



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Councillor Crowe, Chair
Councillor Linehan, Vice-Chair
Councillor Sica
Councillor Spadafora
Councillor Winslow

Tuesday, May 23, 2023

6:30 PM

215 Pleasant Street
Room 113
Malden, MA 02148

Roll Call

Chair Crowe called the meeting to order at 6:30 PM.

Also in attendance was Special Assistant to the Mayor Maria Luise, Acting City Solicitor Alicia McNeil, City Planner Michelle Romero, Councillors Murphy, McDonald, O'Malley, Sica, and Condon.

Present: 5 - Councillor Peg Crowe, Councillor Amanda Linehan, Jadeane Sica, Craig Spadafora and Stephen Winslow

Minutes to be Approved

[210-23](#)

Minutes for the meeting of April 18, 2023

A motion was made by Councillor Sica, seconded by Councillor at Large Spadafora, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Business

The Committee will meet to have a brief discussion on Papers 197 and 198 of Series 2023 prior to them going to a joint session of Planning Board and Rules & Ordinance.

Chair Crowe turned the meeting over to Councillor O'Malley who wished to discuss the following two papers. He began with 197-23, which is in relation to a neighborhood highway business district that pre-dated our currently zoning ordinances. The paper aims to update zoning from highway to neighborhood business. This move will allow for much of the same usage but focuses more on the types of business one would expect in a neighborhood. Examples of neighborhood business are retail shop or convenience store. The surrounding area from this parcel is zoned for residence A. Councillor O'Malley stated this small area of the four street addresses has always been a bit of a zoning outlier and he has wondered why it hasn't been updated until now.

City Planner Romero explained the Committee needs to request a legal description from the City Engineer of the parcels being considered for re-zoning with Paper 197-23. Michelle explained the description needs to include the entirety of the parcels as described in the paper and that it is needed prior to any public hearing, which is tentatively scheduled for July 12. Councillor Linehan made such a motion, seconded by

Councillor Winslow, the motion was voted unanimously.

Councillor O'Malley inquired if he would be able to make an amendment to Paper 198-23 to include drive-thrus to "No" in the Use Regulation chart. That would require the entire paper to be re-voted and referred again to Planning Board. With this, he instead decided to file a separate paper. Councillor Spadafora commented that many people rely on drive-thrus to do business in the city, for example seniors who have difficulty getting out of their cars.

Further discussion around Paper 198-23 was to explain that there are enough self storage facilities in the city and they encourage transient life styles when the city should be encouraging long term residents and home ownership.

197-23

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.08.020 Zoning Map is hereby amended to better reflect the current uses of the surrounding neighborhood by changing the zoning district from Highway Business ("BH") to Neighborhood Business ("BN") for the following contiguous parcels:

1038 MAIN ST	(044 855 510)
5 ISLAND HILL AVE	(044 855 505A)
1100 MAIN ST	(044 855 507)
1128 MAIN ST	(044 855 506)

Sponsors: Ryan O'Malley

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

Tabled Papers

254-20

Order: That the City Council adopt the Rules of the Council Rule Book 2021.

Sponsors: Jadeane Sica

Attachments: [First DRAFT Rule Book Changes](#)
[Second DRAFT Rule Book Changes](#)

283-21

Order: That the City of Malden submit to the Massachusetts Legislature for passage in substantially the following form: (See Attached).

Sponsors: Stephen Winslow

Attachments: [Traffic Comm. - Charter Update 2021.Paper.283.21 Attachment](#)

313-21

Order: Be it hereby ordained that the City of Malden Ordinances section 2.16 "Board, Commissions, and Committees" be amended to require remote

participation by members of the public for all public meetings by inserting a new section 2.16.001 "Remote participation required."

Sponsors: Ryan O'Malley, Deborah DeMaria and Amanda Linehan

[118-22](#)

The Committee on Technology Policy will meet to discuss adopting policies for public access and remote participation for Councillors and any other business moving forward with the committee.

Attachments: [Recommendations from Technology on Paper 118-22](#)

[382-22](#)

Be it ordained that Section 11.24.010 PLACEMENT OF POLES, WIRES AND TELE-COMMUNICATIONS EQUIPMENT IN, ALONG OR ON PUBLIC WAYS be amended in the following manner (See attachment)

Sponsors: Craig Spadafora

Attachments: [Double Pole Ordinance](#)

Adjournment

A motion was made by Councillor at Large Spadafora, seconded by Councillor Sica, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 7:02 PM.