



# 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, February 27, 2024

6:00 PM

City Hall, Room #105  
215 Pleasant Street

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### Roll Call

**Present:** 4 - Councillor Stephen Winslow, Councillor Karen Colon Hayes, Peg Crowe and Amanda Linehan  
**Absent:** 1 - Craig Spadafora

Also Present: Councillor O'Malley  
Michelle Romero-Planning Director  
Maria Luise-Mayor's Office  
Zaheer Samee-Assistant City Solicitor  
Charles Ioven-Chair of Planning Board

Councillor Winslow called the meeting to order at 6:04 PM.

### Minutes to be Approved

### Business

#### 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](#)

*Clerk read the first order of Business into the record: Paper #50-24 into the record: Mayoral re-appointment of Charles Ioven as a member of the Planning Board. Councillor Winslow explained for context one of the things that has come up in the Charter Review discussions is the Council and the Mayor have been talking about having term limits and one of the things we talked about was having any appointees been served more than twenty years having them in for an interview. We think it is important to have discussions where things are on in long term and transition plans. We are looking at that when updating the Charter. As Council President, he took on the role as Chair of Pers/Apts to see how this looks before changing the Charter. He opened up the discussion to the committee. Chuck explained he first got appointed in November of 1985 and remained a member for*

eleven years, in 1996 he became Vice Chair and in 2013 he became the Chair of the Planning Board. In that time typically with the Special Permit granting authority for the City we have had a number of routes come before us over the years. A number has changed as Malden has evolved over the years and become more and more developed and it has become more challenging. In the last ten years as Chairman he Chairs the meetings for the public hearings and does his preparation before the meeting.

Councillor Colon Hayes asked with his years of service when talking about navigating change in the City do you find that where you started and where you are now is it hard to keep personal biases you might feel are good for the City.

Chuck said no he feels he views it with different lenses which is what is best for the City. He said when leading the meeting as Chairman he cant make motions and he tries to give everyone the opportunity to speak. Before the hearings he goes to the sites but encourages all the other members to speak and share their thoughts, comments or questions before he weighs in. Whether it is in favor or against he tries to give his opinion so that the petitioner understands where his vote is coming from.

Councillor Linehan appreciates how hard it is to Chair those meetings and she sees it is a lot of hard work and applauds him for keeping all that running. She asked looking ahead what are the main challenges facing the community?

Chuck said he feels the biggest issues are going to be financial. He feels until they fix the Chapter 70 funding the more housing and the bigger we get we get the shorter end of the funding. Another area he feels is the congestion and the traffic and the timing of the lights. The planning board could only impose conditions or requesting things proposed by a traffic reviewer which makes it difficult. The equipment inside the boxes needs to be upgraded. He remembers a safety program where the fire and police would signal ahead and the revolutions of the lights would allow them to pass through safely and quickly. Years ago we knew about this but were not able to take advantage of these technological improvements because our base infrastructure was not up to snuff.

Councillor Crowe asked if he thinks the lighting inventory and assessments in the intersection which was one of the hold ups, was an open ended checkbook and figuring that out exactly would be helpful.

Chuck said he thinks it would be good across the City but feels it is imperative in the central business district to keep that swath of technology up to speed.

Councillor Crowe said she appreciates all his time and effort he puts into things and keeping up with where the state is going in direction and she said the institutional knowledge of where we have come and are going is actually key opportunity. It's great to have new people coming in but we if we tried something already we don't want to repeat the process. Now we are talking about going into another Master Planning Process how do you see that laying out in support of the planning board so we go where we do want to go.

Chuck said by statute the Planning Board has to be the ones that drive the Master Planning Process. He hear people talking about the Master Planning Process and also hears them saying ours has expired. That is false the one that's on file is valid and we are in compliance. The last time we started in 2005/06 with a vision statement which took a couple of years to do. Its the first time we systemically involved the citizens, we worked with MAPC. It will cost a lot of money. How quickly and how much are you going to update. At a minimum we need to do updates to energy and transportation.

Councillor O'Malley appreciates what he does on the Planning Board and his preparation for meetings shows it doesn't go unnoticed. He asked what are some of your accomplishments during your tenure on the Planning Board?

Chuck said he is pleased that they have the most diverse Board in the City. Different cultures and people who have grown up in the City or not. He is proud of the make-up of the Board. He encourages everyone on the Board to go out and visit sites. He uses the technology and the GIS program to search the neighborhood or see the make-up of the neighborhood.

Councillor Winslow said the planning board role is to put us in as a City pursuing opportunities that are beneficial change. He said Pleasant Street was a great success of this administration and asked what opportunities do you see that exist akin to what we just achieved here as the Planning Board?

Chuck said National Grid its a huge spot. That is a huge parcel of something that could go there to address what you are saying.

Councillor Winslow said we had this pattern of a Master Planning Steering Committee we had a Master Planning process on Commercial Street and nothing came of that. We have done stuff on Broadway. What's held back the execution of those plans from your view as the Planning Board why hasn't that happened. What has happened in the MRA and Community Development Department translated into something that the Planning Board is taking action on. He sees the Planning Board role is to work to make those things get into place. What do we need to do as a City to see that happen and what are the barriers that you see?

Chuck said when doing the Master Plan update we did the vision with MAPC in addition there were other things going on. It leads to the hodge podge of studies and how do you weave them together and get the most out of that. How much authority can we empower the Planning Board with. We have to work with the compounds of the zoning in place. He thinks the OSPCD should have a stronger role with working with the people who own the property.

Councillor Winslow said we had plans that never got turned into zoning. He doesn't want to see that happen in the next twenty years. He wants to see things happen we have had plans conceptualized but not had those become zoning which is one role of the Planning Board. With his perspective of being on the planning board for forty years, how do we make that happen.

Chuck said he suggested increase the planning staff. We are asking Michelle Romero as a single person to do a herculean job. Maybe we should start getting the Planning Board a budget.

Councillor Winslow said things have changed over forty years what resources do you go to for things coming up from the State.

Chuck said he attends trainings and he is also on the MAPC distribution list

Councillor Crowe makes a motion to recommend the re-appointment out favorably

Councillor Linehan makes a motion to table the paper seconded by Councillor Colon Hayes. Roll Call Vote: Linehan-yes Colon Hayes-yes Winslow-yes Crowe-no Passes 3/0

Councillor Crowe said the conversation was wonderful and we could invite Chuck back another day but not table the re-appointment.

Councillor Winslow told Chuck we will let you know when we will have you back. This has been a great discussion. As a Council we have challenges ahead. We will have another Pers/Apts meeting in two weeks to continue discussion of Paper #50-24.

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Appointment be tabled. The motion carried by a unanimous vote.**

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

**Nay:** 1 - Councillor Crowe

## Other Business

## Adjournment

**Motion was made by Councillor Linehan, seconded by Councillor Colon Hayes,**

that this meeting be adjourned at 7:02 PM. The motion carried unanimously.