



City of Malden

Malden City Hall
110 Pleasant Street
Malden, MA 02148

Meeting Minutes - Draft City Council

Tuesday, January 9, 2018

7:00 PM

John & Christina Markey Community Center,
7 Washington St.

1. CALL TO ORDER

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

3. ROLL CALL

Present - Councillors: 11 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, John P. Matheson, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora, Stephen Winslow and Deborah DeMaria

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

5. APPROVAL OF MINUTES

[1-18](#)

Minutes of the meeting of December 19, 2017.

A motion was made by Councillor Sica that the Council Minutes be approved.
The motion carried by a unanimous vote.

6. APPOINTMENTS & ELECTIONS

[2-18](#)

Appointment of 2018 Council Committees.

2018 COUNCIL COMMITTEES

Council President: Deborah DeMaria

STANDING COMMITTEES

FINANCE

Condon, Chair
Camell, Vice Chair
Anderson
Crowe
Murphy
Winslow

RULES & ORDINANCE

O'Malley, Chair
Matheson, Vice Chair
Spadafora
Sica
Winslow

PERSONNEL/APPOINTMENTS

Crowe, Chair
Murphy, Vice Chair
Condon
Camell
Matheson

LICENSE

Anderson, Chair
Sica, Vice Chair
O'Malley
Matheson
Murphy

PUBLIC WORKS

Sica, Chair
Anderson, Vice Chair
O'Malley

PUBLIC SAFETY

Spadafora, Chair
Winslow, Vice Chair
Condon

PUBLIC WORKS

Sica, Chair
Anderson, Vice Chair
O'Malley

PUBLIC PROPERTY

Camell, Chair
O'Malley, Vice Chair
Murphy

CEMETERY COMMITTEE

Murphy, Chair
Anderson
DeMaria

AD-HOC COMMITTEES

CANNIBIS REVIEW

Crowe, Chair
Members: to be announced

MALDEN HOSPITAL SITE DEVELOPMENT

Matheson, Chair
Spadafora
DeMaria
Camell
Resident Member: Prisco Tammaro

WATERFRONT ACCESS

Winslow, Chair
Murphy
Crowe
Condon
Anderson (Harbormaster)

CITIZEN ENGAGEMENT

Sica, Chair
Anderson, Vice Chair
Crowe

TRAFFIC MITIGATION

Matheson, Chair
Spadafora, Vice Chair
Condon

HOUSING REVIEW- MAPC

O'Malley

MASTER PLANNING STEERING

Matheson
DeMaria

SIGN DESIGN REVIEW

Murphy
Spadafora

SITE PLAN REVIEW/RIO

O'Malley
Winslow

SITE PLAN REVIEW/ROWE'S QUARRY

Sica
Spadafora

ENERGY EFFICIENCY

Camell

ZONING ORDINANCE REVIEW

O'Malley

LIBRARY TRUSTEE

DeMaria

COMPLETE STREETS

Murphy

PROBLEM PROPERTIES

Crowe

A motion was made by Councillor Anderson, seconded by Councillor Sica, that

the Appointment of the 2018 Council Committees be confirmed with the exception of the committees that are recommended to be changed. The motion carried by a unanimous vote.

[21-18](#)

Recommendation: That Rule 46.01 be amended by the following recommendation: the following Standing Committees: Public Safety, Public Works, Public Property, and Cemetery will be reduced to consist of a membership of three (3).

Sponsors: Deborah DeMaria

A motion was made by Councillor Murphy that the Recommendation be tabled. The motion failed for lack of a second.

A motion was made by Councillor Matheson, seconded by Councillor Murphy, that the Recommendation be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[22-18](#)

Recommendation: That Rule 47.01 be amended to read as follows: "Unless otherwise provided by law or Council Order, all special committees shall be appointed by the President and the sponsor of an order or resolve creating a special committee shall be the first named to that Committee for the remainder of said sponsor's 2 year term; provided that the Councillor so named may refuse appointment to the Committee and the President may name another member in his/her place.

Sponsors: Deborah DeMaria

A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the Recommendation be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[3-18](#)

Council Re-appointment: Lisa Cagno, 31 Quincy St., as Clerk of Committees (Term Exp.: 12/31/2018)

A motion was made by Councillor Anderson, seconded by Councillor Murphy, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[4-18](#)

Class II: Absolute Auto Rental and Sales Inc., 495 Broadway, 16 Cars (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[5-18](#)

Amusement Machine: Patrick's, 36-40 Lebanon St., 3 machines (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[6-18](#) Amusement Machine: Malden Veterans of Irish Ancestry, Inc., 177 West St., 4 machines (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[7-18](#) Extended Hours: Walgreens, 185 Centre St., Hours: 24/7 (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

8. MOTIONS, ORDERS AND RESOLUTIONS

[8-18](#) Be it hereby Ordained that Section 3.36 of Chapter 3 of the R.O. of 1991 be amended relative to vacant and foreclosed properties in the City of Malden.

