



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Councillor Linehan, Chair
Councillor Crowe, Vice-Chair
Councillor O'Malley
Councillor Sica
Councillor Simonelli

Tuesday, September 17, 2024

6:00 PM

215 Pleasant Street
The Anderson Room
Malden, MA 02148

Roll Call

Chair Linehan called the meeting to order at 6:05 PM.

Also in attendance was Deb Burke, Ron Hogan, Michelle Romero, Zaheer Samee, Nelson Miller, Chuck Ioven, Maria Luise, and Councillors Colon Hayes, Condon, McDonald, Winslow.

Present: 5 - Councillor Amanda Linehan, Councillor Peg Crowe, Ryan O'Malley, Jadeane Sica and Chris Simonelli

Minutes to be Approved

[341-24](#)

Minutes for the meeting of May 7, 2024

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

Business

286-24

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 Chapter 28 Section 140 ROWE'S QUARRY RECLAMATION AND REDEVELOPMENT DISTRICT is hereby amended as follows:

Sponsors: Jadeane Sica

Attachments: [Current 12.28.140 ROWE'S QUARRY RECLAMATION AND REDEVELOPMENT DISTRICT](#)
[Proposed 12.28.140 Rowe's Quarry Zoning Amendment](#)
[CCP 286-2024 PB Public Hearing Notice 7.24](#)
[CCP 286 2024 RQRRD PSR rev 7.23.24 w Atts](#)
[CCP 286 2024 PBR 7.24](#)
[Mayor to Planning Bd.Ordinance Committee 7-24-24](#)
[9.17.2024 Rules & Ord Comm. Amendments to 12.28 RQRRD](#)
[Final Paper: 286-24](#)

Discussion on this paper began with Ron Hogan explaining this request for zoning amendment has been in the works for quite some time after Winn had come forth with a proposal to take some parcels at Rowe's Quarry that are zoned commercial and turn them to residential. After much consideration, it was decided that to create more residential space, included in there should be affordable rentals, 55+ housing, home ownership options available to various income levels, and a ramp that connects the quarry to Route 1. Ward 8 Councillor Sica is in support of this project as is the Healey-Driscoll administration.

The purpose of this evening's meeting is to review the Planning Board recommendations issued after the joint public hearing had with Rules & Ordinance Committee on July 24, 2024. City Planner Romero gave a verbal presentation of recommendations, the entirety of which are attached to this history of this paper.

Prior to opening up further discussion on this paper, Chair Linehan recognized Councillor Simonelli who wished to go on record to express his disappointment with Winn as an organization in the way they are neglecting the management of Bowdoin Street Apartments. To offer some context to this concern, Councillor Simonelli explained that during the Howard Administration, he and the Mayor had supported and advocated for Winn to take over and revitalize Bowdoin Street but they have not lived up to the agreements that were made at the time. Councillor Simonelli is receiving constituent complaints about violence and drug activity happening in the housing complex and the security details hired by Winn are proving inadequate in keeping the peace. His desire is not to hold up this particular project, in support of Councillor Sica, but he is very concerned about the integrity of this company keeping their promises.

Ron Hogan interjected he believed Winn would be amenable to a discussion on Councillor Simonelli's concerns. He said he would relay this information to them and book a meeting to address Bowdoin specific issues.

Councillor Sica stated her approval of the recommendations of the Planning Board with the only exception being the requirement of parking review with peer study. Chair Linehan noted the Mayor's concern about over requiring parking possibly effecting the overall cost of the project. Further, the city doesn't want to risk losing unit count for increased parking spots. Councillor Sica reiterates she is fine with the current parking recommendation.

Regarding the issuance of final certificate of occupancy as outlined in 12.28.140.J.2, the timeline is indeterminate, not knowing when or if a 'last' building will be constructed. Romero and Miller recommend using a finite date in time for issuance of the occupancy permit.

Councillor O'Malley made a motion to amend the paper as recommended by the Planning Board with the exception of 2.28.140.J.2 the words 'last building' will be replaced with 'third building' and the words 'final MEPA Certificate will be replaced with 'current MEPA Certificate (dated January 22, 2024)'. Additionally, under Planning Board recommendation number three, request for parking study with peer review is denied.

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

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Ordinance be recommended favorably as amended to the City Council. The motion carried by a unanimous vote.

Other Business

Adjournment

**Motion was made by Councillor Sica, seconded by Councillor Simonelli, that the meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 6:57 PM.**