



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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, March 17, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Committee of the Whole

Watch the meeting with Teams: <https://tinyurl.com/349jp6w9>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:11 PM.

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

3. ROLL CALL

Also in attendance was Christopher Mooney and Lisa Cagno.

Present - Councillors: 8 - Karen Colon Hayes, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Ari Taylor, Stephen Winslow and Michelle Luong

Absent - Councillors: 3 - Paul Condon, Carey McDonald and Chris Simonelli

4. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica, seconded by Councillor Winslow to approve the Consent Agenda. The motion carried by unanimous 7-0 vote with Councillor O'Malley voting present.

[158-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.030 PUBLIC WORKS, PARKS, TRAFFIC, WATER, SEWER AND CEMETERY SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2024

Sponsors: Stephen Winslow

Attachments: [DPW Salary Charts 25-26](#)

The Ordinance was referred to a joint session of the Rules & Ordinance and Finance Committees.

[159-26](#)

Order: That the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Public Works Salaries Labor (0010-421-5120)

Sponsors: Carey McDonald

The Order was referred to a joint session of the Finance and Rules and Ordinance Committees.

[160-26](#)

Order: That Three Hundred Ninety-Eight Thousand Six Hundred Seventy-Four Dollars and Twenty Five Cents (\$398,674.25) is appropriated from available Water Sewer Enterprise Fund retained earnings to fund principal only debt payments due to the MWRA in May 2026.

Sponsors: Carey McDonald

The Order was referred to the Finance Committee.

[154-26](#)

The City Council will address the Open Meeting Law complaint submitted on March 8, 2026 by Bruce Friedman of 8 Marvin Street, Malden against the Council related to release of Executive Session minutes from February 3, 10, and 17, 2026.

Attachments: [OML Complaint 3-4-2026 Friedman on ES Feb 3, 10, 17](#)
[154-26 Response to Friedman OML March 4 2026](#)

The Council Item was referred to the Legal Department.

5. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold public hearings on four National Grid petitions to install underground conduits

[150-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31200905 - National Grid to install underground facilities on Main Street. Customer to trench and install (6) 4" conduit from MH A/34 on Main Street to proposed switching module, approximately 55 feet on public right of way. 204 Main Street, Malden, MA.
(Hearing Required)

Attachments: [204 Main Street Petition](#)
[Abutters 204 Main Street](#)
[Hearing Notice 204 Main Street](#)

A public hearing was held on this petition. With the exception of Zein Jumaa representing National Grid, no other people came out to speak either in favor or opposition. Council President Linehan closed the hearing and opened up deliberation amongst the Body.

Councillor Crowe explained that petitions 150 and 151-26 are projects located directly across the street from each other so she is hoping National Grid can coordinate such that the street isn't being dug up twice.

Councillor O'Malley expressed concern about large transformers and/or electrical boxes being attached to the front of buildings creating an eyesore for the neighborhood. Being in the front also creates a greater risk of damage to the equipment in the event of a traffic accident. He is requesting the plans may be altered to place the equipment to a less visible part of the property.

Councillor O'Malley recognizes that National Grid will need time to speak with the property owner and revise the plans, therefore he would like to table this paper for the time being.

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

[151-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31186713 - National Grid to install underground facilities on Main Street. Trench and install (2) 4" concrete encased conduit from MH A/34 on Main Street to pad located on 213 Main Street approximately 220'. Malden, MA.
(Hearing Required)

Attachments: [213 Main Street Petition](#)
[Abutters 213 Main Street](#)
[Hearing Notice 213 Main Street](#)

A public hearing was held on this petition. With the exception of Zein Jumaa representing National Grid, no other people came out to speak either in favor or opposition. Council President Linehan closed the hearing and opened up deliberation amongst the Body.

Councillor Crowe explained that petitions 150 and 151-26 are projects located directly across the street from each other so she is hoping National Grid can coordinate such that the street isn't being dug up twice.

