



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised 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 19, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:
<https://www.youtube.com/live/143nZkmbutk?si=6jKfahZ2ibhzfPhk>

1. CALL TO ORDER

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

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

[476-23](#) Minutes for the meeting of December 12, 2023

[477-23](#) Order: That the Council approve the 2024 Schedule of Council Meetings

Sponsors: Barbara Murphy

Attachments: [2024 Schedule of Council Meetings](#)

[478-23](#) Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)

[479-23](#) Petition: Class II: AGM Auto Sales, 160 Eastern Avenue, Malden, 24 cars (Renewal)

- [480-23](#) Petition: Class II: Malden Middlesex Motor Sales, Inc. 129 Charles Street, Malden, 3 cars (Renewal)
- [481-23](#) Petition: Class III: Malden Middlesex Motor Sales, Inc. 129 Charles Street, Malden (Renewal)
- [482-23](#) Petition: Extended Hours: Dant-Chris Corp. dba Dunkin, 980 Eastern Avenue, Malden, Hours: 7 days, 4am-12am
- [483-23](#) Petition: Livery Company: A.B. Limo Services, Inc. 51 Claremont Street, Malden, 1 vehicle (Renewal)
- [484-23](#) Petition: Livery Driver: Abderrahim Bourchouk, 51 Claremont Street, Malden (Renewal)
- [485-23](#) Petition: Livery Company: RubyLynn Transportation, LLC, 259 Mountain Avenue, Malden, 1 vehicle (Renewal)
- [486-23](#) Petition: Livery Driver: Linda Dellolacono, 259 Mountain Avenue, Malden (Renewal)

6. APPOINTMENTS & ELECTIONS

- [487-23](#) Council Re-Appointment: Lisa Cagno, 31 Quincy Street, Malden, as Clerk of Committees, term to expire December 31, 2024.

Sponsors: Paul Condon

RECONSIDERATION

- [488-23](#) Motion for Reconsideration: On the date of December 13, 2023, prior to the deadline of 9:58 PM per the previous evening's adjournment of the City Council Meeting, Councillors Crowe, Spadafora, and Winslow independently moved for reconsideration of their votes on Paper 418-23 amending Sections 12.08.010, 12.08.020, and 12.12.400 (regarding effective date).

Sponsors: Peg Crowe, Craig Spadafora and Stephen 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](#)

7. COMMITTEE REPORTS489-23

Committee Report: The Standing Committee on Finance to whom was referred paper #458 Series of 2023, having considered the same make the following report:

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](#)

[490-23](#)

Committee Report: The Standing Committee on License to whom was referred papers 452-457 Series of 2023, having considered the same make the following report:

[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)

491-23

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred papers 459 and 460, Series of 2023 having considered the same make the following report:

[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](#)

8. 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](#)

9. PERSONAL PRIVILEGE

10. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK