



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

*Council President Barbara Murphy*  
*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 Stephen Winslow*

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Tuesday, December 12, 2023

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/53L4obtjtDc?si=Ea9kPw4MQ0krShbb>

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

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

### **3. ROLL CALL**

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

Marie Law Adams of the Malden River Works Steering Committee will appear before the City Council to present updates to the Malden River Works Park project.

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

[451-23](#)

Minutes for the meeting of November 28, 2023

[452-23](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

[453-23](#)

Petition: Class II: Frank's Auto Sales, 189 Highland Avenue, Malden, 4 cars (Renewal)

[454-23](#)

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

[455-23](#)

Petition: Extended Hours: L & K Billiards, Inc. 94B Pleasant Street, Malden, Hours: 7 days, 12pm-12am (Renewal)

[456-23](#)

Petition: Extended Hours: Walgreens #3130, 185 Centre Street, Malden, Hours: 24/7 (Renewal)

[457-23](#)

Petition: Livery: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)

[458-23](#)

Order: That the appropriation enumerated below, being in the amount of \$229,491.36 (Two Hundred Twenty-Four Thousand, Four Hundred Ninety-One Dollars and Thirty-Six Cents), be appropriated from the Community Preservation Act Fund Balance into the following CPA Category Accounts:

Affordable Housing Reserve	\$76,497.12 from the CPA Fund Balance
Historic Preservation Reserve	\$76,497.12 from the CPA Fund Balance
Open Space Reserve	\$76,497.12 from the CPA Fund Balance

Total Appropriation = \$229,491.36

**Sponsors:**

Carey McDonald

[459-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.110 VEHICLES FOR HIRE; GENERAL REQUIREMENTS is hereby amended by the following:

-In Section D.1: striking 'office' and replace with residence

-In Section D.2: after 'City of Malden and' strike 'shall include adequate off-street parking for all licensed vehicles' and replace with 'are allowed one parking permit per household. Any additional vehicles over that one requires adequate off-street parking for all licensed vehicles.'

-Sections D.3 and D.4: strike in their entirety

-In Section F.1.b: strike '1.5"' by 1.5"' and replace with '2" by 2."'

**Sponsors:**

Jadeane Sica

[460-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.16.040 REGULATION OF SALE OF FLOWERS, FLOWERING PLANTS AND CHRISTMAS TREES is hereby amended by striking "AND CHRISTMAS TREES" from the title. Be it further amended by striking Section C in its entirety and renaming Section D "Section C".

**Sponsors:**

Carey McDonald

**Attachments:**

[Proposed Christmas Tree License Ordinance Amendment](#)

[461-23](#)

Communication: Per the requirements of MCC 2.04.030 the Board of Registrars of Voters respectfully submits their board approved 2023 Annual Report.

**Attachments:** [Registrar of Voters 2023 Annual Report](#)

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

[462-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.80 SECONDHAND DEALERS/PAWNBROKERS section D.2. is hereby amended by striking 10% and inserting in its place 3%.

**Sponsors:** Peg Crowe

[463-23](#)

Resolve: That it is the sense of the Malden City Council that the Mayor file and accept grants with and from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs for the Land and Water Conservation Fund grant program for improvements to the Malden River Works Park

**Sponsors:** Stephen Winslow

[464-23](#)

Resolve: That it is the sense of the Malden City Council that the Mayor file and accept grants with and from the Commonwealth Of Massachusetts, Executive Office of Energy and Environmental Affairs for the Parklands Acquisition and Renovation for Communities Grant Program for improvements to the Malden River Works Park

**Sponsors:** Stephen Winslow

## **11. COMMUNICATIONS**

[465-23](#)

Communication: Planning Board re: Paper 418-23 (Amendment of Section 12.08.010 ESTABLISHMENT of DISTRICTS and to amend Section 12.08.020 ZONING MAP to establish the MBTA Communities Multi-Family Overlay District (MCMOD) and Mandatory Mixed-use Overlay District (MMUD)

**Attachments:** [CCP 418 2023 PBR 12.23 wAtts](#)

[418-23](#)

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

To amend Section 12.08.010 ESTABLISHMENT of DISTRICTS and to amend Section 12.08.020 ZONING MAP to establish the MBTA Communities Multi-Family Overlay District (MCMOD) and Mandatory Mixed-use Overlay District (MMUD) to include those parcels identified in the attached list and shown on the attached map, "City of Malden MBTA COMMUNITIES ZONING Overlay Districts 11/9/23 MCMOD - MMUD Boundary Map."

To amend Section 12.12 USE REGULATIONS to add a new Section 12.12.400, MBTA COMMUNITIES ZONING OVERLAYS, as follows:

**Sponsors:**

Peg Crowe, Craig Spadafora and Stephen Winslow

**Attachments:**

[Mayor Communication wMBTA Communities Zoning Proposal 11.9.23](#)

[CCP 418 2023 12.23](#)

[CCP 418 2023 MBTA CZ psr wAtts rev](#)

[PB 12.5.23 Agenda wNotice rev 11.30.23](#)

[Malden MBTA Communities Survey Results 23 12 4](#)

[MBTA Communities Survey Results with Comments 23 12 6 v2](#)

[CCP 418 2023 PBR 12.23 wAtts](#)

## **12. COMMITTEE REPORTS**

[466-23](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 413 Series of 2023, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council based on the suggested administrative updates to formatting of the salary charts for improved readability.

[413-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by updating Title 2, Chapter 24, Section 050 POLICE SUPERIOR OFFICERS SALARY SCHEDULE

**Sponsors:**

Peg Crowe

**Attachments:**

[Current Superior Officer Salary Schedule Ordinance](#)

[Proposed Superior Officer Salary Schedule Ordinance Amendment](#)

[467-23](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper #414 Series of 2023, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

[414-23](#)

Ordered: That the sum of Two Hundred Thousand Dollars (\$200,000) is transferred from salary reserve (0010-996-5110) to Police Labor Salaries (0010-211-5120).

**Sponsors:**

Carey McDonald

[468-23](#) Committee Report: The Standing Committee on Finance to whom was referred Paper #415 Series of 2023, having considered the same make the following report:

[415-23](#) Order: That the sum of Eighty-Six Thousand Eight Hundred Twenty-Four Dollars and Thirty Cents (\$86,824.30) be and the same is hereby appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses: Sidewalk reconstruction, wheelchair ramps upgrade, utility conduit and structure replacement, traffic signal and pedestrian signal upgrades, and new crosswalk line striping with thermoplastic at the intersections of Main/Cross, Main/Medford, and Medford/Madison.

**Sponsors:** Carey McDonald

[469-23](#) Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper #390 Series of 2023, having considered the same, make the following report: Committee recommends this paper out favorably to the Full Council.

[390-23](#) Mayoral Appointment: Jessica Sherman, 36 Central Avenue, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Andrew Zamagni, expiring March 31, 2025 (Confirmation required)

**Attachments:** [Mayor's Appointment Letter - Jessica Sherman - Board of Registrars of Voters](#)

[470-23](#) Committee Report: The Standing Committee on Personnel/Appointments, after meeting to review and interview candidates for the position of City Solicitor, as referred by Paper 419-23, having considered the same make the following report: Committee recommends Alicia McNeil, Assistant City Solicitor, for the position of City Solicitor to fill the unexpired term of John McNaught.

[471-23](#) Council Appointment: Alicia McNeil, 490 Lebanon Street, Melrose, MA 02176, as City Solicitor, to fill unexpired term of John McNaught expiring March 1, 2025.

