



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - 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#

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

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or 781-397-7000, Ext 2005.

## **1. CALL TO ORDER**

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

*Councillor Camell asked for a moment of silence for George Bayers, a resident of 630 Salem Street who was active in the building and the community and has passed away.*

## **3. ROLL CALL**

*Also in attendance was Assistant Solicitor Ken Rossetti.*

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

## **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

*Councillor Winslow sponsored and read a Proclamation honoring Mai Du for her exemplary community service to Malden.*

*Councillor President Sica told the council there was an incident over the weekend where a person sledding at 7 bumps in Malden lost a firearm and it was found by a 13 year old. Councillor Sica asked for a motion to allow Chief Molis to speak regarding the incident. Councillor Condon made a motion to allow Chief Molis to speak, Councillor Camell seconded the motion, it was so voted unanimously by a roll call vote. Chief Molis gave an update of the incident that the youth who found the weapon notified authorities as did the owner of the gun that it was lost. Medford authorities are handling the administrative aspect with the gun owner because they have jurisdiction. The gun owner did have a license to carry a firearm.*

## **5. PUBLIC COMMENT**

## **6. APPROVAL OF MINUTES**

[447-20](#)

Minutes of the Meeting of December 8, 2020.

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

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

[448-20](#)

Minutes of the Meeting of December 15, 2020.

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

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

## **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

**A motion was made by Councillor Crowe, seconded by Councillor Anderson, that the Appointment be placed on file. The motion carried by the following vote:**

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

[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

**A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be rules suspended. The motion carried by the following vote:**

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

**A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be appointed. The motion carried by the following vote:**

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

## **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

*There were 3 hearings scheduled for National Grid with 3 different outcomes. This first hearing was for 108 Charles Street and was tabled. The Council had many questions about the petition and National Grid did not reach out to Councillor Crowe ahead of the hearing to go over the petition. Moses OkOkuro who represented National Grid at the hearing said he would reach out to Councillor Crowe to make arrangements to go to the site with her.*

*Councillor Spadafora questioned where the pole was located in relation to New England Coffee's driveway, he felt it obstructs the view of trucks going in and out of the lot. Councillor Murphy voiced her displeasure that National Grid would again come before the council for a hearing on a petition without contacting the ward councillor. Councillors O'Malley and Spadafora support that all wiring should be underground.*

*The hearing was opened and Mr. Okokuro spoke in favor of the petition. there were no speakers in opposition.*

**A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Petition be tabled. The motion carried by the following vote:**

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

*The second petition of the three for the hearing was for 120 Converse Ave. and this petition was granted with conditions.*

*At the hearing Councillor Crowe spoke in favor of the petition.*

*There were no speakers in opposition to the petition.*

**A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Petition be granted with conditions. The motion carried by the following vote:**

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

*The third and final petition for National Grid was 105 Mountain Ave. which was withdrawn by the company because the lot was determined to not be a good fit for an electrical charging station.*

**This Petition was withdrawn**

[452-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

[453-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

[454-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

[455-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

[456-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

[457-20](#)

Second-Hand Dealer: Great Eastern Vintage, 258 Highland Ave., Malden (New)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be referred to the License Committee. The motion carried by the following vote:**

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

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

### **458-20**

Order: Election of Council President 2021.

**A motion was made by Councillor Condon, seconded by Councillor Camell, that the Appointment be opened for nominations. The motion carried by the following vote:**

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

*Councillor DeMaria nominated Councillor O'Malley, seconded by Councillor Linehan.*

**This Appointment was nominated**

*Councillor Spadafora nominated Councillor Anderson, seconded by Councillor Murphy.*

**This Appointment was nominated**

**A motion was made by Councillor Spadafora, seconded by Councillor Crowe, that nominations be closed. The motion carried by the following vote:**

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

*On a Roll call vote:*

*Anderson- Anderson, Camell-O'Malley, Condon- Anderson, Crowe-Anderson, DeMaria-O'Malley, Linehan- O'Malley, Murphy- Anderson, O'Malley- O'Malley, Spadafora- Anderson, Winslow- O'Malley, Sica -Anderson*

*Final Vote : Anderson-6 O'Malley-5*

*Councillor O'Malley moved to make the vote unanimous, Seconded by Councillor Crowe*

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the vote for Councillor Anderson to be appointed Council President be unanimous. The motion carried by the following vote:**

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

### **459-20**

Order: That the City Council adopt the Schedule of Council Meetings for 2021.

