



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Councillor Winslow, Chair
Councillor Linehan, Vice-Chair
Councillor Crowe
Councillor O'Malley
Councillor Taylor

Tuesday, December 2, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/y5sftyb3>

Roll Call

Chair Winslow called the meeting to order at 5:39 PM.

Councillor O'Malley was in attendance via video. In violation of Council Rule 54.05, Councillor O'Malley refused to turn on his computer's camera and was not clearly visible throughout the meeting.

All votes were taken by roll call.

Also in attendance was Councillors McDonald and Condon, Nelson Miller and Prasanna Rajasekaran.

Present: 4 - Councillor Stephen Winslow, Councillor Amanda Linehan, Peg Crowe and Ryan O'Malley

Absent: 1 - Ari Taylor

Minutes to be Approved

[459-25](#)

Minutes for the meeting of October 28, 2025

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes be approved. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

[460-25](#)

Minutes for the meeting of October 7, 2025

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes be approved. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

[461-25](#)

Minutes for the meeting of June 24, 2025

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes be approved. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

[462-25](#)

Minutes for the meeting of June 3, 2025

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Committee Minutes be approved. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

Business

[377-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.060 Subsection B(3) OFFSITE PARKING FACILITIES is hereby amended by adding 'An annual' between non-refundable and application and by striking '\$100 per vehicle' and inserting the following: '\$200, a base fee of \$100 for the first nine parking spaces and \$20 per each additional parking space over nine.'

Sponsors: Jadeane Sica

Attachments: [Current 6.08.060 Offsite Parking Facilities](#)

[Memo on Open Air Parking Lot Fee Structure 6.18.2025 352-25](#)

[Projected revenue open air lots](#)

[Final Paper 377-25 Offsite Parking Lot Ordinance](#)

The need for amended prices for offsite parking facilities came about by a legal case where previous fee requirements for open air parking lots were struck down for not being tied to actual regulatory costs. This paper is the result of the Legal Department and License Committee's collaboration to create a fee schedule that is more representative of the actual expenses involved in maintaining open air parking lots.

The committee reviewed cost estimates for compliance, emergency response, DPW wear and tear, and environmental mitigation such as tree planting, justifying the two-tier fee structure and its conservative approach to avoid future legal challenges. The fee schedule has been reviewed and approved by the City Solicitor. Once this ordinance is ordained, the Clerk's Office will submit renewal letters to all outdoor parking lots. This process has been paused since April waiting for the new fee structure to be approved. This ordinance pertains to offsite parking facilities that are privately owned. State owned property, such as the MBTA parking lots at Malden Center and Oak Grove, are not subject to city ordinances.

Councillor Winslow pointed out the new language should include the word 'an' before 'annual' and offered a grammatical amendment.

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Ordinance be amended. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

A motion was made by Councillor Crowe, seconded by Councillor Linehan, that the Ordinance be recommended favorably as amended to the City Council. The motion carried by the following vote:

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

[407-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.100 Subsection A 2(b) USED CAR DEALERS is hereby amended by striking it in its entirety and inserting the following in its place: 'a release signed by the applicant,

authorizing city personnel to access the applicant's criminal record;'

Sponsors: Jadeane Sica

Attachments: [Current 6.08.100 Used Car Dealer Ordinance](#)
[Final Paper 407-25 Used Car Dealer Ordinance](#)

Attorney Rajasekaran spoke on this paper representing the Solicitor's Office, which is in the process of instituting a comprehensive policy for how city departments, such as Clerk's and HR, access CORI reports. A petitioner is not mandated to provide their own CORI. Instead, the City must obtain written authorization from the petitioner to conduct such a background check then a State trained and authorized city official may enter the CORI database to obtain the report.

The need to review CORI procedures came about because in 2021 a member of the License Committee commented a particular license was not being recommended favorably due to something listed on the petitioner's report. The Solicitor's Office recommends in the future if the License Committee feels the need to discuss an item found on a CORI, the Body should enter into Executive Session to preserve the petitioner's privacy rights.

Currently, incomplete applications or those with open court cases on the CORI are rejected and sent back to the petitioner prior to making it to the License agenda.

MCC 6.08.110.F(2) states:

The City Council may deny a license, without a hearing, to any applicant who:

- has a criminal proceeding pending;*
- has been convicted of or has admitted to sufficient facts in a non-violent felony within one year of the date of application;*
- has been convicted of or has admitted to sufficient facts in a violent felony within three years of the date of application;*
- has been convicted of or has admitted to sufficient facts in an alcohol or drug related misdemeanor within one year of the date of application; provided that no person shall be granted a license within three years of conviction or admission of sufficient facts in an alcohol or drug related misdemeanor which is a second offense;*
- has been convicted of or has admitted to sufficient facts in three or more drug or alcohol related offenses within ten years of the date of application;*
- has been convicted of or has admitted to sufficient facts in an alcohol or drug related felony within three years of the date of application;*
- has been released from incarceration in a correctional facility within one year of the date of application;*
- is included on or has been removed from the Massachusetts Sex Offender Registry within two years of the date of application;*
- has been determined responsible for three (3) or more motor vehicle accidents within two years of the date of application.*

Attorney Rajasekaran offered that the Solicitor's Office will provide a policy paper outlining CORI handling procedures all departments will use moving forward.

A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 3 - Winslow, Councillor Linehan and Councillor Crowe

Abstain: 1 - Councillor O'Malley

Tabled Papers

[288-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 Chapter 20 Section 010 PARKING, LOADING, AND SCREENING REGULATIONS - Table of Off-street Parking and Loading Regulations is hereby amended by striking the values from the "Minimum Number of Parking Spaces" column for the corresponding "Use" rows and inserting in their place the following values:

Dwelling single family: 0.5 per bedroom
Dwelling single family with two kitchens: 0.5 per bedroom
Dwelling two family: 0.5 per bedroom
Dwelling three and four family: 0.5 per bedroom
Dwelling town or row house: 0.5 per bedroom
Dwelling, cohousing: 0.5 per bedroom

Sponsors: Ryan O'Malley

Attachments: [Current Ordinance 12.20.010](#)
[Purpose of Amendments to 12.12.090 and 12.20.010](#)

[388-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 9, Chapter 20, Section 030 STANDARDS AND REGULATIONS FOR RESIDENTIAL WASTE be hereby amended by adding section K. All non-owner-occupied properties with 3 units or more must install year-round rodent control measures in proximity to the trash storage area to prevent rodent activity.

Sponsors: Stephen Winslow, Craig Spadafora and Ryan O'Malley

Attachments: [Somerville Rodent Ordinance](#)

[343-25](#)

Order: That the City Council develop a home rule petition to be submitted to the Massachusetts Legislature that would provide the City the right to adopt rules for the regulation of parking on private ways within the City.

Sponsors: Stephen Winslow

Attachments: [Handout during October 14, Rules & Ordinance meeting: Gloucester Home Rule Petition RE- Private Ways.pdf](#)

. Adjournment

**A motion was made by Councillor Crowe, seconded by Councillor Linehan, that this meeting be adjourned. The motion carried by the following vote:
Meeting adjourned at 6:24 PM.**

Yea: 4 - Winslow, Councillor Linehan, Councillor Crowe and Councillor O'Malley

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmaiden.org or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:
www.cityofmaiden.org/captions