



City of Malden

Malden City Hall
110 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

*Councillors Spadafora (Chair), Crowe (Vice Chair), Condon,
Camell, Winslow*

Tuesday, April 2, 2019

6:00 PM

John & Christina Markey Community Center,
7 Washington St.

Roll Call

Present: 5 - Councillor Craig Spadafora, Paul Condon, Peg Crowe, Stephen Winslow and David Camell

Minutes to be Approved

[144-19](#) Minutes of the Meeting of March 19, 2019.

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

[145-19](#) Minutes of the Meeting of March 26, 2019.

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

Business

[449-18](#) Be it hereby Ordained that Chapter 7 of the R.O. of 1991, as amended, be further amended by adding a new section 7.29 relative to The Use of Recyclable and Reusable Bags.

Sponsors: David Camell

Councilor DeMaria introduced the paper she informed the committee that she had several community meeting regarding this paper and they were very well attended by a cross section of the community, that the paper had wide support across the city and a little opposition.

A motion to amend was made by councilor Wilson seconded by councilor Crowe to strike the language under section .6 "Effective Date and substitute the following language THIS ORDINANCE SHALL BECOME EFFECTIVE JANUARY 1,2020" The motion carried by a unanimous vote

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A motion to amend was made by councilor Wilson seconded by councilor Crowe to strike the language under section .6 "Effective Date and substitute the following language THIS ORDINANCE SHALL BECOME EFFECTIVE JANUARY 1,2020" The motion carried by a unanimous vote

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be recommended favorably as amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be recommended favorably as amended. The motion carried by a unanimous vote.

[554-18](#)

Be it Hereby Ordained that Chapter 12 of the R.O. of 1991, as amended, be further amended by adding new sections: 800.6.2.24.b, 300.3.2.13, 400.1.2.10, 500.1.2.9, and 500.2.23 relative to Co-Housing.

Sponsors: Stephen Winslow, Paul Condon and Deborah DeMaria

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be amended by striking "or a cluster of no more than three buildings" The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow seconded by councillor Crowe that the Ordinance be amended. As follows by striking FIVE and insertion TEN (105) The motion carried by a unanimous vote.

A motion was made by Councillor Winslow that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended, as follows by striking FORTY and inserting Thrity Five (35) . The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councilor Winslow, seconded by Councilor Crowe, that the Ordinance be amended. by striking " who desire and that shall provide shares space designed to allow high levels of social interaction of residents outside individual dwelling units. The motion carried by a unanimous vote. A motion was made by councilor Winslow seconded by Councilor Crowe " which association shall be established and maintained in accordance with a legally binding written agreement, a copy and any revisions of which shall be submitted to the City Building Commissioner. the motion passed by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended., by striking the following "A minimum of ten percent (10%) of all dwelling units shall be set aside for Community Housing as defined by the Community Preservation Act M.G.L. Chapter 44B and/or universal access for persons with disabilities and there shall be no variance of this Provision" The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councilor Winslow, seconded by Councilor Camell, that the Ordinance be amended. The amendment shall strike "Fifty Percent" and insert "15" percent. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The amendment was to strike the proposed new section 500.2.23 (general Off street Parking Requirements) The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by councilor Winslow ,seconded by councilor Camell that the Ordinance be amended . The amendment shall strike the following language from the definition "A minium of ten percent 10% of all dwelling units shall be set aside for community Housing as defined by the community Preservation Act M.G.L Chapter .44B and/or universal access for persons with disabilities and there shall be no variance from this provision" . The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

*A motion was made by councilor Winslow seconded by Councilor Camell that the ordinance be amended The amendment shall strike 30% from the Mmmun Useable open space in 400.1.10 Dimensional Controls for Dwelling. Co-housing and insert 350 with the following foot note *Provided that up to 100 sf dwelling unit may be provided in one or more shared, pervious terrace each 40 sf or more in dimension.The motion carried by a unanimous vote.*

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by counciloe Winslow seconded by councilor Condon that the Ordinance be amended. The amendment shall strike section 500.0.23 related to general off street parking requirments Co-Housing Dwellings"the motion carried by a unanimous vore.

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Ordinance be amended. The motion carried by a unanimous vote.

*A motion was made by councilor Winslow Seconded by councilor Condon That the Ordinance be amended. The amendment shall insert the following footnote for coverage Principal Building in 400.1.10 Dimensional Controls for Dwelling. Cohousing ** provided that up to 40% coverage may be allowed if a minimum of 60% of all required parking is provided underground." the motion carried by a unominous vote*

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Ordinance be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councilor Crowe, that the Ordinance be tabled to allow the council time to review all changes prior to reporting the paper out of committee.. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be tabled. The motion carried by a unanimous vote.

[470-18](#)

Be it hereby ordained by the Malden City Council that Chapter 12 of the Revised Ordinances of 1991 as amended; be and the same are hereby further amended by adding a new Section 700.15 as follows: Section 700.15 Development Impact Mitigation.

Sponsors: Ryan O'Malley and Craig Spadafora

A motion was made by Councillor Crowe that the Ordinance be tabled. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe that the Ordinance be tabled. The motion carried by a unanimous vote.

Other Business

Adjournment

A motion was made by Councillor Condon that the be adjourned. The motion carried by a unanimous vote.

A motion was made by Councillor Paul Condon that this meeting be adjourned.. The motion carried unanimously..