



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, October 14, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/42py6cyn>

Roll Call

Chair Winslow called the meeting to order at 5:34 PM.

Also in attendance was Zaheer Samee and Councillor Condon.

Present: 4 - Councillor Stephen Winslow, Peg Crowe, Ryan O'Malley and Ari Taylor

Absent: 1 - Councillor Amanda Linehan

Business

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](#)

Councillor Winslow introduced Paper 343-25, proposing that the City Council develop a home rule petition to regulate private ways within the city. The proposal aims to address issues such as parking and public access, particularly in areas where commercial businesses and residential houses coexist.

The proposal was discussed in the context of Ivan Street, a private way with both residential houses and commercial businesses. The tension arises from the use of the street by business patrons, leading to conflicts with residents. Under current state law, private way residents can post signs and tow vehicles, but this approach has been contentious and inconsistent.

Councillor Winslow mentioned consulting the Fire Chief, who confirmed that there are no significant public access issues on Ivan Street, as it is a short street. The Chief was not concerned about fire hydrant access since there's no hydrant on the street.

Councillor Winslow highlighted the lack of city authority to regulate private ways, which hampers efforts to expand residential-only parking. This home rule petition would seek to grant the city the authority to regulate these areas, allowing for more consistent and fair management. He emphasized the importance of gathering feedback from residents and conducting community outreach to ensure the proposal addresses their concerns and needs effectively.

Councillors Crowe and Condon mentioned past attempts to regulate private ways have faced obstacles, including the need for unanimous consent from all abutting property owners. This requirement has often stalled progress and prevented effective regulation.

Councillor O'Malley discussed the need to work with the Legal Department to develop appropriate language for the petition. This step is crucial to ensure that any new regulations are legally sound and enforceable. He also considered the financial implications of taking on additional responsibilities for regulating private ways. He noted that the city would need to assess the costs and benefits of such regulations to ensure they are financially sustainable.

Councillor Taylor wondered how many unaccepted street there are in Malden. She would like to continue to look into developing this home rule petition but would like to know what areas would be affected.

Councillors Winslow and O'Malley suggested the paper be tabled for the Legal Department to do research on the requirements for converting a private way to a public way and the what legal authorities the city has over private ways and come back with their findings.

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

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](#)

Adjournment

**A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting adjourned at 5:59 PM.**

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