



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

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

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Tuesday, June 23, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/mr27nxsj>

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on the petition to amend the special permit granted to DMS Trinity, LLC on behalf of Charles Street Realty Trust 2020, Roseanne J. Spinney, TRS.

[334-26](#)

Petition: DMS Trinity, LLC dba Trinity Naturals seeking amendment to special permit application # CMID-040598-2021 as granted by Council Paper 202-22, time extended by Council Paper 233-23, amended floor plan by Council Paper 77-25, now seeks to reissue the special permit and/or transfer the rights authorized by the special permit to a different entity at the property known as and numbered 36 Charles Street, Malden, MA and also known by City Assessor's Parcel ID #062 239 910.

(Public Hearing Required)

**Attachments:**

[Application to Amend Special Permit](#)

[Public Hearing Notice](#)

[Abutters List 500'](#)

[SP Decision 202-22 36 Charles Street DMS Trinity](#)

[SP Decision Case 233-23 36 Charles Street DMS Trinity LLC](#)

[SP Decision Case 77-25 36 Charles](#)

**6. MOTIONS, ORDERS, AND RESOLUTIONS**[335-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.300 INCLUSIONARY ZONING is hereby amended by striking the ordinance in its entirety and inserting the following:

**Sponsors:**

Stephen Winslow

**Attachments:**

[IZ Section-By-Section Attachment A](#)

[IZ OSPCD Cover letter](#)

[IZ Study Report](#)

**7. COMMUNICATIONS**[336-26](#)

Communication: The Board of Registrars of Voters respectfully submits to the City Council the Board's recommendation for papers necessary to the upcoming 2026 State Election cycle, numbered as XXX, XXX, XXX, and XXX Series of 2026. The Board recommends these papers out favorably by unanimous vote for adoption by the Council.

[337-26](#)

Order: That the City Council adopt in-person Early Voting for the 2026 election cycle, and to designate the City Clerk's Office, 215 Pleasant Street, Room 220 as the central early voting polling location during the dates and times to be determined as voted on by the Board of Registrars of Voters, which are as follows:

[338-26](#)

Order: That the City Council designate the polling locations for the entirety of the 2026 election cycle as follows:

[339-26](#)

Order: That for the entirety of the 2026 Election cycle, the City detail a minimum of one officer for each polling building, to be determined by the Chief of Police and the City Clerk, or their respective designees.

[340-26](#)

Order: That the City Clerk notify and warn the inhabitants of the City of Malden who are qualified to vote in the State Primary and Election to vote at their respective wards and precincts on Tuesday, September 1 and Tuesday, November 3, 2026 respectively, from 7:00 A.M. TO 8:00 P.M. per the Secretary of State's election warrant.

## **8. COMMITTEE REPORTS**

[341-26](#)

Committee Report: The Standing Committee on Rules and Ordinances to whom was referred Papers 317, 318, 319, and 320 Series of 2026 having considered the same make the following report:

[317-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.030 CANNABIS LICENSING AND ENFORCEMENT COMMISSION is hereby amended by striking Subsection C and inserting the following:

C. The Cannabis Licensing and Enforcement Commission shall consist of three (3) members, as follows:

1. Police Chief
2. Building Commissioner
3. City Staff member with finance background as appointed by Mayor

**Sponsors:**

Stephen Winslow

**Attachments:**

[Current 2.16.030 Cannabis Licensing and Enforcement Commission Ordinance](#)

[318-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.040 CEMETERY TRUSTEES is hereby amended by striking subsection (A) and inserting the following:

A. City cemeteries shall be under the care and management of three (3) trustees, all of whom shall be chosen by the City Council for a term of five years.

