



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Public Property Committee

Councillor McDonald, Chair
Councillor O'Malley, Vice Chair
Councillor Spadafora

Tuesday, June 11, 2024

5:30 PM

City Hall, Room #105
215 Pleasant Street
Malden, MA 02148

Roll Call

Present: 2 - Councillor Carey McDonald and Craig Spadafora

Absent: 1 - Councillor Ryan O'Malley

Also Present: Council President Winslow and Councillor Crowe
Zaheer Samee-Assistant City Solicitor
Morgan Hunte-Assistant City Clerk
Ana Sameshea-Representative Crown Castle

Councillor McDonald called the meeting to order at 5:33 PM.

Minutes to be Approved

[278-24](#) Minutes of April 2, 2024 to be approved.

A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Committee Minutes be tabled. The motion carried by a unanimous vote.

Business

Public Property Committee will hold a public hearing on Paper #252-24.

Councillor McDonald opened the Public Hearing portion of this meeting regarding Paper 252-24 small cell petitions by Crown Castle at 5:55 PM. He opened the portion for anyone in favor of the petition to speak. He calls it once, twice and third time. Hearing none he declared this portion of the public hearing closed at 5:56 PM. He opened the portion of the public hearing in opposition to this Paper at 5:57 PM. He asked if anyone would like to speak in opposition once, twice and third time. Hearing none he declared this portion of the public hearing closed at 5:58 PM.

[252-24](#)

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at the following six locations:

1. 101 Bell Rock Street
2. 14-16 Greenwood Court
3. 244-248 Main Street
4. 621 Main Street

5. 48 Washington Street
6. 290 Eastern Avenue

Attachments: [Crown Castle Cover Letter - Updates to Existing Small Cell Facilities](#)

[101 Bell Rock Street Plans](#)

[101 Bell Rock Street Analysis](#)

[101 Bell Rock Street Abutters- Malden](#)

[101 Bell Rock Street Abutters- Everett](#)

[14-16 Greenwood Court Plans](#)

[14-16 Greenwood Court Analysis](#)

[14-16 Greenwood Court Abutters](#)

[244-248 Main Street Plans](#)

[244-248 Main Street Analysis](#)

[244-248 Main Street Abutters](#)

[621 Main Street Plans](#)

[621 Main Street Analysis](#)

[621 Main Street Abutters](#)

[48 Washington Street Plans](#)

[48 Washington Street Analysis](#)

[48 Washington Street Abutters](#)

[290 Eastern Avenue Plans](#)

[290 Eastern Avenue Analysis](#)

[290 Eastern Avenue Abutters](#)

[National Grid Pole Agreement](#)

[Radio Frequency Emissions Compliance Report](#)

[Building Commissioner Review Summary - Crown Castle Small Cell Petitions](#)

[Hearing Notice](#)

Councillor McDonald explained that a Public Hearing is required for each of these petitions. He asked Ana-Rep from Crown Castle to give overview of the petitions.

Ana explained that the need for this petition is that the equipment is about 16 years old and is obsolete. The need cannot be supported with this old equipment. They try to design the equipment to minimize visual impact feed into enclosures but it is impossible. This equipment can support up to four carriers and this proposal is to increase the capacity to the carriers.

Councillor McDonald asked to clarify looking at the roadwork plans this will not require tearing up the streets

Ana said they are take down the existing equipment and replace it with the new equipment. The need to update the equipment as it is outdated.

Councillor Crowe addressed the report from Nelson Miller, Building Director regarding

requirements in the City for this equipment. Some of the requirements are way off according to his report and need to be addressed.

Ana mentioned the size of the box 7 cubic feet is impossible to have the equipment to support the antennae and the service they have already tried that. They have consulted with their safety team and the height of 16 feet is not accessible for shut off they cannot have a bucket truck there it should be accessible by a ladder. The height of 16 feet would require us to replace the pole. There are requirements to the height which are 35-45 ft. 16 feet pushes them out of that requirement.

Councillor Winslow asked related to the height of the pole, you are saying the cabinets are going to be above the meter. The concern if something is 8 ft. it is accessible to the public. So how high is the box going to be

Ana said she believes that it will at 11 feet. She explained that the equipment will be on the sidewalk side not the street side, opposing traffic for safety reasons if the pole is hit.

Councillor Spadafora said he does not understand how a company can come to our city and say they cannot conform to our ordinances. He doesn't know how as a body they can vote when it goes against our ordinances. He would like to ask for research and for Nelson Miller, Building Director to give us his input on this. We have made some adjustments however none of the requirements fits, he has a challenge with that.

Ana suggests if you table this she will go back to her legal department and get more information. They are coming before the committee to work with the City.

Councillor McDonald asked if she could have their legal department or processing department to give us an analysis of where you think our ordinance conflicts with the Federal Regulations and Councillor Crowe asked to see the Federal regulations.

A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Petition be tabled. The motion carried by a unanimous vote.

Other Business

Tabled Papers

[98-24](#)

Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

Sponsors: Ryan O'Malley

- Attachments:** [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)
[100-24 City Council agenda](#)
[CPC Letter to City Council and Mayor re 15 Ferry Street Preservation 2023.01.29](#)
[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)
[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

[100-24](#)

Order: That the City Council investigate utilizing a portion of the Ferry Street Parking Lot (known by City Assessor's Parcel ID 075 272 205) to relocate and preserve 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211).

Sponsors: Ryan O'Malley

- Attachments:** [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)
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[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

[53-24](#)

Order: That the City Council review the usage of the vacant property on Goodwin Avenue known by City Assessor's Parcel 091 776 612 and make a recommendation as to its future usage and feasibility as a community garden.

Sponsors: Ari Taylor

[488-24](#)

Minutes of March 19, 2024 to be approved.

Adjournment

Motion was made by Councillor Spadafora, seconded by Councillor McDonald, that this meeting be adjourned at 6:01 PM. The motion carried unanimously.