials decide not to go it is up to them. Councillor Winslow recommend that the Mayor call a meeting before the summer end and decides on the time and place.*

*Councillor Murphy was concerned this being the Council's last meeting and this topic needs more conversation.*

*Councillor O'Malley said the meeting should not be held in the summer , it should be held in September.*

*Councillor Winslow said the Resolve is for the Mayor to schedule the meeting.*

*Councillor Colon- Hayes asked if the meeting is what the petition asked for ?*

*Councillor Winslow stated it would fulfill what the Mayor and City Council is required to do, it would fulfill their obligation.*

*Councillor McDoanld said Summer lasts until September 22 and we aren't putting a hard date on this. Councillor McDonald requested 2 friendly amendments be added:*

- 1) the meeting be held by the end of September 2022*
- 2) after the word notice, add "in consultation with the citizens that submitted the petition*

Councillor O'Malley seconded the motion, it was so voted: Colon-Hayes (y), Condon (y), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Somonelli (y), Winslow (y), Spadafora (y). The motion carried 11-0.

Councillor Winslow made a motion to amend the Resolve to read : The City Council acknowledges the receipt of the request for a General Meeting by the citizens under Section 31 of the Charter related to Roosevelt Field and hereby calls on the Mayor to schedule such meeting by the end of the summer and otherwise defers to the Mayor related to the time , place, manner and notice procedure. The motion was seconded by Councillor Murphy and so voted : Colon-Hayes (y), Condon (y), Crowe (y), Linehan (y), McDonald (y), Murphy (y), O'Malley (y), Sica (y), Simonelli (y), Winslow (y), Spadafora (y). The motion carried 11-0.

Councillor Winslow made a motion to pass the Resolve as amended, seconded by Councillor Murphy: The City Council acknowledges receipt of the request for a General Meeting by citizens under Section 31 of the City Charter related to Roosevelt Field and hereby calls on the Mayor to schedule such a meeting by the end of September 2022 and otherwise defers to the Mayor related to the time, place, manner and notice procedure, in consultation with the citizens who submitted the request.

**A motion was made by Councillor Winslow, seconded by Councillor Murphy, that the Resolution be passed as amended. The motion carried by a unanimous vote.**

### 313-22

Resolved: That it is the sense of the City Council that in order to maintain and preserve our parks, the Council President should establish a Parks Restoration and Maintenance Committee

**Sponsors:** Chris Simonelli

Councillor Simonelli the sponsor of the paper stated that there is a need to have a maintenance and restoration policy in place to be preventive rather than reactive with the maintenance of our park space. Councillor Simonelli gave Lincoln Park as an example of space that has issues that need to be addressed and if not taken care of, are going to get worse. Councillor Simonelli continued that the request for the committee will be a fact finding committee to work over the summer and not be a permanent committee, When the findings are completed they could go to several council committees to pursue.

Councillor Colon-Hayes said she is on the same wave length as Councillor Simonelli and mentioned the meeting earlier in the night the Parks and Recreation Committee with 14 people attended. Councillor Colon-Hayes continued that she would not want to see two committees doing the same thing and would like to see the two committees work together.

Councillor Linehan said she had discussed the committee with Councillor Simonelli and it would not be a redundant committee. The Open Space Plan's big priority was to form a comprehensive maintenance plan and called out for what Councillor Simonelli is looking for and she would be supportive of the committee being formed.

Councillor Winslow mentioned the process for the Transportation Planner and sees this having the same process. Councillor Winslow said he was supportive and working towards this will make sure we have the resources.

Councillor Colon-Hayes asked Councillor Simonelli to confirm that it would not be a duplicate committee.

Councillor Simonelli responded that it was not a duplicate committee and that the Parks and Recreation Committee held their first meeting of the year tonight after 6 months, if it was that important to you there should have been other meetings by now. Councillor Simonelli mentioned the schools being built and after 20 years there is wear and tear that needs to be addressed, his committee would be looking at a lot of issues in the parks.

Councillor Colon-Hayes said to clear the record the Parks and Receptions Committee has tried to schedule a meeting prior to tonight but was unable to schedule it, Councillor Colon-Hayes continued that she would be supportive of the paper.

Councillor Condon said he is full support and if he had one Councillor to lead the charge on this it would be Councillor Simonelli.

Council President Spadafora said that when Director Knox came before the Finance Committee he said the DPW was fully funded. President Spadafora continued that in the last 15 years the city has spent millions of dollars on parks and proceeded to name parks that have been restored, President Spadafora said when Councillor Simonelli first came with him with the idea his first thought was do we really need another committee and he will be supportive because it will not be a standing committee and will produce good work.

Councillor Murphy stated she would be supportive and this would be a good time to do it so when the FY24 budget is being discussed items could be addressed in the budget.

