



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

Council President Craig Spadafora
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Barbara Murphy
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Stephen Winslow

Tuesday, June 7, 2022

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

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

Lisa Sulda, Chair of the Community Preservation Committee, will appear before the Council to present on the FY23 budget cycle and report on FY22 expenditures.

The Mayor's Office and the Office of Strategic Planning & Community Development will appear before the Council to introduce the City's new Office of Housing Stability that is operated by Housing Families, Inc. The Office helps residents find and keep housing by providing services, assistance, and information to Malden renters, homeowners, and landlords.

Sponsored by Ryan O'Malley

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

[268-22](#)

Minutes of the meeting of May 24, 2022

[269-22](#)

Minutes of the meeting of May 31, 2022

7. APPOINTMENTS & ELECTIONS[270-22](#)

Council Re-appointment: Molly Pidgeon of 371 Pearl Street, Malden as a member of the Energy Efficiency and Sustainability Committee Said term to expire May 1, 2024. Confirmation required

Sponsors:

Chris Simonelli

[271-22](#)

Mayoral Appointment: Robert Edward Collins of 12 Wadsworth Street, Malden as Constable to serve process in the City of Malden effective May 25, 2022. Said term to expire on May 25, 2025. Confirmation not required

Sponsors:

Chris Simonelli

[272-22](#)

Mayoral Re-appointment: Joan Chiasson of 274 Summer Street, as a member of the Malden Housing Authority Board, said term to expire May 1, 2027. Council confirmation needed

Sponsors:

Chris Simonelli

[273-22](#)

Mayoral Re-appointment: Stacy VanDeveer of 6 Lebanon Terrace as a member of the Commission on Energy Efficiency and Sustainability. Said term to expire May 4, 2024. Confirmation not required

Sponsors:

Chris Simonelli

[274-22](#)

Mayoral Re-appointment: Joshua Ward Smith of 44 Greystone Road as a member of the Commission on Energy Efficiency and Sustainability. Said term to expire May 4, 2024. Confirmation not required

Sponsors:

Chris Simonelli

[275-22](#)

Mayoral Re-appointment: Ose Schwab of 55 Granite Street, Malden as a member of the Cultural Council. Said term to expire on July 30, 2025. Confirmation not required

Sponsors:

Chris Simonelli

[276-22](#)

Mayoral Appointment: Stephanie Stone of 19 Pine Street, Malden as an associate member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2024 to complete the unexpired term of Charles Ferguson. Confirmation required

Sponsors:

Chris Simonelli

[277-22](#)

Mayoral Appointment: Vikas Verma of 85 Harvard Street, Malden as an associate member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2025 to complete the unexpired term of Resa Gray who moved to full member status. Confirmation required

Sponsors: Chris Simonelli

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[278-22](#) Petition: Extended Hours, Boda Borg Boston LLC, of 90 Pleasant Street be granted extended hours periodically during the year when needed

Sponsors: Jadeane Sica

[279-22](#) Petition: Self-Service Gas Station, Gibbs Oil Company Limited Partnership of 728 Main Street. 30,000 gallons Renewal

Sponsors: Jadeane Sica

[280-22](#) Petition: Self-Service Gas Station, Speedway, LLC dba Speedway #2504 of 214 Broadway. 40,000 gallons Renewal

Sponsors: Jadeane Sica

[281-22](#) Petition: Self-Service Gas Station, Snap Mart, Inc. dba Petrola of 245 Main Street. 30,000 gallons Renewal

Sponsors: Jadeane Sica

[282-22](#) Petition: Self-Service Gas Station, Wash Depot I, Inc. of 333 Eastern Avnue. 30,000 gallons Renewal

Sponsors: Jadeane Sica

[283-22](#) Petition: Lodging House License, Metro North Housing, Corp. of 280 Salem Street for 11 units located at 22 Charles Street. Renewal

Sponsors: Jadeane Sica

[284-22](#) Petition: Lodging House License, Metro North Housing, Corp. of 280 Salem Street for 14 units located at 115 Washington Street. Renewal

Sponsors: Jadeane Sica

[285-22](#) Petition: Lodging House License, Cedar House, LLC. of 280 Salem Street for 14 units located at 116-118 Cedar Street. Renewal

