



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, September 12, 2023

6:15 PM

215 Pleasant Street
Malden, MA 02148

Roll Call

Chair Crowe called the meeting to order at 6:47 PM.

Also in attendance was Michelle Romero, Maria Luise, Council President Murphy.

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

Minutes to be Approved

[314-23](#)

Minutes for the meeting September 5, 2023

Tabled Papers

[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

Attachments: [CCP 197 2023 Main St Rezone PSR wAtts](#)

[Corrected 12.12.030 Table Use Regs](#)

[CCP 197 2023 PBR 7.23 wAtts](#)

[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](#)

A motion was made by Councillor Linehan, seconded by Councillor Winslow, that the Ordinance be taken from the table to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

In a previous Rules and Ordinance meeting, Paper 198-23 had been tabled until City Planner Michelle Romero was able to be in attendance. Councillor Winslow wanted to hear from her on the reasons why the Planning Board would have made a recommendation to deny this zoning change, especially since it has the support of six co-sponsors.

Planner Romero explained that at the July 17, 2023 Planning Board meeting seven of the nine members voted to recommend disapproval of this amendment. Currently, self-storage facility use is only used in Industrial 1 and 2 districts in the city. This use is allowed by special permit and the PB is of the belief that the special permit regulations are adequate. Storage facilities are viable business models that need to be some place in the city, they typically have low traffic impact, add to the City's tax base, and have no impact to neighborhoods. The amendment is not supported by any known substantive planning objectives, community need or general welfare.

Councillor Winslow inquired if there is a way to compromise by splitting the paper wherein they aren't totally prohibited city-wide but rather down specific roadways?

It was explained that if the Council was concerned with self storage facilities being allowed, they could propose to become the special permit granting authority of self storage facilities again so the Council would then have control over the regulations. In terms of splitting the district, the Council could do that but they would have to come up with legal descriptions and boundaries of what that would look like. Another alternative would be to allow them in Industrial 2 and not in Industrial 1. Some of these options would require a new paper and begin the process over again.

Councillor Winslow preferred to vote this paper out favorably in spite of the Planning Board's recommendation.

A motion was made by Councillor Winslow, seconded by Councillor Linehan, that the Ordinance be recommended favorably to the City Council. The motion carried by a 4-1 vote.

Yea: 4 - Crowe, Councillor Linehan, Councillor at Large Spadafora and Councillor Winslow

Nay: 1 - Councillor Sica

Adjournment

A motion was made by Councillor Sica, seconded by Councillor Winslow, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 7:04 PM.