



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

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

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Tuesday, December 22, 2020

7:00 PM

REMOTE VIRTUAL MEETING

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### [445-20](#)

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](http://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/93686309755?pwd=c1U3K3EydFpEaDZ6MzFzM05vejNnQT09>

Passcode: 492609

Or iPhone one-tap :

US: +19294362866,,93686309755#,,,,,0#,,492609#  
+16465189805,,93686309755#,,,,,0#,,492609#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 436 2866  
+1 646 518 9805

Webinar ID: 936 8630 9755

Passcode: 492609

International numbers available: <https://cityofmalden.zoom.us/j/81234567890>

If you would like to request a reasonable accommodation, please contact

Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org)

[<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**

## **4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS**

[446-20](#)

"Proclamation honoring Sifu Mai Du for her work in response to the COVID-19 Pandemic"

***Sponsors:***

Stephen Winslow

## **5. PUBLIC COMMENT**

## **6. APPROVAL OF MINUTES**

[447-20](#)

Minutes of the Meeting of December 8, 2020.

[448-20](#)

Minutes of the Meeting of December 15, 2020.

## **7. APPOINTMENTS & ELECTIONS**

[449-20](#)

Mayoral Re-Appointment: Mark Joseph Snider, 103 Boardman Avenue, Melrose, MA 02176 as Constable; (Place on File).

***Sponsors:***

Peg Crowe

[450-20](#)

Council Re-Appointment: Lisa Cagno, 31 Quincy Street, Malden, MA as Clerk of Committees term to expire December 31,2021.

***Sponsors:***

Peg Crowe

**8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES****PUBLIC HEARING MASSACHUSETTS ELECTRIC d/b/a NATIONAL GRID**[451-20](#)

Petition: Massachusetts Electric d/b/a National Grid, 1101 Turnpike Street, North Andover, MA

*that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named. Permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked:*

- *108 Charles Street*  
OH - Install an inline pole in front of 124 Charles Street  
UG - Dig across street from newly proposed pole to Ngrid Gas regulator pit. Install 1-3" conduit for underground siphon.
- *105 Mountain Avenue* - Open approximately 10 ft. of sidewalk to install conduit from existing pole to property (#105) This is for an EV charging station.
- *120 Converse Avenue* - Relocate an existing pole per customer's request. Customer states pole is too close to her driveway. Request to move to property line.

**Sponsors:**

Barbara Murphy

[452-20](#)

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

**Sponsors:**

Barbara Murphy

[453-20](#)

Class II: Malden Middlesex Motors Sales, Inc., 129 Charles St., Malden, 15 cars (Renewal)

**Sponsors:**

Barbara Murphy

[454-20](#)

Class II: Next Level Motors, Inc., 189 Eastern Ave., 35 cars (Renewal)

**Sponsors:**

Barbara Murphy

[455-20](#)

Class II: Smart Buy USA, 616 Broadway, Malden, 26 cars (Renewal)

**Sponsors:**

Barbara Murphy

[456-20](#)

Class III: Malden Middlesex Motors Sales, Inc., 129 Charles St., Malden (Renewal)

**Sponsors:**

Barbara Murphy

[457-20](#) Second-Hand Dealer: Great Eastern Vintage, 258 Highland Ave., Malden (New)

**Sponsors:** Barbara Murphy

## **9. MOTIONS, ORDERS AND RESOLUTIONS**

[458-20](#) Order: Election of Council President 2021.

[459-20](#) Order: That the City Council adopt the Schedule of Council Meetings for 2021.

**Sponsors:** Jadeane Sica

[464-20](#) Order: Be it hereby ordained that the City of Malden Revised Ordinances of 2020 further amend.08.110 Section A; by adding a new definition Driving School and amending section 6.08.110 Section B, 7, 8 by adding driving school. Further amending by adding license requirements for drivers (driving school teachers/employees) similar to taxis and livery license requirements.

**Sponsors:** Craig Spadafora, Deborah DeMaria and Amanda Linehan

[465-20](#) Order: That as authorized under the City of Malden Charter Section 14 that the City Council appoint Controller Charles Ranaghan as Chief Financial Officer effective July 1, 2021.

**Sponsors:** David Camell

[466-20](#) Order: Be it hereby Ordained that Sections 2.08.040 and 2.16.060 of Chapter 2 of the R.O. of 2020 be amended to read "COMMISSION ON ENERGY EFFICIENCY AND SUSTAINABILITY".

