



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

*Council President Neal Anderson,
Councillor David Camell,
Councillor Paul Condon,
Councillor Peg Crowe,
Councillor Deborah DeMaria,
Councillor Amanda Linehan,
Councillor Barbara Murphy,
Councillor Ryan O'Malley,
Councillor Jadeane Sica,
Councillor Craig Spadafora,
Councillor Stephen Winslow*

Tuesday, March 30, 2021

7:00 PM

REMOTE VIRTUAL MEETING

134-21

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the city of Malden website at cityofmalden.org as soon as practicable after the meeting.

Additional information/guidelines for the public can be found here:

<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

Members of the public who wish to attend remotely can do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/92590634189?pwd=M2Fac1IxcHNOQ1FGb1ovV0tWamEzQT09>

Passcode: 138284

Or iPhone one-tap :

US: +19294362866,,92590634189#,,,,*138284# or
+16465189805,,92590634189#,,,,*138284#

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[<mailto:mluise@cityofmalden.org>](mailto:mluise@cityofmalden.org) or 781-397-7000, Ext 2005.

1. CALL TO ORDER

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

3. ROLL CALL

Present - Councillors: 10 - Neal Anderson, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

Absent - Councillors: 1 - David Camell

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Birutki Tsigie (2021 Black Excellence on the Hill Honoree) and Erga Pierrette (Nomination for MBLCC) will appear before the Council to receive "Citations" from Council President Neal Anderson.

The two honorees, Birutki Tsigie and Erga Pierrette will be rescheduled to the Council meeting on April 13th. Because of a miscommunication the honorees were not notified for the meeting.

Councillor Murphy asked to suspend council rules to allow Building Commissioner Nelson Miller talk about the parapet collapse at 166 Salem Street. Seconded by Councillor DeMaria, it was so voted by roll call vote 10-0. Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y).

Commissioner Miller gave a slide presentation and answered questions from councillors. " It is a miracle that nobody was hurt and the response by first responders were amazing ". Commissioner explained how it happened, the response, the communication with the landlord and tenants and going forward having inspections on buildings with similar potential issues .

5. PUBLIC COMMENT

During Public Comment there were 4 individuals who spoke by zoom:

- 1) Cecilia Doucette, Ashland MA- opposed to granting small cell locations.(145-21)*
- 2) John Weaver, McClane Middleton, 300 Trade Center, Suite 7000, Woburn, MA-pro*

small cell locations being granted. (145-21)

3) David Senatillaka, 36 Perkins Ave, Malden, pro bus/bike lane proposal (144-21)

4) Sam Sprangel, pro bus/bike lane proposal. (144-21)

5) Barbra Kim, 79 Boylston Street, Malden, pro bus/bike lane proposal (144-21)

There were also letter submitted:

1) Ann Warren, 78 Rutland Street, Malden, against bus/bike lane proposal (144-21)

2) Paul Sherman, 284 Ferry Street, Malden pro bus/bike lane proposal (144-21)

3) Christopher Genero Luongo, 115 Bellvale Street, Malden, against bus/bike lane proposal (144-21)

4) Jeffrey Donahue, 56 Tremont Street, Malden, against bus/bike lane proposal (144-21)

5) Dee Campbell-Tompkins, 17 Chester Street, Malden, pro bus/bike lane proposal (144-21)

6. APPROVAL OF MINUTES

[135-21](#)

Minutes of the Meeting of March 9, 2021.

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

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[136-21](#)

Minutes of the Meeting of March 16, 2021.

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

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[137-21](#)

Minutes of the Meeting of March 23, 2021.

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

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

7. APPOINTMENTS & ELECTIONS

[138-21](#)

Appointment: Mayoral-Appointment: Chukwuka Ezewuzie, 122 Belmont Street, Malden, MA to the Disability Commission, said term to commence upon confirmation by the City Council, and to expire March 15, 2024.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[139-21](#)

Appointment: Mayoral-Appointment: Lauren Schipper, 16 Main Street, Malden, MA to the Disability Commission, said term to commence upon confirmation by the City Council, and to expire March 15, 2024.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[140-21](#)

Appointment: Mayoral Appointment: Shanti Chilukuri, 30 Franklin Street, Unit 123, Malden, MA to the Disability Commission, said term to commence upon confirmation by the City Council, and to expire March 15, 2023.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor Murphy, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[149-21](#)

Appointment: Mayoral-Appointment: Amanda Belles, 4 Stone Lane, Apt. 5235, Malden, MA, to the Disability Commission said term to commence upon confirmation by the City Council, and to expire March 15, 2022.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor Murphy, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

PUBLIC HEARING NATIONAL GRID - EASTERN AVENUE

[141-21](#)

Petition: National Grid, 1101 Turnpike Street, North Andover, MA - Plan # 29821242 Eastern Ave. - National Grid to install beginning at a point approximately 90 feet northeast of the centerline of the intersection of Eastern Ave. and Maplewood St. and continuing approximately 8 feet in a northwest direction. Install 2-4 Primary Duct approximately 8 ft. northeast from existing pole (P#1952) towards 888 Eastern Ave., for the purpose of serving the customer with electric service.

