



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - 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

Tuesday, December 13, 2022

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

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

Historian and local author Inna Babitskaya will appear before the City Council to present her book "Time of Converse".

City Engineer Yem Lip will appear before the City Council to provide an update on the signalization and lane striping project on Centre Street/Route 60.

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

[497-22](#) Minutes for the meeting of November 29, 2022

[498-22](#) Minutes for the meeting of December 6, 2022

7. APPOINTMENTS & ELECTIONS

[499-22](#) Mayoral Reappointment: Building Commissioner Nelson L. Miller of 235 Beech Avenue, Melrose as Director of Inspectional Services, said term to commence upon confirmation by the City Council and to expire on December 19, 2025.

Confirmation required

Sponsors:

Chris Simonelli

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

- [500-22](#) Petition: Open Air Parking Lot License for Robert McNulty of 28 Cedar Street, renewal, 14 parking spaces
- [501-22](#) Petition: Open Air Parking Lot License for TJ Corp., of 315 Pleasant Street, renewal, 15 parking spaces
- [502-22](#) Petition: Extended Hours License for MRM Donuts Corp., dba Dunkin' of 617 Broadway, seven days, 4:00 AM to 10:00 PM
- [503-22](#) Petition: Class II License for Top Cars Motor Group of 259 Main Street, renewal, 35 cars
- [504-22](#) Petition: Class II License for Sica's Automotive, Inc. of 1114 Eastern Avenue, renewal, 2 cars
- [505-22](#) Petition: Class II License for MacMillen Automotive of 388 Eastern Avenue, renewal, 15 cars
- [506-22](#) Petition: Class II License for Rigano's Inc. of 1081 Fellsway, renewal, 20 cars
- [507-22](#) Petition: Class II License for Rigano's Inc. of 1152 Eastern Avenue, renewal, 15 cars
- [508-22](#) Petition: Class II License for Joe Ciampa Auto Body, Inc. of 322 Eastern Avenue, renewal, 4 cars
- [509-22](#) Petition: Class II License for Malden Middlesex Motor Sales, Inc. of 129 Charles Street, renewal 15 cars
- [510-22](#) Petition: Class III License for Malden Middlesex Motor Sales, Inc. of 129 Charles Street, renewal
- [511-22](#) Petition: Class III License for Malden Broadway Auto Body of 590 Broadway, renewal

9. MOTIONS, ORDERS AND RESOLUTIONS

- [512-22](#) Order: That the sum of Twenty-Two Thousand Five Hundred Dollars (\$22,500) is appropriated from available general fund free cash and transferred to Board of Health Recovery Coaches, account number 0010-510-5103
- Sponsors:** Barbara Murphy
- [513-22](#) Order: That the sum of One Million Two Hundred Thousand Dollars (\$1,200,000) is appropriated from available water sewer enterprise fund retained earnings and transferred to Water Sewer Capital, account number 6010-450-5860
- Sponsors:** Barbara Murphy
- [514-22](#) Order: That the sum of Sixty-Three Thousand Forty-Four Dollars and Thirty-Three Cents be transferred from Salary Reserve, account number 0010-996-5110 to the following accounts

Sponsors: Barbara Murphy

[515-22](#)

Be it hereby Ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by adding Title 2, Chapter 24 Section .015 Department Head Salary Schedule and striking in:

2.20.030(B) Superintendent of Cemeteries;

2.20.030(C) Director - Board of Health, Director of Engineering, Director - Information Technology, Director - Public Facilities, Assessor/Director of Assessing, City Clerk, Treasurer/Collector, Building Commissioner, Director of Strategic Planning and Community Development;

2.20.030(D) Chief of Strategy and Innovation Officer.

Be it further amended by striking in:

2.20.040(C) Senior Center Coordinator, Veterans Service Commissioner, Teen Program Coordinator and;

2.20.040(D) Recreation Coordinator.

Sponsors: Peg Crowe

Attachments: [2.24.015 Dept Head Salary Schedule Ordinance](#)

[516-22](#)

Be it hereby Ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.300(G)(3) Inclusionary Zoning is hereby amended by striking and including the following language regarding fractional units:

Sponsors: Peg Crowe

Attachments: [IZ Fractional Unit Amendment Prop 12.22 rev](#)

ENROLLED ORDINANCES

[403-22](#)

Be it hereby Ordained by the Malden City Council that the Code of the City of Malden (MCC) 7.20.010 (A) (12) is hereby amended by striking "from 8 a.m. to 8 p.m. Monday through Saturday and 10 a.m. to 8 p.m. on Sunday" and replaced with "the same hours as Trafton Park unless the Stadium and Athletic Commission establishes different hours."

