



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

*Chairperson Craig Spadafora
Vice Chair Peg Crowe
Ryan O'Malley
David Camell
Stephen Winslow*

Tuesday, December 15, 2020

6:15 PM

REMOTE VIRTUAL MEETING

[439-20](#)

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

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Roll Call

Councillors Winslow and O'Malley were attending a Public Properties Committee meeting that was being held at the same time as this Ordinance meeting. City Solicitor Fallon, Building Inspector Nelson Miller and Planner Michelle Romero were also in attendance.

Present: 3 - Craig Spadafora, Peg Crowe and David Camell

Absent: 2 - Ryan O'Malley and Stephen Winslow

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Absent: 2 - Ryan O'Malley and Stephen Winslow

Minutes to be Approved

[440-20](#)

Minutes of the Meeting of December 1, 2020.

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

Yea: 3 - Chairperson Spadafora, Vice Chair Crowe and Camell

Yea: 3 - Chairperson Spadafora, Vice Chair Crowe and Camell

Business

[261-20](#)

Order: Be it hereby ordained that the following Proposed Ordinance Amendments be enrolled and ordained by the City Council.

Section 12.12.030:

Be it ordained that the Table of Use Regulations, Section 12.12.030, of the Revised Ordinances of 2020 be amended by establishing a new use category for short term rentals.

Section 12.32.060:

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by adding the definition for Short Term Rental.

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by changing the definition of Family.

Be it ordained that Section 12.32.060 of the Revised Ordinances of 2020 be amended by changing the definition of Rooming House.

Sponsors: Craig Spadafora

There were 3 items to the paper, Short term rentals, definition of "family" and definition of "Rooming House".

This paper is the result of the joint Ordinance Committee and Planning Board meeting held on November 19th. The Planning Board's recommendation was to approve all three changes outlined in their Recommendation to the Council.

Councillor Camell motioned to accept the new use category short term rentals as recommended by the Planning Board changing Section 12.32.060, Councillor Crowe seconded the motion it was so voted by a roll call vote: Camell (y), Crowe (y) Spadafora (y).

Councillor Camell motioned to accept the change as recommended by the Planning Board of the definition of "family" increasing the number from 2 to 4. Councillor Crowe seconded the motion, it was so voted by roll call vote: Camell (y), Crowe (y), Spadafora (y)

Councillor Crowe motioned to accept the changes as recommended by the Planning Board for the definition of "Rooming House" from 3 persons to 5 persons or more that are housed for hire in individual rooms. Councillor Camell seconded the motion, it was so voted by roll call vote: Camell (y), Crowe (y), Spadafora (y)

Nelson Miller and Michelle Romero both spoke in favor of the paper.

A motion was made by Councillor Camell, seconded by Vice Chair Crowe, that the Order be recommended favorably. The motion carried by the following vote:

Yea: 3 - Chairperson Spadafora, Vice Chair Crowe and Camell

Yea: 3 - Chairperson Spadafora, Vice Chair Crowe and Camell

Other Business

Adjournment

A motion was made by Vice Chair Crowe, seconded by Councillor Camell, that the meeting be adjourned. The motion carried by the following vote:

The meeting adjourned at 6:49 P.M.

Yea: 3 - Chairperson Spadafora, Vice Chair Crowe and Camell

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