Sponsors: Paul Condon

Socrates Perez 170 Medford Street, Malden MA represented National Grid.

At the public hearing there were no speakers in favor or against the petition.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Petition be granted with conditions. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[142-21](#)

Petition: Cellco Partnership d/b/a Verizon, 118 Flanders Road, Westborough, MA
Cellco Partnership d/b/a Verizon - Installation of necessary telecommunication equipment and corresponding aerial fiber optic cable on National Grid owned Utility Poles; Verizon also to install antennae and appurtenant equipment and aerial fiber route; To collocate small wireless facilities (also referred to as "small cells" on existing wooden utility poles located within the public right of way at the following locations:

1. 448 Ferry St., (Essex St. Side)
2. 72 Upham St. (Linwood St. Side)
3. 445 Bryant St.
4. 22 Sharon St. (Maplewood St. Side)
5. 41 Maplewood Street
6. 175 Broadway (Eastern Ave. Side)
7. 632 Broadway (Rte. 99)
8. 135 Elwell St.
9. 562 Broadway (Rte. 99)
10. 69 Olive Ave.
11. 4 Northern Rd. (Nichols Rd. Side)
12. 241 Lebanon Street
13. 95 Jacob St. (Valley St. Side)
14. 740 Salem St. (Laurel St. Side)
15. 26 Division Street
16. 30 Rutland Street
17. 98 Pierce St.
18. 145 Cherry St.
19. 50 Hill St. (Kimball St Side)
20. 311 Forest Street

Sponsors: Amanda Linehan

A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Petition be referred to the Public Property Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

9. MOTIONS, ORDERS AND RESOLUTIONS

[143-21](#)

Order: That the City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the

Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Malden Redevelopment Authority for fiscal year 2022, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor DeMaria, that the Order be referred to the Finance Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[144-21](#)

Resolve: Of the Malden City Council Supporting Actions to Maintain Social Distance on MBTA Buses in Response to the COVID-19 State of Emergency
Whereas, beginning in March 2020 the Federal and State Governments and the Malden Board of Health and declared States of Emergency to Respond to COVID-19;
and

Whereas, Federal, State and Municipal Declarations and subsequent orders have restricted the capacity of public transportation vehicles in order to allow for sufficient social distancing for passengers and drivers;

Whereas, the Massachusetts Bay Transportation Authority (the MBTA) has modified bus schedules in Malden in an effort to provide more frequent service to allow for sufficient social distancing;

Whereas, the Massachusetts Department of Transportation has created the Winter Shared Streets Grant program with the intent of funding quickly implemented projects that can support public health, safe mobility and renewed commerce;

Whereas, the MBTA has submitted applications to the Winter Shared Streets Grant Program and the Community Connections program that will fund Traffic Signal Prioritization improvements along Centre, Salem and Main Streets and bus lanes on Centre and Main Streets that will help reduce travel times for MBTA buses along these corridors thus providing further frequency of service and allowing for continued social distancing on buses;

Whereas, the Traffic Signal Prioritization improvements can be utilized by the Malden Fire and Police Department and local ambulance services to provide signal priority during emergency responses;

Whereas, the MBTA's Winter Shared Streets proposal is consistent with Malden Complete Streets Policy and contains improvement for pedestrians and bicyclists,

such as improved crosswalks and a dedicated bicycle lane connecting the Northern Strand to the Malden MBTA Station.

Resolved that the Malden City Council hereby supports the improvements contained in the MBTA's Winter Shared Streets and Community Connections Grant applications as presented to the Council in April 2021.

Sponsors: Ryan O'Malley and Stephen Winslow

There are 3 grants being proposed, \$225,000 (Salem Street), \$350,000 (Main/Centre Street) and \$491,000 (Centre Street). Councillor O'Malley gave a presentation on the proposal. Councillor Murphy put a motion to table because not all councillors were involved with the meeting with the chief and only received information the previous Friday. Councillor Murphy did allow for the discussion to proceed while her tabling motion was still there. Councillor Winslow spoke to bus rider ship in Malden and the need to pass the Resolve. Councillor Crowe stated Medford/Somerville was doing a pilot program and Malden should take the same measured approach. Councillor Condon told the Council that when the proposal was before the Traffic Commission, they recommended a public hearing which has not happened. Councillor Linehan strongly supports the proposal. Councillor Spadafora while not opposed to the proposal questions the transparency of getting the proposal out to the public to inform them. Councillor Sica heard loud and clear the Traffic Commission's advice to have a public hearing. Councillor Sica also questioned that hearing from 9 people in public comment, is not enough to vote on the Resolve. Councillor Murphy stated a public hearing should be the next step with translation and that the MBTA spokesman needs to meet with all councillors not just a few. Councillor Murphy also requested that abutters be notified in writing and a public hearing be held before any council decision.