**A motion was made by Councillor Simonelli, seconded by Councillor Murphy, that the Resolution be passed. The motion carried by a unanimous vote.**

## **10. COMMUNICATIONS**

## **12. COMMITTEE REPORTS**

### [314-22](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Paper 211-22 having considered the same, make the following report that these amendments be reported out favorably to the Full Council through Papers numbered 315-22, 316-22, 317-22, 318-22, 319-22, 320-22

**Sponsors:** Peg Crowe

*Councillor Crowe stated the plan would be to send the next 5 papers on the docket to a joint Planning Board/Rules and Ordinance hearing. There is a 6th paper on the docket (320-22) that would be requested to a hearing if 315-22 did not pass. If 315-22 passed there was no reason to approve 320-22.*

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

### [315-22](#)

Order: That MCC 12.12.190.A and 12.12.190.B be amended

**Sponsors:** Amanda Linehan

**Attachments:** [6.15.21 Prop #1](#)

*Councillor Crowe explained the change in the ordinance as it relates to buffer zones.*

*Councillor Sica requested to go on record that earlier in the meeting there was discussion around paper 312-22 that summertime is not a good time to hold a public meeting on*

Roosevelt Park but a public hearing on the cannabis papers tonight that will be held in August is OK. It appears supporters of this paper do not want the public to come to the hearing.

Councillor Linehan stated the Planning Board does meet during the summer and it is her experience there is not poor attendance.

City Planner Romero was asked to come to the podium and she explained that if 315-22 is not passed the council will need to take up 320-22. Ms. Romero explained that 315-22 and 320-22 is about buffer zones and administrative clarification. In answering a question, Ms. Romero said all six zoning ordinances papers were taken up in Rules and Ordinance,

Councillor Linehan stated Amendment #6 had her name as a sponsor and it was not her paper. Clerk Lucey said the sponsor of the paper would be changed from Councillor Linehan to Chair Crowe and he would make that change in Granicus.

Ms Romero went over the time requirements of joint hearings, the council has 14 days once an item is docketed, The hearing need to be held within 65 days and once the item get sent back to the council for approval, the council has 90 days to vote the item.

Councillor Murphy agreed with Councillor Sica about having a summer public meeting for this but a summer meeting on Roosevelt Park there would be a problem with participation.

**A motion was made by Councillor Crowe, seconded by Councillor at Large McDonald, that the Ordinance be referred to a joint Planning Board/Rules and Ordinance for a hearing. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

### [316-22](#)

Order: That MCC 12.12.190.E be amended

**Sponsors:** Amanda Linehan

**Attachments:** [6.15.21 Prop #2](#)

Councillor Crowe explained this cleans up language regarding marijuana establishments being the principal use of the building.

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be referred to a joint Planning Board/Rules and Ordinance hearing. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

### [317-22](#)

Order: That MCC 12.12.190.H.2 be amended

**Sponsors:** Amanda Linehan

**Attachments:** [6.15.21 Prop #3](#)

**A motion was made by Councillor Linehan, seconded by Councillor Simonelli, that the Ordinance be referred to a joint Planning Board/Rules and Ordinance hearing. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

[318-22](#) Order: That MCC 12.12.190.H.9 be amended

**Sponsors:** Amanda Linehan

**Attachments:** [6.15.21 Prop #4](#)

**A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Ordinance be referred to a joint Planning Board/Rules and Ordinance hearing. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

[319-22](#) Order: That MCC 12.12.010.A.1, 12.12.010.A.2, 12.12.010.B.1, 12.12.010.B.2, 12.12.010.C.1, 12.12.010.C.2, 12.12.060.A, 12.12.060.B, 12.12.070.A, 12.12.070.B, 12.12.150.A, 12.12.150.B, 12.12.160.A, 12.12.160.B be amended

**Sponsors:** Peg Crowe

**Attachments:** [6.15.21 Prop #5](#)

**A motion was made by Councillor Crowe, seconded by Councillor at Large McDonald, that the Ordinance be referred to a joint Planning Board/Rules and Ordinance meeting. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

[320-22](#) Order: That MCC 12.12.190.A and 12.12.190.B be amended

**Sponsors:** Peg Crowe

**Attachments:** [6.15.21 Prop#6](#)

*Chair Crowe said because 315-22 was passed there was no need to pass 320-22.*

**A motion was made by Councillor Crowe, seconded by Councillor at Large McDonald, that the Ordinance be denied. The motion carried by the following vote:**

**Yea:** 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

[321-22](#) Committee Report: The Standing Committee of Personnel and Appointments to whom was referred Papers 201-22, 276-22, 277-22, 303-22, having considered the same make the following report

**Sponsors:** Chris Simonelli

*Chair Simonelli stated the committee had scheduled 4 interviews prior to the council meeting but only 2 candidates were able to come in to be interviewed. The committee's recommendation would be favorable to the 2 candidates that came in and table the other 2 candidates.*

**A motion was made by Councillor Simonelli that the Committee Report be**

received and filed. The motion carried by a unanimous vote.

[201-22](#)

Mayoral Appointment: Resa Gray of 37 East Border Road, Malden to full member status of the Planning Board, said term to commence upon her confirmation by the City Council, and to expire March 1, 2027. Resa, currently an associate member, will replace Patrick Fitzgerald, who resigned at the completion of his term.

**Sponsors:** Chris Simonelli

**A motion was made by Councillor Simonelli, seconded by Condon, that the Appointment be appointed. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

[276-22](#)

Mayoral Appointment: Stephanie Stone of 19 Pine Street, Malden as an associate member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2024 to complete the unexpired term of Charles Ferguson.