**Sponsors:** Jadeane Sica

**A motion was made by Councillor Anderson, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:**

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

[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

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

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

[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

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

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

[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

**A motion was made by Councillor Camell, seconded by Councillor Winslow, that the Order be referred to the Rules & Ordinance Committee. The motion carried by the following vote:**

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

[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

**A motion was made by Councillor Spadafora, seconded by Councillor Winslow, that the Order be referred to the Rules & Ordinance Committee. The motion carried by the following vote:**

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

## **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

**A motion was made by Councillor Spadafora, seconded by Councillor Condon, that the Ordinance be ordained. The motion carried by the following vote:**

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

## **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

*There are 2 locations that got tabled in committee in paper 323-20, This committee report is on those two locations, 146 Pearl Street and 57 Hospital Road. This Committee Report #460-20 was not received at the council meeting on 12/22 because of the two locations being tabled in committee. There was no action taken on these two locations.*

### 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

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

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

[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:

1. 88 Fellsway East
2. 339 Pleasant Street
3. 122 Maple Street
4. 319 Highland Avenue
5. 20 West Street
6. 68 Highland Avenue
7. 183 Emerald Street
8. 146 Pearl Street
9. 154 Highland Avenue
10. 557 Pleasant Street
11. 77 Pearl Street
12. 57 Hospital Road
13. 397 Highland Avenue
14. 448 Medford Street
15. 198 Maple Street
16. 89 West Street
17. (0) Highland Avenue (Utility Pole # 641)
18. 91 Adams Street
19. 19 Chatham Street
20. 1250 Fellsway

**Sponsors:** Ryan O'Malley

*The petitions were granted 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.*

*There were a total of 20 petitions that were applied for under paper 323-20, 2 of the locations were tabled in committee, 146 Pearl Street and 57 Hospital Road. These two*

sites are Committee Report #460-20.

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

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

[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

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

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

[253-20](#)

Petition: Extenet: Small Cell Petitions for the following addresses:  
6-10 Holden Street  
14 Lawrence Street  
297 Medford Street  
37-39 Park Street

**Sponsors:** Ryan O'Malley

*Councillor O'Malley made a motion that the paper be amended to include the same conditions as paper 323-20 that was approved at the 12-22-20 council meeting. The language added is: 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.*

**A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the Petition be amended. The motion carried by the following vote:**

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

**A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Petition be granted with conditions. The motion carried by the following vote:**

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

[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)

415-20Class 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

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

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

*Councillor Sica asked that she be allowed to recuse herself from voting on all Class II dealers because her father holds a Class II License in Malden*

*Councillor Crowe made a motion that Councillor Sica be recused from voting on all Class II Licenses, Councillor Condon seconded the motion by a roll call vote the motion passed 10-0.*

*Anderson (y), Camell (y), Condon (y), Crowe (y), DeMaria (y), Linehan (y) Murphy (y), O'Malley (y), Spadafora (y), Winslow (y)*

[286-20](#)

Second-Hand Dealer: AM Design Jewelry, 664 Salem St., Malden (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

[413-20](#)

Class I: Absolute Auto Rental & Sales, Inc., 495 Broadway, Malden, MA 02148 (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

[414-20](#)

Class II: AGM Auto Sales, Inc., 160 Eastern Ave., Malden, 18 cars (change of

address & no. of cars)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[415-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[416-20](#)

Class II: Greenleaf Auto Enterprises, Inc., 28 Broadway, Malden, MA 02148, 50 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[417-20](#)

Class II: Greenleaf Auto Sales II, Inc., 69 Newland St., Malden, MA 02148, 30 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[418-20](#)

Class II: Louis Foreign Car Garage, Inc., 191 Salem St., Malden, MA 02148, 2 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[419-20](#) Class II: MacMillen Automotive, 388 Eastern Ave., Malden, MA 02148, 15 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[420-20](#) Class II: Quality Auto Sales, 856 Eastern Ave., Malden, MA 02148, 0 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[421-20](#) Class II: River Auto Sales, Inc., 77 Eastern Ave., Malden, MA 02148, 21 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[423-20](#) Class II: Wentworth Auto Sales, 730 Eastern Ave. Suite 091B, Malden, MA 02148, 15 cars (Renewal)

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

**Recused:** 1 - Sica

[424-20](#)

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

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy, seconded by Councillor Anderson, that the Petition be granted. The motion carried by the following vote:**

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

[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

*Councillor Murphy was unavailable for the vote.*

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

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

[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

**A motion was made by Councillor Crowe, seconded by Councillor DeMaria, that the Ordinance be enrolled. The motion carried by the following vote:**

**Yea:** 9 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Sica, Spadafora and Winslow

**Nay:** 2 - Murphy and O'Malley

**13. TABLED PAPERS**

**14. PERSONAL PRIVILEGE**

**15. ADJOURNMENT**

**The motion was to recess to the call of the chair not adjournment**

**The meeting RECESSED at 9:47 P.M.**

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

**GREGORY LUCEY, CITY CLERK**