A motion was made by Councillor O'Malley that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[9-18](#) Be it hereby Ordained that Section 3.2 of the R.O. of 1991 be amended relative to Building Permit Fees.

A motion was made by Councillor O'Malley that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[10-18](#) Be it hereby Ordained that Section 3.14 of Chapter 3 of the R.O. of 1991 be amended relative to Plumbing/Gas Permit Fees.

A motion was made by Councillor O'Malley that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[11-18](#) Be it hereby Ordained that Section 3.33 of Chapter 3 of the R.O. of 1991 be amended relative to Electrical Permit Fees.

A motion was made by Councillor O'Malley that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[12-18](#) Be it hereby Ordained that Chapter 12 of the R.O. of 1991 be amended by adding a new section relative to Driveway Permits.

A motion was made by Councillor O'Malley that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[13-18](#) Order: That the sum of Ten Thousand Dollars (\$10,000) be and the same is hereby transferred from Revenue Reserve (0010-997-5725) to Board of Health Salaries (0010-510-5110).

A motion was made by Councillor Condon that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[14-18](#) Order: That the sum of Two Hundred Forty One Thousand Seven Hundred Eighty Five Dollars (\$241,785) be and the same is hereby transferred from Salary Reserve (0010-996-5725) to Police Labor Salaries

(0010-210-5120).

A motion was made by Councillor Condon that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

[15-18](#)

Order: That the sum of Four Hundred Fifty Nine Thousand Five Hundred Sixty Five Dollars (\$459,565) be and the same is hereby transferred from Salary Reserve (0010-996-5725) to Fire Labor Salaries (0010-220-5120).

A motion was made by Councillor Condon that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[16-18](#)

Order: That the sum of Thirty Six Thousand Fifty Dollars (\$36,050) be and the same is hereby transferred from Department of Public Works Labor Salaries (0010-421-5120) to Department of Public Works Operating Costs (0010-421-5725).

A motion was made by Councillor Condon that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

9. COMMUNICATIONS

10. CLAIMS

[17-18](#)

Claim: Carmen Carrero, 33 Lawrence St., Malden, MA 02148

A motion was made by Councillor Condon that the Claim be referred to the Finance Committee. The motion carried by a unanimous vote.

11. COMMITTEE REPORTS

[18-18](#)

Committee Report: License (Various Class I, Class II, & Class III License Renewals)

A motion was made by Councillor Anderson that the Committee Report be received and filed. The motion carried by a unanimous vote.

[491-17](#)

Class I: Bay State Ambulance Sales, Inc., 163 Eastern Ave. (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[492-17](#)

Class II: Culleton Bros, Inc., 61 Clinton St., 2 cars (Transfer & Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[493-17](#)

Class II: Frank's Auto Sales, 189 Highland Ave., 4 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

- [495-17](#) Class II: Malden Auto Brokers, Inc., 225 Eastern Ave., 20 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [496-17](#) Class II: Auto Tech II, Inc. 1236 Eastern Ave., 5 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [497-17](#) Class II: Rio Auto Group Corp. dba Dealer One Motors, 77 Broadway, 48 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [498-17](#) Class II: Hub Starters & Alternators, Inc., 172 Broadway, 4 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [499-17](#) Class II: Champion Motors USA, 251 Broadway, 15 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [500-17](#) Class II: AGM Auto Sales, Inc., 135 Eastern Ave., 15 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [501-17](#) Class II: Louis Foreign Car Garage, Inc., 191 Salem St., 3 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [502-17](#) Class II: John's Service, 200 Beach St., 15 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [504-17](#) Class II: Century Auto Collision & Service Center, 448 Eastern Ave., 15 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [505-17](#) Class II: Greenleaf Auto Sales II, 69 Newland St., 37 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.
- [506-17](#) Class II: Greenleaf Auto Ent., Inc., 28 Broadway, 55 cars (Renewal)
A motion was made by Councillor Anderson that the Petition be granted. The

motion carried by a unanimous vote.