Confirmation required

**Sponsors:** Chris Simonelli

**A motion was made by Councillor Simonelli, seconded by Condon, that the Appointment be tabled to the City Council. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

[277-22](#)

Mayoral Appointment: Vikas Verma of 85 Harvard Street, Malden as an associate member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2025 to complete the unexpired term of Resa Gray who moved to full member status.

Confirmation required

**Sponsors:** Chris Simonelli

**A motion was made by Councillor Simonelli, seconded by Condon, that the Appointment be appointed. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

[303-22](#)

Mayoral Appointment: Helena Clarke of 39 Acorn Street as a member of the License Board, said term to commence upon confirmation by the City Council and to expire on June 1, 2028, to fill the vacancy of Frances Lin who has stepped down from the Board.

Confirmation required

**Sponsors:** Chris Simonelli

**A motion was made by Councillor Simonelli, seconded by Condon, that the Appointment be tabled to the City Council. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

[325-22](#)

Committee Report: The Standing Committee on Public Property to whom was referred Paper 287-22, having considered the same make the following report

**Sponsors:** Stephen Winslow

**A motion was made by Councillor Winslow that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

[287-22](#)

**Order:** That the City Council discuss the disposition of property owned by the City identified as Parcel No. 185-575-507 in the City of Malden Assessor's Maps, also known as Louis Cohn Way/Robbins Street. Such discussion to include a description of the parcel and it's present use and possible alternatives for future use, care, custody, and control of the property, which will be maintained at the sole expense of the lessee, and that payments include the amount of any taxes that would otherwise be due to the city as well as including whether or not to enter a License Agreement for business use of said property.

**Sponsors:** Jadeane Sica

**Attachments:** [Assessors Handout Pub Prop Meeting 62822](#)

*Councillor Sica, the councillor of the ward that the land is in, requested that the committee report be tabled.*

*Councillor Winslow wanted to go on record that the committee report recommended favorably that the council support a 6 month lease to Bennett Highway LLC and Bennett Highway would pay taxes on the leased land.*

**A motion was made by Councillor Sica, seconded by Councillor Winslow, that the Order be tabled to the City Council. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Condon and Winslow

### **13. TABLED PAPERS**

[138-22](#)

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

**Sponsors:** Karen Colon Hayes, Amanda Linehan and Carey McDonald

[253-22](#)

Petition: National Grid, 1101 Turnpike Street, North Andover, MA, Plan #30543076 Commercial Street - National Grid to install beginning at a point approximately 350 feet southwest of the centerline of the intersection of Commercial Street and



Centre Street and continuing approximately 80 feet in a southeast direction. Install 2-4" Primary Duct approximately 80 feet southeast from existing Pole #3 on sidewalk towards 0 Commercial Street for the purpose of serving the customer with electric service.

**Sponsors:** Peg Crowe

**Attachments:** [Petition Commercial Street #30543076](#)

### 304-22

Petition: Boston Gas dba National Grid, 40 Sylvan Road, Waltham, MA, W.O. No. 90000144172 180-182 Lebanon Street to install a new gas Regulator Station on Lebanon Street to replace an existing Regulator Station on Garden Street.  
Hearing required

**Sponsors:** Stephen Winslow

**Attachments:** [Petition W.O. No 90000144172](#)

*Councillor Winslow made a motion to take from the table paper 304-22, the motion was seconded by Councillor Condon, it was so voted, Colon-Hayes (y), Condon (y), Crowe (y), Murphy (y), O'Malley (y), Sica (y). Simonelli (y), Winslow (y), Spadafora (y).*

*Councillor Winslow said the prior week there was a public hearing on the project but because National Grid could not attend the paper was tabled and the public hearing was held open. Dan Cameron was in attendance for National Grid.*

*Council President Spadafora reopened the hearing for anyone wishing to speak in favor of the project:*

*Dan Cameron from National Grid spoke in favor of the project.*

*There were no other speakers in favor.*

*That part of the hearing was closed.*

*Council President Spadafora reopened the hearing for anyone wishing to speak in opposition to the project.*

*There were no speakers in opposition to the project.*

*Council President Spadafora closed that portion of the hearing.*

*Councillor Winslow offered the following conditions for granting the petition:*

- 1) new regulation station be located per the plans.*
- 2) curb to curb replacement on South Garden Street where construction is taking place*
- 3) removal of the natural gas regulator on Garden Street*
- 4) adding a street tree pit on Garden Street*
- 5) per our regulations the conditions restoration of Garden Street and Lebanon Street sidewalks*

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

## **14. PERSONAL PRIVILEGE**

## **15. ADJOURNMENT**

**A motion was made by Councillor Simonelli, seconded by Condon, that the Council recess to the call of the Chair. The motion carried by the following vote:**

**The council recessed at 10:03 P.M.**

**Yea:** 8 - Murphy, Simonelli, Sica, Colon Hayes, Spadafora, Crowe, Condon and Winslow

**Nay:** 1 - O'Malley

**GREGORY LUCEY, CITY CLERK**