Sponsors: Jadeane Sica

9. MOTIONS, ORDERS AND RESOLUTIONS

[286-22](#) **Order:** That in the interest of promoting a fair and transparent marijuana licensing process, free from political influence and the potential for state ethics violations, that the Code of the City of Malden be amended to change the Special Permit granting authority for Marijuana Establishments from the Malden City Council to the Malden Planning Board, including amending the following Sections:

-Section 6.08.070.B. Definition of Special Permit, by deleting "as further amended

by City Council Paper 283 of 2018.";

-Section 6.08.070.D.2.b, by deleting "City Council" where mentioned and replacing

with "Planning Board";

-Section 12.12.010.A, first paragraph, first phrase, by striking "City Council" and replacing with "Planning Board", as follows: "Except for Marijuana Retailer, Marijuana Cultivator, Independent Marijuana Testing Laboratory, Marijuana Product Manufacturer, Marijuana Research Facility and Marijuana Transporter, where a special permit shall be required by the Planning Board in accordance with MCC 12.12.020;";

-Section 12.12.190, first paragraph, by striking "City Council" and replacing with "Planning Board" as follows: "A Marijuana Establishment, as defined by this Ordinance to expressly only include Marijuana Retailer, Marijuana Cultivator, Independent Marijuana Testing Laboratory, Marijuana Product Manufacturer, Marijuana Research Facility and Marijuana Transporter, may be allowed only in the Highway Business, Industrial 1 and Industrial 2 zoning districts or the Marijuana Establishment Overlay District, only by special permit granted by the Planning Board and only in conformance with the following controls and requirements:";

-Section 12.12.190.B, Section 12.12.190.G, Section 12.12.190.G.4, Section 12.12.190H, by deleting "City Council" where written and replacing with "Planning Board";

-Section 12.28.010.E, by deleting "City Council" where mentioned and replacing with "Planning Board"

Sponsors:

Jadeane Sica and Craig Spadafora

287-22

Order: That the City Council discuss the disposition of property owned by the City identified as Parcel No. 185-575-507 in the City of Malden Assessor's Maps, also known as Louis Cohn Way/Robbins Street. Such discussion to include a description of the parcel and it's present use and possible alternatives for future use, care, custody, and control of the property, which will be maintained at the sole expense of the lessee, and that payments include the amount of any taxes that would otherwise be due to the city as well as including whether or not to enter a License Agreement for business use of said property.

Sponsors:

Jadeane Sica

288-22

Resolve: That the Malden City Council celebrates LGBTQ Pride Month

WHEREAS, lesbian, gay, bisexual, transgender/nonbinary, and queer (LGBTQ) people in Malden make vital contributions to all areas of business, public service,

culture and community life, and

WHEREAS, the celebration of Pride Month each June is rooted in the protests of June 28, 1969, following a law enforcement raid of the Stonewall Inn, an LGBTQ club in New York City, as a pioneering moment in the LGBTQ movement for equality; and

WHEREAS, throughout much of the history of the United States, non-heteronormative relationships and gender identities were criminalized; LGBTQ people continue to face disparities in employment, healthcare, education, housing, and many other areas; and many states have enacted new anti-LGBTQ legislation in the past few months, and

WHEREAS, LGBTQ people, particularly those who are transgender/nonbinary and Black, Indigenous and People of Color (BIPOC), face a disproportionately high risk of becoming victims of violent hate crimes; and

WHEREAS, LGBTQ youth are at increased risk of bullying, mental health concerns, homelessness, and suicide; and

WHEREAS, Pride is a celebration of the full spectrum of humanity, creative expression, and visibility in spite of marginalization, which is hosted by thousands of communities each year across the globe;

NOW, THEREFORE BE IT RESOLVED, that the Malden City Council supports the rights, freedoms and equal treatment of LGBTQ people, affirms the importance of creating a welcoming community for all, and encourages the celebration of June as “LGBTQ Pride Month” to honor the contributions, struggles and dignity of LGBTQ members of our community.

Sponsors: Carey McDonald, Ryan O'Malley, Paul Condon, Karen Colon Hayes, Steven Winslow, Chris Simonelli, Jadeane Sica and Craig Spadafora

[289-22](#)

Resolve: That with the approval to receive the historic M. Ida Converse Building at 15 Ferry Street and move it to 77 Salem Street on the current grounds of Malden High School, the City of Malden should:

- 1) engage in a robust input process with MHS students, teachers, staff and parents, as well as the Malden Public Schools leadership and School Committee, to determine how the building can best be used, and;
- 2) mitigate any environmental consequences to the downtown area due to the loss of green space.

Sponsors: Karen Colon Hayes, Amanda Linehan, Carey McDonald and Steven Winslow

10. COMMUNICATIONS

12. COMMITTEE REPORTS

[290-22](#)

Committee Report: The Standing Committee on Parking Review having considered Paper 294-22 make the following report that the Committee recommends this

resolve be reported out favorably to the Full Council.

Sponsors:

Paul Condon

294-22

Resolve: That it is the sense of the Malden City Council that the traffic regulations be updated with the addition of the following sections.

Addition of Section 5.10(A)

Vehicles to be Registered in Malden

Persons becoming residents of Malden having relocated from out of state or within state are required to register their vehicle to their Malden address. No vehicle bearing out of state plates or vehicle registered to or principally garaged in another city or town in Massachusetts shall be permitted to park on any City Street or combination of City Streets more than 4 times over a 30-day period.

Enforcement of the above regulation shall take place from Sunday to Thursday between 10 pm and 6 am, provided that an initial one time 14-day grace period shall apply to each vehicle.

The Parking Department may issue a Monthly Visitor Parking Permit to those requiring the ability to park on city streets for more than the time permitted by this regulation. Passes issued shall only be valid for parking in the immediate vicinity of the address of the permit holder. Monthly Visitor Passes will not be issued as a substitute for a resident properly registering their vehicle in Malden. Each permit shall contain the registration number of the vehicles to which it was issued.

The Parking Department may issue a Monthly Visitor Parking Permit to those Residents who have submitted the following documentation:

1. A completed application in a form determined by the Parking Department;
2. A copy of the applicant's driver's license with an address within the city;
3. A copy of a valid vehicle registration for the vehicle for which application is made.

Monthly Visitor Parking Permits shall expire 30 days from the date of issuance. The fee for a Monthly Visitor Parking Permit shall be \$25.

Parking permits shall be provided to those residing in Malden who have vehicle(s) registered outside of Malden due to active military service or who are actively enrolled as a full-time student in college. Additionally, parking permits for caregivers shall be provided. Permits for military, students and caregivers shall be provided at no cost.

Update through addition to section 5.15

5.15 Penalty for Violation of Parking Regulations

Vehicle not registered to Malden AIO \$25.00 Section 5.10(A)

Sponsors: Paul Condon

[291-22](#)

Committee Report: The Joint License/Rules & Ordinance Committee having considered Paper 255-22 make the following report that the Committee recommends this Order be reported out favorably to the Full Council, as amended. Be it ordained by the City Council of the City of Malden that the Municipal Code of Malden (MCC) Title 6, Chapter 08, Section 100 (b) (3) be amended by striking, "lined and numbered spaces no smaller than 10'x20'" and replaced with "lined and numbered spaces no smaller than 9'x18'".

Sponsors: Jadeane Sica

[255-22](#)

Order: That the Malden City Council evaluate and make changes, if necessary, to the Municipal Code of Malden (MCC) Title 6, Chapter 08, Section 100 (b) (3) which states, that the area controlled by the, business is of sufficient size to allow a. storage or display of no fewer than 15 cars in paved, lined and numbered spaces no smaller than 10'X20', and b. employee and customer parking of no fewer than 3 spaces, provided that one additional employee/customer parking space shall be required for each additional 20 spaces of for storage or display. All spaces shall be clearly lined, numbered and designated in yellow traffic paint as storage/display or employee/customer parking.

Sponsors: Jadeane Sica

[292-22](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 237-22 having considered the same, make the following report on the suggested increase in the COLA base from \$16,000 to \$18,000 for contributory retirees and survivors of the Malden Retirement System

Sponsors: Barbara Murphy

[237-22](#)

Order: That the City Council approve an increase in the COLA base from \$16,000 to \$18,000 for contributory retirees and survivors of the Malden Retirement System.

Sponsors: Barbara Murphy

Attachments: [2022 COLA Recommendation](#)

13. TABLED PAPERS

[138-22](#)

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

Sponsors: Karen Colon Hayes, Amanda Linehan and Carey McDonald

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

GREGORY LUCEY, CITY CLERK

