



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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

Tuesday, December 12, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:
<https://www.youtube.com/live/53L4obtjtDc?si=Ea9kPw4MQ0krShbb>

1. CALL TO ORDER

Council President Murphy called the meeting to order at 7:10 PM.

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

An additional moment of silence was offered by Councillor Sica in memory of Robert "Bobby" Joseph Giardino who passed away tragically in a car accident on December 6 at the age of 18 years old.

3. ROLL CALL

Council President Murphy announced Councillor at Large Spadafora is attending this meeting via Zoom and for this reason all of tonight's votes will be taken by roll call vote.

Also in attendance was Debbie Burke, Michelle Romero, Alex Pratt, Maria Luise, Alicia McNeil, Zaheer Samee, members of the Malden Works Steering Committee, and several members of the public.

Councillor Spadafora exited the meeting at 9:20 PM after the vote on Paper 418-23. At that point, the Zoom session was closed and the votes for the remainder of the night were taken by voice or roll call, accordingly.

Councillor Simonelli left the meeting at 9:28, Councillor O'Malley at 9:34 PM.

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

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.

Marie Law Adams of 83 Sunset Rock Road, Andover and Marcia Manong of 296 Bryant Street, Malden presented to the Council on behalf of the Malden River Works Park Project.

5. PUBLIC COMMENT

Eight members of the public were in attendance for this evening's public comment. All eight people spoke in favor of Papers 463 & 464 for the Malden River Works Project, Paper 418 for the MBTA zoning amendment, or both. Additionally, there was one written email from Colin Fredericks of 32 Regent Road, Malden, which is attached to the history of Paper 418-23.

[493-23](#)

Public Comment Sign-in Sheet December 12, 2023

Attachments: [Public Comment Sign-in Sheet December 12, 2023](#)

6. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Simonelli, seconded by Councillor Sica, to approve the Consent Agenda. The motion carried by the following vote:

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

[451-23](#)

Minutes for the meeting of November 28, 2023

The Council Minutes were approved.

[452-23](#)

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

This Petition was referred to the License Committee.

[453-23](#)

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

This Petition was referred to the License Committee.

[454-23](#)

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

This Petition was referred to the License Committee.

[455-23](#)

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

This Petition was referred to the License Committee.

[456-23](#)

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

This Petition was referred to the License Committee.[457-23](#)

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

This Petition was referred to the License Committee.[458-23](#)

Order: That the appropriation enumerated below, being in the amount of \$229,491.36 (Two Hundred Twenty-Nine 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**Attachments:** [CPC Truing Account Letter to City Council 12-11-2023](#)
[458-23 CPC Appropriations](#)**This Order was referred to the Finance Committee.**[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**This Ordinance was referred to the Rules & Ordinance Committee.**[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](#)
[Final Paper: 460-23](#)**This Ordinance was referred to the Rules & Ordinance Committee.**

[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](#)

This Communication was received and filed.

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

Attachments: [Final Paper: 462-23](#)

This amendment to MCC 6.08.080 D.2 became necessary when it was discovered the current ordinance which states an allowable 10% interest rate charged by a pawnbroker is not in compliance as to what is acceptable by the State.

As this paper was developed in a duly posted meeting of the Rules & Ordinance Committee, Councillor Crowe is asking to waive referral to committee and proceed to a vote on the floor.

With the passage of this amendment, City Clerk will seek approval from the State via the Commissioner of Banks.

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Ordinance be enrolled. The motion carried by the following vote:

Yea: 9 - Murphy, McDonald, Sica, Colon Hayes, O'Malley, Crowe, Linehan, Condon and Winslow

Excused: 2 - Simonelli and Spadafora

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

Yea: 9 - Murphy, McDonald, Sica, Colon Hayes, O'Malley, Crowe, Linehan, Condon and Winslow

Excused: 2 - Simonelli and Spadafora

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 9 - Murphy, McDonald, Sica, Colon Hayes, O'Malley, Crowe, Linehan, Condon and Winslow

Excused: 2 - Simonelli and Spadafora

[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

Attachments: [Final Paper: 463-23](#)

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

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Excused: 3 - Simonelli, O'Malley and Spadafora

[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

Attachments: [Final Paper: 464-23](#)

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Order be adopted. The motion carried by the following vote:

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Excused: 3 - Simonelli, O'Malley and Spadafora

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](#)

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Communication be received and filed. The motion carried by the following vote:

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

[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](#)
[Public Comment - Colin Fredericks 12/12/23](#)
[Revised MBTA Boundary Map 12.12.23](#)
[Revised MBTA Proposed Text 12.12.23](#)
[Second Revision MBTA Map 12.12.23](#)
[Second Revision MBTA Proposed Text 12.12.23](#)
[Final Paper 418-23 MBTA Zoning Ordinance](#)

Discussion on this paper opened with Councillor Crowe announcing that after the Planning Board public hearing, and right up until this afternoon, the State has been making recommendations to this paper as a part of the pre-approval process. She then invited City Planner Michelle Romero to the podium to explain the changes. To address the state's feedback, the following non-substantive changes are required to allow our proposal to still achieve compliance with the law:

- *Modifications to the Boundary Map to classify the Malden Center MBTA station property, Malden Center MBTA station parking lot, and City Fire Station on Pleasant Street as part of the Malden Center subdistrict of the MBTA Communities Multifamily Housing Overlay District (MCMOD-MC).*
- *Modifications to the Boundary Map to make administrative revisions re: rights-of ways.*
- *Addition of clarifying language to Section 12.12.400.1.C (Permitted Uses in MCMOD) to codify the proposed maximum capacity allowed in the MCMOD-Medium Density subdistrict.*

These revisions would be considered non-substantive and would not require a new public hearing, given that the revisions do not change the unit capacity (6930 units) allowed under the proposed zoning; the revisions do not change the estimated potential growth (2265 units) expected under the proposed zoning; and the revisions clarify and/or have no impact to the zoning amendment proposal referenced in the notice of public hearing.

At approximately 5:30 on this date, another revision was forwarded to the City Clerk by Planner Romero; paper copies of the updated map and text were distributed to the Council for their review during the meeting and are attached to the history of Paper 418-23.

A motion was made by Councillor Winslow, seconded by Councillor at Large Spadafora, to accept the Planning Board recommendation and the Ordinance be amended as presented by changes suggested by Planning Board and State approval process. The motion carried by the following vote:

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

Nay: 1 - Murphy

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be enrolled as amended with the condition that the

Inclusionary Zoning Waiver be submitted with the Paper to the State. The motion carried by the following vote:

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

Nay: 1 - Murphy

A motion was made by Councillor Crowe, seconded by Councillor at Large Colon Hayes, that Council rules be suspended for the purpose of ordaining. The motion carried by the following vote:

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

Nay: 1 - Murphy

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Ordinance be ordained. The motion carried by the following vote:

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

Nay: 1 - Murphy

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.

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

[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](#)

[Proposed Superior Officer Salary Schedule Ordinance with Format Updates](#)

[Final Paper: 413-23](#)

A motion was made by Councillor Crowe, seconded by Councillor at Large Colon Hayes, that the Ordinance be enrolled. The motion carried by the following vote:

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Excused: 3 - Simonelli, O'Malley and Spadafora

A motion was made by Councillor Crowe, seconded by Councillor Sica, that Council rules be suspended for the purpose of ordaining. The motion carried by

the following vote:

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Nay: 2 - O'Malley and Spadafora

Excused: 1 - Simonelli

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Nay: 3 - Simonelli, O'Malley and Spadafora

[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.

Attachments: [467-23 Comm Report for 414-23](#)

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

[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

Attachments: [Final Paper: 414-23](#)

A motion was made by Councillor at Large McDonald, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Nay: 3 - Simonelli, O'Malley and Spadafora

[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:

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

[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

Attachments: [Final Paper: 415-23](#)

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

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Excused: 3 - Simonelli, O'Malley and Spadafora

[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.

Attachments: [469-23 Jessica Sherman](#)

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

[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](#)

A motion was made by Councillor Linehan, seconded by Councillor Sica, that the Appointment be confirmed. The motion carried by a unanimous vote.

Yea: 8 - Murphy, McDonald, Sica, Colon Hayes, Crowe, Linehan, Condon and Winslow

Excused: 3 - Simonelli, O'Malley and Spadafora

[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.

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

[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.

Attachments: [Final Paper: 471-23](#)

A motion was made by Councillor Linehan, seconded by Councillor Sica, that the Appointment be confirmed. The motion carried by a unanimous vote.

[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.