Councillor Crowe was in agreement with Councillor O'Malley when he previously expressed concern about large transformers and/or electrical boxes being attached to the front of buildings creating an eyesore for the neighborhood. Being in the front also creates a greater risk of damage to the equipment in the event of a traffic accident. She is requesting the plans be altered to place the equipment to a less visible part of the property.

Mr. Jumaa explained the equipment on this particular building must go on the front because the sides and back yard of the property is too tight to get necessary apparatus to the back. Councillor Crowe acknowledged the limitation of the property lines but still asked to table the paper pending further consideration of her request.

After deliberation had begun, Councillor O'Malley recused himself from discussion on this paper, refusing to state his reasoning. Councillor O'Malley exited the Chamber. No further discussion was had before the vote on the tabling motion.

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Petition be tabled. The motion carried by a unanimous vote.

[152-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31258005 - National Grid to install underground facilities on Summer Street beginning at a point approximately 115 feet North of the centerline of the intersection of Clifton Street and Summer Street and continuing approximately 40 feet in an east direction. National Grid is petitioning to install underground secondary from riser on pole #949 to a gas regulator control.

(Hearing Required)

Attachments: [164 Summer Street Petition](#)
[Abutters 164 Summer Street](#)
[Hearing Notice 164 Summer Street](#)

A public hearing was held on this petition. With the exception of Zein Jumaa representing National Grid, no other people came out to speak either in favor or opposition. Council President Linehan closed the hearing and opened up deliberation amongst the Body.

A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Petition be granted with conditions that 1) the Engineer is called when Dig Safe is notified and 2) the streets and sidewalks be restored to the satisfaction of the Director of Public Works. The motion carried by a unanimous vote.

[153-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31239416 - National Grid to install underground facilities on Main Street. Trench and install (6) 4" concrete encased conduit from MH A/1 18 to switchgear located on 1100 Main Street approximately 60' on public right of way. Malden, MA.

(Hearing Required)

Attachments: [1100 Main Street Petition](#)
[Abutters 1100 Main Street](#)
[Hearing Notice 1100 Main Street - Updated March 25, 2026](#)

The public hearing for this petition was not held. An address mistake was discovered on the public hearing notice. For fear of the abutters not being accurately informed of which property is being affected, the paper was tabled. City Clerk will resend the notices and a new public hearing will be scheduled. Tentative follow up date is April 28.

A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Petition be tabled. The motion carried by a unanimous vote.

6. TABLED PAPERS

[127-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30967378 - National Grid to install underground facilities on Newland Street. Work in the city right of way includes two 4" steel risers on existing pole #3812 and approximately 51 ft of two 4" concrete encased Sch 40 PVC conduits from eastern side of existing pole #3812 in front of 46 Newland Street continuing in a northern direction towards the 36-54 Broadway Plaza parking lot to feed the proposed pad-mounted transformer (XRFM) for a new EV charging station. Malden, MA.
(Hearing Held)

Attachments: [46 Newland Street Petition](#)
[Abutters 46 Newland Street](#)
[Hearing Notice 46 Newland Street](#)

A public hearing was held on for this petition on February 24; another hearing on this date is not necessary. Zein Jumaa representing National Grid was in attendance this evening. He was unable to be at the meeting of February 24 due to a winter blizzard that knocked out power to a large part of the state. For this reason, the paper was tabled in February to be taken up currently.

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Petition be taken from the table. The motion carried by a unanimous vote.

Katie Campion representing WS Development was in attendance and reported the EV chargers to be installed at Broadway Plaza will be Level 3 DC fast chargers. The operator for these, Electrify America, is calling these "Hyper-Fast" (350 kW) chargers which can add 200 miles in 30-60 minutes.

A motion was made by Councillor Sica, seconded by Councillor Winslow, that the Petition be granted with conditions that 1) the Engineer is called when Dig Safe is notified and 2) the streets and sidewalks be restored to the satisfaction of the Director of Public Works. The motion carried by a unanimous vote.

7. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Crowe that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 7:45 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions