



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, February 25, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

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

Roll Call

Ordinance Chair Winslow called the meeting to order at 5:38 PM.

Councillor Taylor was absent for part of this meeting per her required attendance in License Committee. She stepped in to Ordinance at 6:25.

Also in attendance was Christopher Mooney. Councillor McDonald stepped into the meeting at 6:30.

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

Absent: 1 - Ari Taylor

Minutes to be Approved

[87-25](#)

Minutes for the meeting of February 4, 2025

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

[88-25](#)

Minutes for the meeting of February 11, 2025

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

[89-25](#)

Minutes for the meeting of February 18, 2025

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

Tabled Papers

[178-24](#)

Order: That the City Council explore a range of options, and consider making recommendations, for increasing revenue to support the long-term sustainability of city finances.

Sponsors: Amanda Linehan, Carey McDonald and Karen Colon Hayes

This paper was removed from the table just long enough for Chair of Finance Carey McDonald to offer an update. No amendments or votes were taken.

Councillor McDonald is currently working with CFO Charles Ranaghan to compile a list of potential revenue-generating ideas and have further discussions before the budget cycle to ensure they are prepared for any financial challenges in the next fiscal year. They have scheduled a meeting of the Finance Committee for next Tuesday, March 4 for a discussion of the same as well as long-term budget trends. Master planning, zoning, Chapter 70 funding are all areas that need consideration as a part of the bigger conversation.

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Order be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Order be tabled. The motion carried by a unanimous vote.

179-24

Order: That the Council's Rules and Ordinance Committee, in collaboration with the Board of Health and Health Director, update MCC 09.04.010A related to standing water so as to protect and allow for the use of rain barrels, exempting them from the nuisance category of our municipal health code under the final discretion of the City Health Director.

Sponsors: Amanda Linehan and Carey McDonald

Attachments: [Winslow Handout Feb 11 2025](#)

[Rain Barrel Ordinance Linehan's Edits Feb 25 2025](#)

[Final Paper 179-24 Order Regarding Rain Barrels](#)

With consideration to the handout offered by Councillor Winslow on February 11, Councillor Linehan drafted some sample language for an ordinance paper that may be referred to the Full Council to be ordained. This draft is attached to the history of Paper 179-24, entitled Rain Barrel Ordinance Linehan's Edits Feb 25 2025.

During the discussion, two further changes were suggested:

- 1. In paragraph three, strike 'must be no larger than 55 gallons, and' and 'one foot off the ground'. Add 'to allow drainage' after 'securely elevated'.*
 - 2. In paragraph six, add 'no more than four feet in height' after '10' x 10' in size'.*
- Clerk will update language accordingly and create a paper to present to the Full Council during the meeting of March 11.*

A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Order be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Order be recommended favorably to the City Council with amended language to MCC 9.04.010 as drafted in committee. The motion carried by a unanimous vote.

287-24

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12, Chapter 12, Section 090, Subsection B. OFFSITE OFF-STREET PARKING LOTS and Title 12, Chapter 20, Section 020, Subsection I. GENERAL OFF-STREET PARKING REQUIREMENTS is hereby amended as follows:

Sponsors: Ryan O'Malley

Attachments: [Current Ordinance 12.12.090](#)

[Purpose of Amendments to 12.12.090 and 12.20.010](#)

The purpose of the proposed amendments to 12.12.090 and 12.20.010 are to address the loss of limited open green space in our environmental justice community while balancing the need to maintain open green space with the need for adequate parking in our community. The necessity of open space requirements is to allow water filtration and ground absorption. Residents of Malden are encouraged to utilize plantings and permeable landscaping materials and avoid materials that may become overly compacted, such as crushed stone or stone dust.

During the discussion, it was agreed to include the language 'Parking shall be prohibited in the landscaped area.' as a means of keeping people from using permeable surfaces as parking spots and to preserve what little green space may be afforded around yards and parking lots.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be amended by inserting 'Parking shall be prohibited in the landscaped area' to the end of 12.12.090.B.5.b. The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be amended by inserting 'Parking shall be prohibited in the landscaped area' after 'so as to prevent erosion' in 12.20.020.I.5. The motion carried by a unanimous vote.

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

[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](#)

Councillor O'Malley took this paper off the table just to reintroduce the idea as it has been some time since Paper 288-24 had been discussed. No amendments or votes were

taken.

Councillor O'Malley wishes to reduce the number of parking spots required per bedroom. He stated the city has learned that requiring so much parking per housing unit makes it very expensive to build because the developer is spending more money building parking than living area versus the actual cost of housing. Councillor O'Malley stated he will be circulating a report to the committee in time for the next conversation on this paper.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

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

Adjournment

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that this be adjourned. The motion carried unanimously.
Meeting adjourned at 6:47 PM.**

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