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

[391-23](#)

Petition: Class I: ERC Enterprise Group DBA Smart Buy USA, 616 Broadway, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[392-23](#)

Petition: Class II: Autotech II, 1236 Eastern Avenue, Malden, 5 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[393-23](#)

Petition: Class II: Broadway Auto Motors, Inc. 495 Broadway, Malden, 27 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[394-23](#)

Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[395-23](#)

Petition: Class II: GP Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[396-23](#)

Petition: Class II: Hub Starters and Alternators, 172 Broadway, Malden, 4 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building

Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[397-23](#)

Petition: Class II: Joe Ciampa Auto Body Inc. 322 Eastern Avenue, Malden, 4 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[398-23](#)

Petition: Class II: John MacMillen DBA MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[399-23](#)

Petition: Class II: Jordan Motors, Inc. DBA Malden Auto Sales, 147 Ferry Street, Malden, 25 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[400-23](#)

Petition: Class II: Malden Auto Brokers, Inc. 225 Eastern Avenue, Malden, 20 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[401-23](#)

Petition: Class II: Maxima Auto Sales Corp. 105 Broadway, Malden, 31 cars (Renewal)

Attachments: [Compliance Notes Maxima Auto Sales](#)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[402-23](#)

Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 67 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous

vote.

[403-23](#)

Petition: Class II: Richards Motorcars Inc. 672 Broadway, Malden, 80 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[404-23](#)

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[405-23](#)

Petition: Class II: Top Cars Motor Group, 259 Main Street, Malden, 31 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[429-23](#)

Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[430-23](#)

Petition: Amusement Machines: Malden Veterans of Irish Ancestry, 177 West Street, Malden, 4 machines (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[431-23](#)

Petition: Extended Hours: Aires & Helena Donuts Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7days, 5am - 7pm (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[432-23](#)

Petition: Extended Hours: CMB Medeiros Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 24/7 (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[433-23](#)

Petition: Extended Hours: Maia Donuts LLC dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am - 7pm (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[434-23](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 days, 5am - 7pm (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[435-23](#)

Petition: Extended Hours: Speedway 2504, 214 Broadway, Malden, Hours: 7 days, 24/7 (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[436-23](#)

Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 21 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[437-23](#)

Petition: Class II: Greenleaf Auto Enterprise, Inc. dba Greenleaf Auto Sales, 28 Broadway, Malden, 50 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[438-23](#)

Petition: Class II: Next Level Motors, Inc. 189 Eastern Avenue, Malden, 35 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[439-23](#)

Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 0 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

Councillor Sica asked to recuse herself from voting on Papers 440 and 441 as she is related to the owner of Rigano's Towing Service. The motion was seconded by Councillor Colon Hayes. Motion carried by unanimous vote.

[440-23](#)

Petition: Class II: Rigano's Towing Service, Inc. 1081 Fellsway, Malden, 20 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[441-23](#)

Petition: Class II: Rigano's Towing Service, Inc. 1176 Eastern Avenue, Malden, 15 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[442-23](#)

Petition: Class II: Rio Auto Group Corp. dba Dealer One Motors, 77 Broadway, Malden, 48 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[443-23](#)

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[444-23](#)

Petition: Class II: Sega Auto Sales & Service, Inc. 449 Ferry Street, Malden, 15 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted with conditions that the licensee must obtain a new certified plot plan, dated after January 1, 2024, to submit to the Building Commissioner for review by August 1, 2024. The motion carried by a unanimous vote.

[445-23](#)

Petition: Livery: Lion Black Car Services, 54 Cleveland Street, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

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](#)
[Community Engagement and Inclusion Presentation 13124](#)
[Community Engagement and Inclusion Updated Presentation 22124](#)

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.](#)

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Petition be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe, seconded by Councillor Winslow that the Petition be granted with the following conditions: (1) that the Engineer be called when Dig Safe is notified, (2) that the streets and sidewalks be restored to the satisfaction of the Director of Public Works including mill and pave the intersection curb to curb, with striping, (3) that any disruption to the trail crossing of the bike path be restored to its original condition, including the distinctive blue and white crossing markings that are unique to the Northern Strand Trail, (4) that representatives from ExteNet have agreed to and they will work with National Grid to eliminate the double pole currently at this location, and (5) that it is understood no replacement pole will be needed at this location and there will not be any small cell equipment installed on this pole. The motion carried by a unanimous vote.

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Crowe, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting was adjourned at 9:58 PM.**

CAROL ANN DESIDERIO, CITY CLERK