



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

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

Tuesday, September 19, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

1. CALL TO ORDER

Council President Murphy called the meeting to order at 7:00 PM. At Roll Call, Councillor Simonelli was originally marked as absent but did arrive at 7:15.

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

3. ROLL CALL

Also in attendance were Alicia McNeil, Maria Luise, Dan Grover.

Present - Councillors: 11 - Barbara Murphy, Carey McDonald, Chris Simonelli, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan, Paul Condon and Stephen Winslow

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

[319-23](#)

Minutes for the meeting of September 12, 2023

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Council Minutes be approved. The motion carried by a unanimous vote.

[320-23](#)

Minutes for the meeting of September 5, 2023

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Council Minutes be approved. The motion carried by a unanimous vote.

6. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[321-23](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New

England, Inc. Plan #30711302 to install new Pole #2507-84 and anchor located on Sylvan Street in accordance with the attached plans
(Hearing Required)

Attachments: [Abutters 74 Sylvan Street](#)
[Intersection of Sylvan St & Kimball St](#)

Representative from National Grid appeared before the Council to explain the need for this guide pole installation at the corner of Sylvan and Kimball, as part of a larger project with Malden Housing Authority. Council President Murphy met with Forestdale Principal Weldai and the company to review the project. Both she and Weldai are in support of this project.

A motion was made by Councillor Crowe, seconded by Councillor at Large Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[322-23](#)

Petition: Livery: Zhisheng Liang, 15 Burr ridge Place, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

7. MOTIONS, ORDERS AND RESOLUTIONS

[323-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended by adding Title 2, Chapter .24, Section .025, PUBLIC FACILITIES DEPARTMENT EMPLOYEES SALARY CLASSIFICATION PLAN, to reflect the following compensation levels:

Sponsors: Peg Crowe

Attachments: [Public Facilities Dept Employees Salary Classification 2.24.025](#)

A motion was made by Councillor Crowe, seconded by Councillor at Large McDonald, that the Ordinance be referred to a joint session of Rules & Ordinance with the Finance Committee. The motion carried by a unanimous vote.

[324-23](#)

Order: That the sum of One Hundred and Twenty Thousand Dollars (\$120,000.00) is transferred from Salary Reserve (0010-996-5110) to Public Facilities Labor Salaries (0010-241-5120)

Sponsors: Carey McDonald

A motion was made by Councillor Crowe, seconded by Councillor at Large McDonald, that the Ordinance be referred to a joint session of Rules & Ordinance with the Finance Committee. The motion carried by a unanimous vote.

[325-23](#)

Order: That the City of Malden rescinds the following amounts that have been authorized to be borrowed, but which have not been borrowed and are no longer needed for the purposes for which they were initially approved:

Sponsors: Carey McDonald

A motion was made by Councillor at Large McDonald, seconded by Councillor Condon, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[326-23](#)

Order: That the City Council accept the provisions of M.G.L. c. 203C, the Massachusetts Prudent Investor Act, and adopt the local option allowing Municipal Treasurers to apply the Prudent Investor Rule to optimize returns on trust fund monies.

Sponsors: Carey McDonald

A motion was made by Councillor at Large McDonald, seconded by Councillor Condon, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

8. ENROLLED ORDINANCES

[302-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 11.28.010 Municipal Storm Drainage System is hereby amended by striking sections A, B, and C in their entirety and replacing with the following:

Sponsors: Peg Crowe and Stephen Winslow

Attachments: [Current 11.28.010 Municipal Storm Drainage System](#)

[Proposed Revisions: 11.28.010 Municipal Storm Drainage System](#)

[Draft 11.28.010 with Revisions 7 18 23](#)

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Ordinance be ordained. Councillor Winslow was not present at the time of this vote. The motion carried by the following vote:

Yea: 9 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, Spadafora, Crowe, Linehan and Condon

Nay: 1 - O'Malley

Abstain: 1 - Winslow

[303-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 11.28.020 Storm Water Management and Land Disturbance Regulation is hereby amended by striking in its entirety and replacing with the following:

Sponsors: Peg Crowe and Stephen Winslow

Attachments: [Current 11.28.020 Storm Water Management and Land Disturbance Regulation Ordinance](#)

[Proposed Revisions: 11.28.020 Storm Water Management and Land Disturbance Regulation](#)

[Draft 11.28.020 Storm Water Management and Land Disturbance with Revisions](#)

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Ordinance be ordained. Councillor Winslow was not present at the time of the vote. The motion carried by the following vote:

Yea: 9 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, Spadafora, Crowe, Linehan and Condon

Nay: 1 - O'Malley

Abstain: 1 - Winslow

9. COMMUNICATIONS

286-23

Communication: Planning Board re: Paper 197-23 (Amendment of Title 12.08.020 To Change Zoning District of Four Parcels (5 Island Hill Avenue, 1038 Main Street, 1100 Main Street, 1128 Main Street) from Highway Business to Neighborhood Business)

Attachments: [CCP 197 2023 PBR 7.23 wAtts](#)

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Communication be received and filed. The motion carried by a unanimous vote.

287-23

Communication: Planning Board re: Paper 198-23 (Amendment of Title 12.12.030 Use Regulations for Self-Storage Facilities/To Prohibit in Industrial 1 & 2 zoning districts)

Attachments: [CCP 198 2023 PBR 7.23 wAtts](#)

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Communication be received and filed. The motion carried by a unanimous vote.

