



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Personnel/Appointments Committee

*Councillor Winslow, Chair*  
*Councillor Colon Hayes, Vice Chair*  
*Councillor Crowe*  
*Councillor Linehan*  
*Councillor Spadafora*

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Tuesday, March 12, 2024

6:30 PM

City Hall, Room #105  
215 Pleasant Street

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### Roll Call

*Note: Councillor Linehan was present on zoom.*

**Present:** 5 - Councillor Stephen Winslow, Councillor Karen Colon Hayes, Peg Crowe, Amanda Linehan and Craig Spadafora

Also Present: Councillors Condon, Sica, Simonelli, O'Malley  
Zaheer Samee-Assistant City Solicitor  
Charles Ioven-Chair Planning Board  
Michelle Romero-Director Planning Board  
Nelson Miller-Building Director  
Maria Luise-Mayor's Office

Councillor Winslow called the meeting to order at 6:43 PM.

### Minutes to be Approved

[136-24](#) Minutes of February 6, 2024 to be approved.

**A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes of February 6, 2024 be approved. The motion carried by a unanimous vote.**

[137-24](#) Minutes of February 27, 2024 to be approved.

**A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes of February 27, 2024 be approved. The motion carried by a unanimous vote.**

### Business

### Other Business

### Tabled Papers

[50-24](#) Mayoral Reappointment: Charles Ioven, 42 Appleton Street, Malden, as member of the Planning Board, having served since November 12, 1985, said term to expire March 1, 2028, to commence upon confirmation by the City Council.

**Attachments:** [Charles Ioven Reappointment Letter](#)  
[Public Comment FW Agenda Item# 50-24](#)  
[Public Comment Agenda Item# 50-24](#)  
[M Romero Public Comment re CCP 50-24 4.9.24](#)

Motion was made to take Paper 50-24 off the table by Councillor Crowe and seconded by Councillor Colon Hayes. Roll Call Vote: Crowe-yes Colon Hayes-yes Spadafora-yes Linehan-yes Winslow-yes Passes 5/0

Councillor Winslow started the meeting by allowing Councillor Spadafora to ask any questions or comments he might have as he wasn't at the last meeting. Councillor Spadafora said he has reviewed the minutes and was all set with questions and added he has seen the evolution of the Planning Board and depending on what project it is hard to please everybody but he is happy to see where the Planning Board is in terms of asking questions, dotting the I's and crossing the T's. We put a lot of conditions on projects but he wishes they had the ability to look at the project post-op in a year and see if the conditions are completed. This is time consuming but he would like to see this as a goal in the future. The conditions sometimes satisfy the Councillors concerns.

Councillor Winslow opens the meeting up to discussion with the committee. Councillor Linehan is brief and said she appreciated the conversation we had previously to see what the vision is ahead for the board and the deltas are for the communities growth could be moving and supporting our tax base. She is struggling with this reappointment and feels that we have missed some opportunities as a community to maximize development on some key parcels. She felt the conversation focused on reducing growth of new resident housing, focusing on traffic throughput which are not necessarily the things she wanted to hear the most as the highest priorities. Recognizing that not everybody has the same view on planning and development that doesn't detract at all how difficult these decisions are and everybody brings their expertise and their full selves to these deliberations. She wasn't ready to make a recommendation last time but she is leaning toward pushing this out of committee without recommendation to discuss with the Council and get a sense of where folks are at in terms of the vision for the future of the Planning Board.

Councillor Colon Hayes appreciates Chucks time and conversation at the last meeting and thanks him for his leadership on the board but still has questions about special permits. People coming before the planning board tend to get slammed because they have to go before the planning board for special permits doing things in the City that other projects don't necessarily have to do because they don't need special permits. Some projects that have to be done by right don't have to come before the board. She agrees with Councillor Linehan bringing this Paper before the Council for more conversation.

Councillor Crowe explained she understands some of these things but holding it against one person, some of the things that Councillor Colon Hayes mentioned about zoning, you could put in a paper to change some of the zoning from special permit to no special permit it is only ones in the zoning that the Council has passed that go to the Planning Board based on that. Holding this to one person, all of the projects that have been brought up, she thinks every member that was on the planning board at that time that did not put in a zoning amendment to make some changes, apparently we should have those conversations also. The minutes just passed mentioned he does his due diligence, keeps the meeting moving, is the most prepared and asked all the questions to understand what their votes are. If we are revamping the Planning Board then all the members that were voted on two weeks ago maybe we should repeal and ask them all those

questions. She understands this is because of the length of time he has sat on the Board but pinning this on one person then the whole planning board needs to be brought in. She feels holding up this appointment is criminal and would like to move it forward. Councillor Condon has had the pleasure of working with this gentleman for forty years and no one is as dedicated as Chuck Ioven. He crosses every T and dots every I. It is the toughest board in this City. He has never complained about serving the City the way they do. He doesn't understand why Chuck Ioven is being singled out this way. He has served on this Board for a longtime and is incredible and that should not be held against him. He didn't do anything wrong he has served the City with his heart and soul for forty years.

Councillor Spadafora said we can all focus on projects where we don't like the outcome but collectively we also should look at projects that actually have done a fantastic job. He agrees with Councillor Crowe there is more than one member on this board. If this is the will of this Council to make everybody vote the way they want them to be balance is out the window because you want to rubber stamp every project. He has not problem with them being tough on all projects. They are fair, balanced and are not influenced by politics. He has been a Councillor for twenty-years and has never called a planning board member to ask for a vote. He goes and waits his turn and lets them make their decision. He is not always happy with the votes but they do their due diligence. He thinks it is ridiculous for someone with the passion for Malden, longstanding community member and how he runs those meetings, does his research, comes prepared, asked questions we might not want to be asked. He feels everyone in the room should read the takeaway that Ron Hogan just said, we need to increase our commercial space. There is a master plan on the table that's what we should be focusing on. All they do is interpret what we put down on paper. If you want to make the changes make the changes but don't make him the victim of what we consider poor planning all they are doing is working with our ordinances.

Councillor Simonelli echoes what his colleague said especially Councillor Crowe we shouldn't be doing this at all. If we want to revamp the Planning Board, which he is not saying that we do, we should be doing it systematically across the board for all members what we want the future of the City to look like. By singling out one person, passing the other ones through it doesn't look good for us or the City. It is hard to fill these positions. He will not tolerate this. It doesn't look good to be doing this.

Councillor Sica asked Chuck how often are you voted Chair of the Board. Chuck said every year. Councillor Sica said so your board has decided to vote you in as Chair and they don't see you doing anything wrong you are performing what you need to do and does what he feels is best to the letter of our law. She said she has been disappointed with some of the decisions but she can't believe that we are sitting here trying to micro-manage as a City Council and move this forward without a recommendation.

Councillor Colon Hayes is frustrated and tired of people who take offense to questions being asked it is our job to ask questions. She knows he does not take offense to this. These are questions we absolutely should be asking. She said nobody knows how anyone is going to vote here we are just saying put it out to the floor. As far as asking questions of the other members she approves of that. We should be asking questions of all members. She is good with calling all the other members back it is nothing personal. She gets frustrated with people thinking there is something wrong with asking questions.

Councillor Winslow said we have a planning board and the testimonial of all the hard work has come through all the Councillors he appreciates and said it is not an easy thing they meet often longer than the Council and it is a difficult thing. No one person is responsible for setting the vision for the City in the future. Chuck gave good answers in terms of that. The planning board has a major administrative responsibility to do special permitting to review ordinances but then there is a planning aspect. As a City we are dealing with major changes as how cities function in terms of transportation & housing

*challenges of how it will look in twenty years. How do we build out tax base and integrate climate change into that. He has worked in a lot of municipalities with great people but at times it's good to change, change. He is supportive of having that recommendation to have the conversation with the Full Council and what opportunities we need to pursue. He feels we need leadership that looks for bolder vision with building our tax base. How as a City will we strive for a bolder vision as we talk about trying to built our commercial tax base. It takes bigger things. It doesn't fall on one particular person. We have to focus as a Council on how are we stepping forward on a bigger vision. He entertains the motion on the table to recommend out the Full Council with no recommendation.*

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Appointment be returned without recommendation. The motion failed by the following vote:**

**Yea:** 3 - Winslow, Councillor Colon Hayes and Councillor Linehan

**Nay:** 2 - Councillor Crowe and Councillor Spadafora

## **Adjournment**

**Motion by Councillor Colon Hayes, seconded by Councillor Linehan, That this meeting be adjourned at 7:10 PM. The motion carried by the following vote:**

**Yea:** 5 - Winslow, Councillor Colon Hayes, Councillor Crowe, Councillor Linehan and Councillor Spadafora