[472-23](#) Committee Report: The Standing Committee on License to whom was referred Papers 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, and 445 Series of 2023, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

[391-23](#) Petition: Class I: ERC Enterprise Group DBA Smart Buy USA, 616 Broadway, Malden (Renewal)

[392-23](#) Petition: Class II: Autotech II, 1236 Eastern Avenue, Malden, 5 cars (Renewal)

- [393-23](#) Petition: Class II: Broadway Auto Motors, Inc. 495 Broadway, Malden, 27 cars (Renewal)
- [394-23](#) Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- [395-23](#) Petition: Class II: GP Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)
- [396-23](#) Petition: Class II: Hub Starters and Alternators, 172 Broadway, Malden, 4 cars (Renewal)
- [397-23](#) Petition: Class II: Joe Ciampa Auto Body Inc. 322 Eastern Avenue, Malden, 4 cars (Renewal)
- [398-23](#) Petition: Class II: John MacMillen DBA MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars (Renewal)
- [399-23](#) Petition: Class II: Jordan Motors, Inc. DBA Malden Auto Sales, 147 Ferry Street, Malden, 25 cars (Renewal)
- [400-23](#) Petition: Class II: Malden Auto Brokers, Inc. 225 Eastern Avenue, Malden, 20 cars (Renewal)
- [401-23](#) Petition: Class II: Maxima Auto Sales Corp. 105 Broadway, Malden, 31 cars (Renewal)
- Attachments:** [Compliance Notes Maxima Auto Sales](#)
- [402-23](#) Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 67 cars (Renewal)
- [403-23](#) Petition: Class II: Richards Motorcars Inc. 672 Broadway, Malden, 80 cars (Renewal)
- [404-23](#) Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- [405-23](#) Petition: Class II: Top Cars Motor Group, 259 Main Street, Malden, 31 cars (Renewal)
- [429-23](#) Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)
- [430-23](#) Petition: Amusement Machines: Malden Veterans of Irish Ancestry, 177 West Street, Malden, 4 machines (Renewal)

- [431-23](#) Petition: Extended Hours: Aires & Helena Donuts Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7days, 5am - 7pm (Renewal)
- [432-23](#) Petition: Extended Hours: CMB Medeiros Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 24/7 (Renewal)
- [433-23](#) Petition: Extended Hours: Maia Donuts LLC dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am - 7pm (Renewal)
- [434-23](#) Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 days, 5am - 7pm (Renewal)
- [435-23](#) Petition: Extended Hours: Speedway 2504, 214 Broadway, Malden, Hours: 7 days, 24/7 (Renewal)
- [436-23](#) Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 21 cars (Renewal)
- [437-23](#) Petition: Class II: Greenleaf Auto Enterprise, Inc. dba Greenleaf Auto Sales, 28 Broadway, Malden, 50 cars (Renewal)
- [438-23](#) Petition: Class II: Next Level Motors, Inc. 189 Eastern Avenue, Malden, 35 cars (Renewal)
- [439-23](#) Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 0 cars (Renewal)
- [440-23](#) Petition: Class II: Rigano's Towing Service, Inc. 1081 Fellsway, Malden, 20 cars (Renewal)
- [441-23](#) Petition: Class II: Rigano's Towing Service, Inc. 1176 Eastern Avenue, Malden, 15 cars (Renewal)
- [442-23](#) Petition: Class II: Rio Auto Group Corp. dba Dealer One Motors, 77 Broadway, Malden, 48 cars (Renewal)
- [443-23](#) Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 cars (Renewal)
- [444-23](#) Petition: Class II: Sega Auto Sales & Service, Inc. 449 Ferry Street, Malden, 15 cars (Renewal)
- [445-23](#) Petition: Livery: Lion Black Car Services, 54 Cleveland Street, Malden, 1 vehicle (New)

**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

**Attachments:**

[Youth Board Presentation for City Council April 25 2023](#)

**[399-22](#)**

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.

Hearing required

**Attachments:**

[National Grid Green Street WO #90000XX](#)

[Notice of Public Hearing & Abutters Green and Medford](#)

**[214-23](#)**

Petition: ExteNet Systems, 3030 Warrenville Road, Suite 340 Lisle, IL, Project No. 100523 - ExteNet Systems seeking grant of location to install fiber conduit beginning at a point approximately located at 244-248 Main Street running up to approximately 22 Charles Street.

(Hearing Required)

**Attachments:**

[ExteNet Systems Fiber Plans 244-288 Main Street Project No. 100523](#)

[ExteNet Systems Abutters List Main and Charles Project No. 100523](#)

[Updated ExteNet Fiber Plan - Main St. - Charles St.](#)

**14. PERSONAL PRIVILEGE****15. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**