Sponsors: Stephen Winslow

10. COMMUNICATIONS

12. COMMITTEE REPORTS

[517-22](#)

Committee Report: License Petitions Papers 469 through 484 of 2022 the Standing Committee on License to whom was referred the following papers having considered the same, make the following report that these papers be reported out favorably to the Full City Council.

Sponsors: Jadeane Sica

[469-22](#)

Petition: Amusement Machines - Tend Da Inc., dba Flaming Grill & Buffett of 52 Broadway, three machines, renewal

[470-22](#)

Petition: Amusement Machines - Alben, Inc. dba Pearl Street Station of 53 Summer Street, two machines, renewal

- [471-22](#) Petition: Amusement Machines - Malden Veterans of Irish Ancestry, Inc. of 177 West Street, four machines, renewal
- [472-22](#) Petition: Extended Hours License - G&V Convenience, Inc. dba Supreme Food Mart of 1018 Eastern Avenue, 24 hours seven days, renewal
- [473-22](#) Petition: Extended Hours License - Boda Borg Boston of 90 Pleasant Street, 10:00 AM to 10:00 PM seven days and as requested for annually held special events, renewal
- [474-22](#) Petition: Extended Hours License - Walgreens #03130 of 185 Centre Street, 24 hours seven days, renewal
- [475-22](#) Petition: Extended Hours License - Speedway # 2504 of 214 Broadway, 24 hours seven days, renewal
- [476-22](#) Petition: Class II License for Wentworth Auto Sales of 730 Eastern Avenue, renewal, 15 cars
- [477-22](#) Petition: Class II License for Next Level Motors, Inc. of 189 Eastern Avenue, renewal, 35 cars
- [478-22](#) Petition: Class II License for Greenleaf Auto Sales of 28 Broadway, renewal, 50 cars
- [479-22](#) Petition: Class II license for Sega Auto Sales & Service, Inc. of 449 Ferry Street, renewal, 15 cars
- [480-22](#) Petition: Class II license for Nick's Foreign Car Center, LLC of 121 Beach Street, renewal, 15 cars
- [481-22](#) Petition: Class II License for Quality Auto Sales, Inc. of 856 Eastern Avenue, renewal, 0 cars
- [482-22](#) Petition: Class II License for Prestige Motors of Malden, Inc. of 600 Broadway, renewal, 67 cars
- [483-22](#) Petition: Class II License for Broadway Auto Motors, Inc. of 495 Broadway, renewal, 27 cars
- [484-22](#) Petition: Class II License for Andy's Service Center, Inc. of 356 Lebanon Street, renewal, 3 cars

13. TABLED PAPERS

Tabled to a Future Meeting

- [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

- [286-22](#) **Order:** That in the interest of promoting a fair and transparent marijuana licensing

process, free from political influence and the potential for state ethics violations, that the Code of the City of Malden be amended to change the Special Permit granting authority for Marijuana Establishments from the Malden City Council to the Malden Planning Board, including amending the following Sections:

-Section 6.08.070.B. Definition of Special Permit, by deleting “as further amended
by City Council Paper 283 of 2018.”;

-Section 6.08.070.D.2.b, by deleting “City Council” where mentioned and replacing
with “Planning Board”;

-Section 12.12.010.A, first paragraph, first phrase, by striking "City Council" and replacing with "Planning Board", as follows: "Except for Marijuana Retailer, Marijuana
Cultivator, Independent Marijuana Testing Laboratory, Marijuana Product Manufacturer,
Marijuana Research Facility and Marijuana Transporter, where a special permit shall be required by the Planning Board in accordance with MCC 12.12.020;";

-Section 12.12.190, first paragraph, by striking "City Council" and replacing with "Planning Board" as follows: "A Marijuana Establishment, as defined by this Ordinance
to expressly only include Marijuana Retailer, Marijuana Cultivator, Independent Marijuana
Testing Laboratory, Marijuana Product Manufacturer, Marijuana Research Facility and
Marijuana Transporter, may be allowed only in the Highway Business, Industrial 1 and
Industrial 2 zoning districts or the Marijuana Establishment Overlay District, only by special
permit granted by the Planning Board and only in conformance with the following controls
and requirements:";

-Section 12.12.190.B, Section 12.12.190.G, Section 12.12.190.G.4, Section 12.12.190H,
by deleting "City Council" where written and replacing with "Planning Board";

-Section 12.28.010.E, by deleting “City Council” where mentioned and replacing with
“Planning Board”

Sponsors: Jadeane Sica and Craig Spadafora

Attachments: [CCP 286-22 Staff Report 10.11.22](#)
[CCP 286 2022 PBR 10.22 wAtt](#)

[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](#)[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](#)[CCP 315 2022 Staff Report 10.11.22](#)[CCP 315 2022 PBR 10.22 wAtt](#)[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](#)**14. PERSONAL PRIVILEGE****15. ADJOURNMENT****GREGORY LUCEY, CITY CLERK**