[507-17](#)

Class II: MacMillen Automotive, 388 Eastern Ave., 15 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[508-17](#)

Class II: Richard's Motorcars, Inc., 672 Broadway, 80 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[509-17](#)

Class II: Skip's Auto Service, Inc., 74 Highland Ave., 12 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[510-17](#)

Class II: Linden Automotive, 121 Beach St., 19 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[512-17](#)

Class II: Rigano's Towing Service, Inc., 1081 Fellsway, 20 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[513-17](#)

Class II: River Auto Sales, Inc., 77 Eastern Ave., 25 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[514-17](#)

Class II: Maxima Auto Sales Corp., 17 Charles St., 21 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[515-17](#)

Class II: Maxima Auto Sales II, 105-109 Broadway, 31 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[516-17](#)

Class II: Sega Auto Sales & Service, Inc., 449 Ferry St., 15 cars (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[517-17](#)

Class III: Malden Broadway Auto Body, Inc., 590 Broadway, (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[19-18](#)

Committee Report: License (Various Amusement Machine License Renewals)

A motion was made by Councillor Anderson that the Committee Report be received and filed. The motion carried by a unanimous vote.

[518-17](#)

Amusement Machine: Lt. Dexter W. Clifford DAV 85, 85 Willow St., 1 machine (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[519-17](#)

Amusement Machine: Loyal Order of the Moose Lodge 1910, 562 Broadway, 2 machines (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[520-17](#)

Amusement Machine: Alben, Inc. dba Pearl Street Station Restaurant, 53 Summer St., 4 machines (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[20-18](#)

Committee Report: License (Various Extended Hour License Renewals)

A motion was made by Councillor Anderson that the Committee Report be received and filed. The motion carried by a unanimous vote.

[521-17](#)

Extended Hours: Supreme Food Mart, 1018 Eastern Ave., Hours: 24-7 (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[522-17](#)

Extended Hours: CMB Medeiros, Inc. dba Dunkin Donuts, 57 Eastern Ave., Hours: 24/7 (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[523-17](#)

Extended Hours: Pires & Helena Donuts, Inc. dba Dunkin Donuts, 424 Main St., Hours: 7 Days, 5am-9pm (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

[524-17](#)

Extended Hours: Medeiros Donuts, LLC dba Dunkin Donuts, 245 Pleasant St., Hours: 7 Days, 5am-11pm (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

[525-17](#)

Extended Hours: Maia Donuts, LLC dba Dunkin Donuts, 200 Commercial St., Hours: 7 days, 5am-10pm (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

[526-17](#)

Extended Hours: Dant Chris Corp dba Dunkin Donuts, 980 Eastern Ave.
Hours: 7 days, 4am- midnight (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

[527-17](#)

Extended Hours: MRM Donuts Corp. dba Dunkin Donuts, 617 Broadway,
Hours: 7 Days, 4am-10pm (Renewal)

A motion was made by Councillor Anderson that the Petition be granted. The motion carried by a unanimous vote.

Yea: 11 - Anderson, Camell, Condon, Crowe, Matheson, Murphy, O'Malley, Sica, Spadafora, Winslow and DeMaria

12. TABLED PAPERS

[99-17](#)

Kelli Collomb to be appointed to Human Rights, Fair Housing and Disability Commission be appointed to Disability Member term to expire February 1, 2018.

A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Council Item be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Council Item be received and filed. The motion carried by a unanimous vote.

[167-17](#)

Order: That according to the Massachusetts General Laws, Chapter 268A, Section 20 job coach for Malden's Summer Youth Employment Program be exempt from provisions.

Sponsors: Deborah DeMaria

A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Order be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Anderson that the Order be placed on file. The motion carried by a unanimous vote.

[244-17](#)

Order: That the City Municipal Hearing Officer from this point forward waive all fines, fees and tickets that are appealed that do not comply with State or Federal Law.

Sponsors: Neil C. Kinnon

A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Order be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Order be placed on file. The motion carried by a unanimous vote.

[379-17](#)

Petition of National Grid and Verizon New England Inc. to install a jointly owned pole on Cross St approximately 200 feet from the intersection of Main St.

(HEARING REQUIRED)

[380-17](#)

Petition of Verizon Wireless to install Small Cell antenna on an existing utility pole on Glenwood St.

(HEARING REQUIRED)

[411-17](#)

National Grid and Verizon New England, Inc request permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way: Bryant St. for service to new customer's Pad Mount transformer

(HEARING REQUIRED).

[458-17](#)

Mayor's Appointment: Brian Creamer, 49 Newman Rd., Malden, MA, as a member of the Conservation Commission, said term to expire November 1, 2019.

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

A motion was made by Councillor John Matheson that the meeting be adjourned. The motion carried unanimously.

THOMAS E. BRENNAN, CITY CLERK