



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Future of Maplewood Square Committee

*Councillor at Large Stephen Winslow*  
*Councillor at Large Carey McDonald*  
*Councillor Barbara Murphy*  
*Michelle Romero, Ex-Officio*  
*Naomi Kahn, Ward 5 Rep*  
*Barbara Chiuve, Ward 6 Rep*  
*Gabriel Tobirio, Ward 6 Rep*  
*Bonita McAllister, Business Rep*

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Wednesday, February 15, 2023

7:15 PM

Malden Police Department  
Community Room  
800 Eastern Avenue

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### Roll Call

- Present:** 5 - Councillor Stephen Winslow, Councillor Barbara Murphy, Naomi Kahn, Barbara Chiuve and Bonita McAllister
- Absent:** 3 - Councillor at Large Carey McDonald, Michelle Romero and Gabriel Tobirio

Councillor Winslow called the meeting to order at 7:15 PM.

### Minutes to be Approved

[53-23](#)

Minutes of October 24, 2022 to be approved.

**A motion was made by Board Member Kahn, seconded by Board Member Chiuve, that the Committee Minutes of October 24, 2023 be approved. The motion carried by a unanimous vote.**

[51-23](#)

Minutes of November 28, 2022 to be approved.

**A motion was made by Board Member Kahn, seconded by Board Member Chiuve, that the Committee Minutes of November 28, 2023 be approved. The motion carried by a unanimous vote.**

### Business

[52-23](#)

1. Neighborhood Visioning -
  - i. Metrobridge Forum Dates
    1. February 11 - Debrief of Forum #1
    2. February 27 - TTDO for Forum #2
    3. May 1 - TTDO for Forum #3
  - ii. Getting the Word Out
2. Mayplewood Fest -May 20, 2023

- i. Vendor Sign-up
- ii. Activities
- iii. Talent
- iv. Publicity

- 3. ARPA Business Committee - MSQ Priorities (Carey M)
- 4. Maplewood Square - Status of 12 - 28 Lebanon St
- 5. Committee Membership - Need for Ward 5 Representation

Proposed Meeting Dates: March 27 (or March 29?), April 26?, May 8 or 10?

*Councillor Winslow begins with Forum #1. The walk through the neighborhood with the students and residents. Naomi went on the walk and said that it went well. They got a feel for the square. She was with the economic development group. They saw different businesses and the challenges and also looked at the green space. Councillor McDonald and Councillor Spadafora were there. Barbara Chiuve went with the housing group and they talked about several different issues. After the walk they discussed how the housing part was going to go. There was a comment that the survey said there was no need for additional housing. She didn't remember that being so and Councillor Winslow said it was evenly split. She explained the group was interested in the retail with the housing above. Councillor Winslow said there were 31 students, a professor and about 30 residents at the Forum. The second forum on February 27th will start off with a presentation by the student groups and then have discussion. He said this second forum will actually be critical with feedback and the students coming back with ideas. They are getting the word out via Facebook and sent out flyers in Maplewood. Councillor Murphy said the focus is two points of interest the second forum and Mayplewood Fest. The short-term goal would be a great idea to put flyers at 630 Salem Street, Club 24, and St. Joseph's church to get the neighborhood people of Maplewood involved. We could also see if we could get a robocall out. That is the most we could do in two weeks. The long-term goal is what does Malden River Works do and how do they get into the community. Kevin Duffy will be helping out with some of the costs of the Mayplewood Fest by using ARPA funds. Kevin is also going to fund some activities for children. We will reach out to vendors first in Maplewood Square then Malden vendors to be involved. We are hoping to expand to 24 additional vendors. We are pretty much doing the same thing as before. They have also gotten some entertainment. There will also be activities going on. He didn't hear any complaints about last year's Mayplewood Festival. Councillor Murphy said the big thing is to get word out to the whole community. She said getting people to come from the whole City and how do we get the message out. We could get the save the dates out and possibly a banner somewhere in Maplewood Square. Maplewood Status of 12-28 Lebanon Street is that they have taken out a permit to demolish the building and they delayed it till June of this year. They still do not have any specific plan. Their overall strategic plan is to expand by 300 students. They are not tied to Maplewood Square but he and the Mayor have met with them and tried to have some discussions. They need more open space for recess and activities. We don't have enough space to begin with. They may be hiring someone to demolish the buildings there. They have been told they can't throw people out regarding Trafton Park. They don't have a permit for that. He has delayed construction of Trafton Park for a year because of the whole thing in the square. The City has little legal power itself to stop what they want to do. Technically we could take some action at the state level to slow*

*things down. It is not a local process. The Charter School is state funded. He will draft a letter together about their concerns and wanting to know what they are doing. We want to engage with them but we feel our hands are tied. We would like to have an open public discussion with them. The purpose of this committee is to become the voice of the community. Councillor Murphy said once we have a vision we would be able to start conversation and not just be argumentative. We then could come up with a plan opposed to fighting against it.*

## **Other Business**

## **Adjournment**

**Motion was made by Councillor Murphy, seconded by Board Member Kahn, That this meeting be adjourned at 8:27 PM. The motion carried unanimously.**