288-23

Communication: Planning Board re: Paper 227-23 (Amendment of Title 12.12.030 & 12.12.150 Use Regulations for Drive-thrus; To Prohibit in Neighborhood Business & Central Business zoning districts)

Attachments: [CCP 227 2023 PBR 7.23 wAtts](#)

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Communication be received and filed. The motion carried by a unanimous vote.

10. COMMITTEE REPORTS

Councillor Sica made a motion to recuse herself as she is affiliated with Metro North Housing Corp., seconded by Councillor Crowe, motion passed with unanimous vote. Councillor Colon-Hayes stepped out of the meeting until deliberation on Papers 294 through 301 had completed.

327-23

Committee Report: The Standing Committee on License to whom was referred, Papers 294, 295, 296, 297, 298, 299, 300, and 301 Series of 2023, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

Sponsors: Jadeane Sica

On behalf of the License Committee, Councillor Sica reported all but three of the following petitions are renewals. Of the three new petitions, Compliance Officers performed site visits and reported no issues of concern. She is in full support of granting all petitions.

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Committee Report be received and filed. The motion carried by a unanimous vote.

294-23

Petition: Exterior Vending Machine: Water Stores, Inc. 159 Highland Avenue,

Malden (New)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[295-23](#)

Petition: Livery: Abdelkader Nadif, 1 Kneeland Street, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[296-23](#)

Petition: Livery: FNU Sukhpreet Singh, 99 Florence St. Apt. 224, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[297-23](#)

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 units (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[298-23](#)

Petition: Lodging House: Metro North Housing Corp, 22 Charles Street, Malden, 11 units (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[299-23](#)

Petition: Lodging House: Metro North Housing Corp, 115 Washington Street, Malden, 14 units (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[300-23](#)

Petition: Outdoor Parking: Three C Realty Trust, 54 Winter Street, Malden, 22 spaces (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[301-23](#)

Petition: Pool Tables: AOH Division 12, 259 Charles Street, Malden, 1 table (Renewal)

A motion was made by Councillor Sica, seconded by Councillor at Large McDonald, that the Petition be granted. The motion carried by a unanimous vote.

[328-23](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred, Paper 198 Series of 2023, having considered the same make the following report: Committee recommends to not accept the Planning Board recommendation of disapproval and further recommends this paper out favorably to the Full Council.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Report be received and filed. The motion carried by a unanimous vote.

198-23

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.030 Use Regulations is hereby amended to prohibit any new Self-Storage Facilities by striking "SP" under both I1 and I2 and inserting "No" in their places.

Sponsors: Ryan O'Malley, Amanda Linehan, Chris Simonelli, Stephen Winslow, Karen Colon Hayes and Carey McDonald

Attachments: [CCP 198 2023 SelfStor PSR wAtts](#)
[CCP 198 2023 PBR 7.23 wAtts](#)

On behalf of the Rules and Ordinance Committee, Councillor Crowe opened discussion with a brief background on the history of Paper 198-23. Currently, self storage facilities are only allowed in I1 and I2 zones and only by way of special permit. This ordinance change would essentially ban any future self storage facilities from being built anywhere in the city. There are currently nine such facilities in Malden and the sponsors of this paper believe this is not the highest and best use for the limited space in a city of this size.

The concerns between both sides of this debate consists of the high need for storage options for the residents of Malden, which is growing with every new apartment building that is going up, commercial/industrial tax base, low impact of traffic and neighborhoods on the one hand. While the need to take a long pause to prevent self storage facilities to come into the city almost by right, very little job creation, better use of space, and a need to do long term planning for the future direction of the city on the other.

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Ordinance be enrolled to the City Council. The motion carried by the following vote:

Yea: 10 - Murphy, McDonald, Simonelli, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

Nay: 1 - Sica

11. 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

Attachments: [Youth Board Presentation for City Council April 25 2023](#)

399-22

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.

Hearing required

Attachments: [National Grid Green Street WO #90000XX](#)
[Notice of Public Hearing & Abutters Green and Medford](#)

171-23

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30683608 to construct a line of underground electric conduits located at the intersection of Eastern Avenue and Marlboro Street in accordance with the attached plans

(Hearing Required)

Attachments: [National Grid Eastern @Marlboro Plan# 30683608](#)

[Abutters List - National Grid Eastern @Marlboro Plan# 30683608](#)

172-23

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30511632 to construct a line of underground electric conduits located at the intersection of Main Street and Cross Street in accordance with the attached plans

(Hearing Required)

Attachments: [National Grid Main @Cross Plan# 30511632](#)

[Abutters List - National Grid Main @Cross Plan# 30511632](#)

214-23

Petition: ExteNet Systems, 3030 Warrenville Road, Suite 340 Lisle, IL , Project No. 100523 - ExteNet Systems seeking grant of location to install fiber conduit beginning at a point approximately located at 244-248 Main Street running up to approximately 22 Charles Street.

(Hearing Required)

Attachments: [ExteNet Systems Fiber Plans 244-288 Main Street Project No. 100523](#)

[ExteNet Systems Abutters List Main and Charles Project No. 100523](#)

12. PERSONAL PRIVILEGE**13. ADJOURNMENT**

A motion was made by Councillor Crowe, seconded by Councillor at Large Colon Hayes, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting adjourned at 8:00 PM.

CAROL ANN DESIDERIO, CITY CLERK