City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final

City Council

Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, November 24, 2026 **7:00 PM** **City Council Chambers**
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: https://tinyurl.com/y3j8dmhx

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

464-26 Minutes from the meeting of October 20, 2026

465-26 Minutes from the meeting of October 27, 2026

466-26 Minutes from the meeting of November 10, 2026

Recommendation is the previous Council minutes be approved

467-26 Mayoral Appointment: Michelle Cox, 57 Seaview Avenue, Malden, as a member of the Disability Commission, said term to commence upon confirmation by the City Council and expire March 15, 2028.

Sponsors: Peg Crowe

Attachments: Mayor's Appointment Letter - Michelle Cox

Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee

468-26 Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910 located at 562 Broadway, Malden for 2 machines (Renewal)

469-26 Petition: Amusement Machines: Pearl Street Station located at 53 Summer Street, Malden for 2 machines (Renewal)

470-26 Petition: Class II: AGM Auto Sales, Inc. located at 150-160 Charles Street, Malden for 67 cars (New)

471-26 Petition: Class II: AGM Auto Sales, Inc. located at 160 Eastern Avenue, Malden for 21 cars (Renewal)

472-26 Petition: Class II: Andy's Service Center, Inc. located at 356 Lebanon Street, Malden for 3 cars (Renewal)

473-26 Petition: Class II: Autotech II, Inc. located at 1236 Eastern Avenue, Malden for 5 cars (Renewal)

474-26 Petition: Class II: Broadway Auto Sales located at 628 Broadway, Malden for 0 cars (Renewal)

475-26 Petition: Class II: GP Motorcycle Supply located at 420 Broadway, Malden for 4 motorcycles (Renewal)

476-26 Petition: Class II: Hub Starters & Alternators, Inc. located at 172 Broadway, Malden for 4 cars (Renewal)

477-26 Petition: Class II: Joe Ciampa Auto Body, Inc. located at 322 Eastern Avenue, Malden for 4 cars (Renewal)

478-26 Petition: Class II: Jordan Motors, Inc. dba Malden Auto Sales located at 147 Ferry Street, Malden for 24 cars (Renewal)

479-26 Petition: Class II: MacMillen Automotive located at 388 Eastern Avenue, Malden for 15 cars (Renewal)

480-26 Petition: Class II: Maxima Auto Sales Corp. located at 105-109 Broadway, Malden for 35 cars (Renewal)

481-26 Petition: Class II: Maxima Auto Sales Corp. dba Maxima Auto Sales II located at 77 Broadway, Malden for 41 cars (Renewal)

482-26 Petition: Class II: Reliance Motor Group, LLC located at 28 Broadway, Malden for 38 cars (Renewal)

483-26 Petition: Class II: Richard's Motorcars, Inc. located at 672 Broadway, Malden for 77 cars (Renewal)

484-26 Petition: Class II: River Auto Sales, Inc. located at 77 Eastern Avenue, Malden for 21 cars (Renewal)

485-26 Petition: Class II: Sega Auto Sales & Service, Inc. located at 451 Ferry Street, Malden for 10 cars (Renewal)

486-26 Petition: Class II: Sega Auto Sales & Service, Inc. located at 455 Ferry Street, Malden for 7 cars (Renewal)

487-26 Petition: Extended Hours: Boda Borg Boston, LLC located at 90 Pleasant Street, Malden for occasional Saturday and Sunday events: 12am - 9am (Renewal)

488-26 Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin located at 424 Main Street, Malden for hours: 7 days, 5am-8pm (Renewal)

489-26 Petition: Extended Hours: CMB Medeiros, Inc. dba Dunkin located at 57 Eastern Avenue, Malden for hours: 7 days, 24 hours (Renewal)

490-26 Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' located at 617 Broadway, Malden for hours: 7 days, 4am - 10pm (Renewal)

491-26 Petition: Extended Hours: Maia Donuts, LLC. dba Dunkin located at 200 Commercial Street, Malden for hours: 7 days, 5am-8pm (Renewal)

492-26 Petition: Extended Hours: El Mexsal located at 97 Medford Street, Malden for hours: 7 days, 6am- 1am (Renewal)

493-26 Petition: Extended Hours: The Brewster Company dba McDonald's located at 114 Broadway, Malden for hours: 7 days, 24 hours (Renewal)

494-26 Petition: Extended Hours: Ethiopian Restaurant located at 1B Highland Avenue, Malden for hours: Tuesday and Wednesday 11am - 1am, Thursday through Sunday 7am - 1am (Renewal)

495-26 Petition: Extended Hours: Planet Fitness located at 795 Eastern Avenue, Malden for hours: 24 hours Monday 12am - Friday 9pm (Renewal)

496-26 Petition: Extended Hours: Speedway, LLC Store #44222 located at 214 Broadway, Malden for hours: 7 days, 24 hours (Renewal)

497-26 Petition: Extended Hours: Walgreens Store #03130 located at 185 Centre Street, Malden for hours: 7 days, 24 hours (Renewal)

498-26 Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More located at 73 Linden Avenue #1, Malden (Renewal)

499-26 Petition: Livery Company: J & J Luxury Transportation Service, LLC located at 9 Swains Pond Avenue, Malden for 1 vehicle (New)

500-26 Petition: Livery Driver: Claudet Lysias of 9 Swains Pond Avenue, Malden (New)

501-26 Petition: Livery Company: Royal Dark Black Limo, LLC located at 114 Wallace Street, Malden for 1 vehicle (New)

502-26 Petition: Livery Driver: Cihan Bulut of 114 Wallace Street, Malden (New)

503-26 Petition: Livery Company: ColeBoston, LLC located at 47 Pamela Circle, Malden for 1 vehicle (New)

504-26 Petition: Livery Driver: Feijian Gao of 47 Pamela Circle, Malden (New)

505-26 Petition: Livery Company: Boston Exclusive Transportation located at 15 Quarry Lane, Unit 6332, Malden for 1 vehicle (New)

506-26 Petition: Livery Driver: Daniel Masmalaj of 15 Quarry Lane, Unit 6332, Malden (New)

507-26 Petition: Livery Company: HY Exclusive Liberty, LLC located at 4 Stone Lane, Unit 5047, Malden for 1 vehicle (New)

508-26 Petition: Livery Driver: Harold Yepes Jaramillo of 4 Stone Lane, Unit 5047, Malden (New)

Recommendation is the previous forty-one petitions be referred to the License Committee

509-26 Communication: The Board of Registrars of Voters respectfully submits their FY2026 Annual Report.

Attachments: Annual Report for the Registrar of Voters Board 11.05.2026

Recommendation is the previous Communication be placed on file

5. MOTIONS, ORDERS, AND RESOLUTIONS

510-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.12.110 ENGINEERING DEPARTMENT is hereby amended by adding the following to subsection B:

6. The Department shall review and approve any connections to the city's water, sewer and stormwater systems and to take enforcement and other appropriate action necessary to eliminate unauthorized connections to the city's water, sewer and stormwater systems as provided in Section 11.20 WATER.

Sponsors: Stephen Winslow

511-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.050 COMMUNITY PRESERVATION COMMITTEE subsections A, B, C, and D are hereby amended by striking in their entirety and replacing with the following:

Sponsors: Stephen Winslow

512-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 10.08.070 PROHIBITIONS ON USE OF MOTORIZED VEHICLES is hereby amended by adding the following after subsection F:

G. In addition to any other penalty provided by law, unauthorized vehicles, whether or not registered under M.G.L. c. 90 or M.G.L. c. 90B may, in the discretion of a police officer, be towed and stored at the owner's expense.

Sponsors: Stephen Winslow

513-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 11.12.010 REGULATION OF MULTI-USE TRAILS is hereby amended by striking the phrase "Stadium and Recreation Commission" from Paragraph I and replacing that phrase with "Parks and Recreation Commission".