1) On Councillor Murphy's Motion after the Resolve is discussed at a Committee of the Whole, prior to the next Council night a Public hearing will be held, seconded by Councillor Sica it was so voted by roll call vote : Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y) 10-0

2) Motion by Councillor Murphy to refer the paper to the Committee of the Whole, seconded by Councillor O'Malley it was so voted by roll call vote; Condon (y), Crowe (y), DeMaria (n), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y) 9-1

Councillor Winslow offered a "friendly amendment" that after the public hearing a vote will be taken to either vote the proposal up or down, seconded by Councillor Linehan, it was so voted roll call vote; Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (y), Spadafora (y), Winslow (y), Anderson (y) 10-0.

Councillor DeMaria made a motion to suspend council rules and have the Committee of the Whole meeting for April 6th be changed to 5:30 so paper 144-21 can be discussed. There is a public hearing for 11 Dartmouth Street scheduled for 7:00, seconded by Councillor O'Malley, it was so voted by roll call vote; Condon (y), Crowe (y), DeMaria (y), Linehan (y), Murphy (y), O'Malley (y), Sica (n), Spadafora (y), Winslow (y), Anderson (y)

A motion was made by Councillor Murphy, seconded by Councillor O'Malley, that the Resolution be referred to the City Council. The motion carried by the following vote:

Yea: 9 - Anderson, Condon, Crowe, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

Nay: 1 - DeMaria

10. COMMUNICATIONS

11. COMMITTEE REPORTS

145-21

Committee Report: Public Property (Petition: Cellco Partnership d/b/a Verizon Wireless (Paper #83-21) to collocate small wireless facilities (also referred to as "small cells") on existing wooden utility poles located within the public right of way to grant the following (15) petitions and be recommended out favorably to the Full Council: 52 Porter St, 149 Webster St, 235 Forest St, 79 Lyme St, 187 Harvard St, 51 Fairmont St, 84 Boylston St, 18 Warren Ave, 555 Main St, 245 Bryant St, 30 Ferry St, 110 Green St, 175 Broadway, 385 Lebanon St and 54 Newland St. with the condition that equipment not be installed on any poles that are double poles or adjacent to double poles until National Grid replaces them and these installations do not include mechanical cooling devices or fans.)

Sponsors: Amanda Linehan

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

Yea: 9 - Anderson, Condon, Crowe, DeMaria, Linehan, O'Malley, Sica, Spadafora and Winslow

Nay: 1 - Murphy

83-21

Petition: Cellco Partnership d/b/a Verizon Wireless - to collocate small wireless facilities (also referred to as "small cells" on existing wooden utility poles located within the public right of way at the following locations:

1. 52 Porter Street
2. 149 Webster Street
3. 235 Forest Street
4. 79 Lyme Street
5. 37-39 Wilard Street
6. 187 Harvard Street
7. 51 Fairmount Street
8. 133 Cross Street
9. 11 Phillips Street
10. 7 Broadway
11. 84 Boylston Street
12. 18 Warren Avenue
13. 555 Main Street
14. 245 Bryant Street
15. 52 High Street

- 16. 30 Ferry Street
- 17. 110 Green Street
- 18. 175 Broadway
- 19. 385 Lebanon Street
- 20. 54 Newland Street

Sponsors: Amanda Linehan

There were 20 applications submitted with this petition, 5 sites were not granted, 7 Broadway (pole condition), 39 Willard Street (Councillor Camell had concerns because of neighbors opposition) Councillor Murphy had the same concerns, 130 Cross Street (pole location), 11 Phillips Street (congested pole) and 52 High Street (too close to property)

A motion was made by Councillor Linehan, seconded by Councillor DeMaria, that the Petition be granted. The motion carried by the following vote:

- Yea:** 9 - Anderson, Condon, Crowe, DeMaria, Linehan, O'Malley, Sica, Spadafora and Winslow
- Nay:** 1 - Murphy

12. TABLED PAPERS

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

A motion was made by Councillor Condon, seconded by Councillor DeMaria, that the meeting be adjourned. The motion carried by the following vote:

The meeting adjourned at 10:21 P.M.

- Yea:** 10 - Anderson, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

GREGORY LUCEY, CITY CLERK