**Sponsors:** David Camell

[468-20](#) Order: Be it hereby ordained that the City of Malden Revised Ordinances of 2020 Section 4.16 Sign Control be amended by adding the following additional language:

1. Definitions: By adding a definition for "Recreational Trail" and "Sign, Recreational Trail Facing".
2. Regulations of signs; by sign type: By adding regulations for this new type of sign.
3. Regulations of signs, by district: By adding this sign type to the allowed signs in Residence A, B & C Zoning Districts.  
Recreational Trail Facing Signs must be wall signs, cannot be illuminated, and are limited to 50% of the area of the allowable wall sign for that district.

These signs will not count against the total signage allowed for building or tenant. These signs are restricted to non-residential uses. Allowing the signs in Residence A, B & C Zoning districts makes them allowable in all districts which accounts for the numerous parcels located along the trail.

**Sponsors:** Craig Spadafora

## **10. ENROLLED ORDINANCES**

### **192-20**

Order: Be it hereby ordained that the Revised Ordinances of 2020 Section 12.24 be updated as per attachment:

**Sponsors:** Craig Spadafora

## **11. COMMUNICATIONS**

## **12. COMMITTEE REPORTS**

### **460-20**

Committee Report: Public Property (Paper #323-20 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 to table petitions at the following locations, 146 Pearl St., pending confirmation of the distance of the pole to the building and 57 Hospital Road pending a report on the service for that site.)

**Sponsors:** Ryan O'Malley

### **461-20**

Committee Report: Public Property (Paper #323-20 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, 88 Fellsway East, 339 Pleasant St., 122 Maple St., 319 Highland Ave., 20 West St., 68 Highland Ave., 183 Emerald St., 154 Highland Ave., 557 Pleasant St., 77 Pearl St., 397 Highland Ave., 448 Medford St., 198 Maple St., 89 West St., (0) Highland Ave. (utility pole #641), 91 Adams St., 19 Chatham St. and 1250 Fellsway with the following language: that equipment not be installed on any poles that are double poles or are adjacent to double poles until National Grid replaces them and these installations do not include mechanical cooling devices or fans.)

**Sponsors:** Ryan O'Malley

### **462-20**

Committee Report: Public Property (Paper # 253-20 Petition: Extenet: Small Cell Petitions for the following addresses: 6-10 Holden Street, 14 Lawrence Street, 297 Medford Street and 37-39 Park Street.)

**Sponsors:** Ryan O'Malley

[463-20](#)

Committee Report: License Petitions (Papers listed below): recommended favorably..

286-20 Second-Hand Dealer: AM Design Jewelry, 664 Salem St.

413-20 Class I: Absolute Auto Rental & Sales, Inc., 495 Broadway, Malden, (Renewal)

414-20 Class II: AGM Auto Sales, Inc., 160 Eastern Ave., Malden, 18 cars (change of address & # of cars)

415-20 Class II: Auto Bazaar Corp., 17 Charles St., Malden, 21 cars (Renewal)

416-20 Class II: Greenleaf Auto Enterprises, Inc., 28 Broadway, Malden, 50 cars (Renewal)

417-20 Class II: Greenleaf Auto Sales II, Inc., 69 Newland St., Malden, 30 cars (Renewal)

418-20 Class II: Louis Foreign Car Garage, Inc., 191 Salem St., Malden, 2 cars (Renewal)

419-20 Class II: MacMillen Automotive, 388 Eastern Ave., Malden, 15 cars (Renewal)

420-20 Class II: Quality Auto Sales, 856 Eastern Ave., Malden, 0 cars (Renewal)

421-20 Class II: River Auto Sales, Inc., 77 Eastern Ave., Malden, 21 cars (Renewal)

422-20 Class II: Sica's Automotive Inc., 1114 Eastern Ave., Malden, 2 cars (Renewal)

423-20 Class II: Wentworth Auto Sales, 730 Eastern Ave. Suite 091B, Malden, 15 cars (Renewal)

424-20 Outdoor Parking: AGM Auto Sales, Inc., 135 Eastern Ave., Malden, 24 spaces (New)

**Sponsors:**

Barbara Murphy

[467-20](#)

Committee Report: Rules & Ordinance(Paper # 261-20) Order: Be it hereby ordained that the following Proposed Ordinance Amendments be enrolled and ordained by the City Council.

**Section 12.12.030:**

Be it ordained that the Table of Use Regulations, Section 12.12.030, of the Revised Ordinances of 2020 be amended by establishing a new use category for short term rentals.

**Section 12.32.060:**

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by adding the definition for Short Term Rental.

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by changing the definition of Family.

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by changing the definition of Rooming House.

**Sponsors:**

Craig Spadafora

**13. TABLED PAPERS****14. PERSONAL PRIVILEGE****15. ADJOURNMENT**

**GREGORY LUCEY, CITY CLERK**