Commencement of the three-member board shall take effect at such time as the current five-member board is reduced by attrition.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Current 2.16.040 Cemetery Trustees Ordinance](#)

[319-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.090 EMERGENCY MANAGEMENT BOARD is hereby amended by striking Subsection A and inserting the following:

A. The Emergency Management Board shall be comprised of the Police Chief or his designee, the Fire Chief or his designee, the Director of Public Works, the Director of Public Health, and the Director of Public Facilities. Oversight of the Emergency Management Board shall be the responsibility of a Director of Emergency Management, who shall be designated by the Mayor from either the Police Chief or his designee of the Fire Chief or his designee.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Current 2.16.090 Emergency Management Board Ordinance](#)

[320-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 4.12.020 BUILDING PERMIT FEES Subsection C is hereby amended by striking '\$16' and inserting '\$18' in its place.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Current 4.12.020 Building Permit Fees Ordinance](#)

[342-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 273, 274 and 311 through 315 Series of 2026 having considered the same make the following report:

[273-26](#)

Petition: Open-Air Parking Lot: AGM Auto Sales, Inc., 135 Eastern Avenue, Malden, 28 spaces (Renewal)

[274-26](#)

Petition: Pool Tables: Top Pools, Inc., 77 Exchange Street, Malden, 7 tables (New)

[311-26](#)

Petition: Extended Hours: El Mexsal, 97 Medford Street, Malden, Hours: 7 Days, 6am- 1am (New)

[312-26](#)

Petition: Livery Company: Luxury Fleet, LLC, 9 Constance Street, Malden, 1 Vehicle (New)

[313-26](#)

Petition: Livery Driver: Ankush Kumar, 9 Constance Street, Malden (New)

[314-26](#)

Petition: Outdoor Parking: United Properties Inc. 25 Florence Street, Malden, 34 spaces (Renewal)

[315-26](#)

Petition: Outdoor Parking: United Properties Inc. 29 Madison Street, Malden, 40 spaces (Renewal)

[343-26](#)

Committee Report: The Standing Committees on Economic Development and Rules and Ordinance serving in a joint session to whom was referred Paper 263 Series of 2026, having considered the same make the following report:

[263-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 and 9 are hereby amended by the following as is outlined in the body of this paper:

**Sponsors:**

Michelle Luong, Amanda Linehan, Carey McDonald, Ari Taylor, Ryan O'Malley and Peg Crowe

**9. TABLED PAPERS**[285-26](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31115123 - National Grid to install 1 JO pole on Floral Avenue beginning at a point approximately 0 feet northeast of the centerline of the intersection of Floral Avenue and Gordon Street and continuing approximately 20 feet in a northeast direction. National Grid is petitioning to install new pole (P4799-84) and sidewalk guy wire fixture approximately 29 feet southeast off existing pole (P4799) on Floral Avenue Malden, MA.  
(Hearing Required)

**Attachments:**

[88 Floral Avenue Petition](#)

[Abutters 88 Floral Avenue](#)

[Hearing Notice 88 Floral Avenue](#)

[Public Hearing Comment Agenda item 285-26](#)

[321-26](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31120327

- National Grid to install 1 Sole Owned pole on Pearl Street beginning at a point approximately 145 feet south of the centerline of the intersection of Medford Street and Pearl Street, in front of 392 Pearl Street. National Grid to install new sole owned pole 354-50-1 for future riser pole.
- National Grid to install 1 Joint Owned pole on Pearl Street beginning at a point approximately 145 feet south of the centerline of the intersection of Medford Street and Pearl Street, in front of 363 Pearl Street. National Grid to install new joint owned pole 354-50 for mid-span tap.
- National Grid to install underground facilities on Pearl Street beginning at a point approximately 20 feet north of the centerline of the intersection of Medford Street and Pearl Street, in front of 315 Medford Street, and continuing approximately 205 feet in a south direction, ending in front of 392 Pearl Street. National Grid is petitioning to install two 5-inch ducts from existing MH 605 south approximately 205 feet to a new riser pole on the east side of Pearl Street.

(Hearings Required)

**Attachments:**

[Pearl Street - New Sole Owned Pole Petition](#)

[Pearl Street - New Joint Owned Pole Petition](#)

[Pearl Street - Underground Conduit Petition](#)

[Abutters 316 Medford Street \(Pearl St\)](#)

[Hearing Notice Pearl Street Petitions](#)

## **10. PERSONAL PRIVILEGE**

## **11. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**

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

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)