Sponsors: Stephen Winslow

514-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 11.20.060 RULES AND REGULATIONS FOR USE OF WATER is hereby amended by striking in its entirety and replacing with the following:

Sponsors: Stephen Winslow

515-26 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.08.040 ENUMERATION OF BOARDS AND COMMISSION APPOINTED OFFICERS; TERMS AND DUTIES is hereby amended by inserting ", appointed for a maximum of two full terms." after "5 yrs." under Term for Planning Board.

Sponsors: Carey McDonald, Michelle Luong and Stephen Winslow

516-26 Order: That the City Solicitor appear before the City Council to provide an update on No. 25-P-235, City of Malden v. Supervisor of Public Records, decided November 3, 2026 which consolidated:

- 2481CV02456, City of Malden v. Manza Arthur, Supervisor of Public Records, et al. (filed 9/13/24)
- 2481CV03069, City of Malden v. William Francis Galvin, Secretary of the Commonwealth, et al. (filed 11/21/24)
- 2481CV03277, City of Malden v. Manza Arthur, Supervisor of Records, et al. (filed 12/16/24)

Sponsors: Karen Colon Hayes and Ryan O'Malley

6. COMMITTEE REPORTS

460-26 Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 327A Series of 2026 having considered the same make the following report: Committee refers this paper back out to the Full Council with a recommendation to take no action and instead place on file. It is the intent of the Rules & Ordinance Committee to draft a new paper encompassing all proposed amendments including the Planning Board's recommendation of a Site Plan Review Committee then resubmit to the Planning Board for a new duly advertised public hearing.

327A-26 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 as follows:

Sponsors: Ari Taylor, Stephen Winslow and Ryan O'Malley

Attachments: Handouts from Nov 10 R&O Meeting

517-26 Committee Report: The Standing Committee on Finance to whom was referred Paper 454 Series of 2026, having considered the same make the following report:

454-26 Order: That the sum of eleven million, one hundred seventy-three thousand, nine hundred twelve dollars and seventy-five cents ($11,173,912.75) be appropriated from available certified free cash and transferred to the following stabilization funds:

- General Purpose Stabilization Fund: $10,158,102.50
- Short Term Capital Needs Stabilization Fund: $1,015,810.25

Sponsors: Carey McDonald

518-26 Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 366, 382, and 411 Series of 2026, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

366-26 Mayoral Appointment: Jonathan Sullivan of 236 Broadway, Unit 4, Malden, as member of the Parks and Recreation Commission, said term to commence upon confirmation by the City Council and expire on June 30, 2027.

Sponsors: Peg Crowe

Attachments: Mayor's Appointment Letter - Jonathan Sullivan

382-26 Mayoral Appointment: Michele Ferguson of 43 Boston Street, Malden, as a full member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2031.

Sponsors: Peg Crowe

Attachments: Mayor's Appointment Letter - Michele Ferguson

411-26 Mayoral Appointment: James Tarr of 81 Pamela Circle, Malden, as an associate member of the Planning Board, said term to expire March 1, 2027 and to commence upon confirmation by the City Council.

Sponsors: Peg Crowe

Attachments: Mayor's Appointment Letter - James Tarr
public comment K.Dillon

7. TABLED PAPERS

285-26 Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31115123 - National Grid to install 1 JO pole on Floral Avenue beginning at a point approximately 0 feet northeast of the centerline of the intersection of Floral Avenue and Gordon Street and continuing approximately 20 feet in a northeast direction. National Grid is petitioning to install new pole (P4799-84) and sidewalk guy wire fixture approximately 29 feet southeast off existing pole (P4799) on Floral Avenue Malden, MA.
(Hearing Required)

Attachments: 88 Floral Avenue Petition
Abutters 88 Floral Avenue
Hearing Notice 88 Floral Avenue
Public Hearing Comment Agenda item 285-26

8. PERSONAL PRIVILEGE

9. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK

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