



# 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, June 17, 2025

5:45 PM

215 Pleasant Street  
Room 105  
Malden, MA 02148

---

Watch the meeting with Teams: <https://tinyurl.com/msnpc5kd>

### Roll Call

*Chair Winslow called the meeting to order at 6:01 PM.*

*Also in attendance was Chris Mooney, Nelson Miller, Councillor McDonald.*

*Councillor O'Malley began the meeting in attendance via video chat; for this reason Paper 297-25 was taken by roll call. Once he arrived, voice votes were utilized.*

**Present:** 5 - Councillor Stephen Winslow, Councillor Amanda Linehan, Peg Crowe, Ryan O'Malley and Ari Taylor

### Minutes to be Approved

[297-25](#)

Minutes for the meeting of June 10 2025

**A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Committee Minutes be approved. The motion carried by the following vote:**

**Yea:** 5 - Winslow, Councillor Linehan, Councillor Crowe, Councillor O'Malley and Councillor Taylor

### Business

[276-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

**Sponsors:** Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Attachments:** [Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)

*Discussion on this paper began with Building Commissioner Nelson Miller noting that mobile homes fall outside the building code but they are considered dwelling units. This paper mentions rental units but does not provide a definition for what rental units are. He suggested including a definition that connects rental units to dwelling units and to add mobile homes to the language as well. Councillor Linehan pointed out that mobile home tenants rights would still apply that same as with any other building because even if the home is owned outright, the land it sits on is still rented from the mobile home park. A dwelling unit is any space that satisfies the requirements for habitation.*

*Councillor McDonald expressed their wish to state on the record, they and Councillor Taylor spent time speaking about this paper with Commissioner Miller as well as Alex Pratt, Director OSPCD and there are several reasons the information covered in this paper is helpful to have. It gives the city the opportunity to have a more focused and consistent inspection routine. As the health inspectors are internally moving to the Inspectional Services Department, now is the time to have the conversation about changes, not after they have already put systems into place. It gives the city an opportunity to speak with tenants about their rights, to support landlords in their effectiveness, allows for the ability to track infrastructure. Their only question is how would it be handled if a homeowner refused to comply? Like with anything else, monetary violations would be issued. If ignored, the violations would be forwarded to the Legal Department to initiate court action. Fines ignored turn into liens.*

*It was agreed Commissioner Miller would spend some time reviewing the language, composing needed definitions, reviewing with Legal, then come back to the committee for review at a later date. As this evening's meeting is the last before the summer break, this paper will be tabled until Council resumes in September.*

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

[277-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

**Sponsors:** Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Attachments:** [Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

*Councillor McDonald began conversation on this paper stating the section of MCC that addresses lead pipes in residential properties is not connected directly to the rental inspection process but it is required that rental properties use lead free water lines. The purpose of this paper is to tie the certification of lead free rental properties to the rental inspection process, formally.*

*Under the lead line ordinance, owners are required to remove lead lines when the apartments are being turned over to new renters. Before it was voluntary, now it is mandatory. If there is an entire apartment that has a lead line under the action level, you could potentially have a whole building that cannot be rented out. Extremely impracticable per Commissioner Miller which is why it isn't being enforced right now. Health inspectors cannot identify lead water lines. administratively have to track a whole year of lead lines with only three health inspectors to make sure every apartment in the city is removing lead lines.*

*The committee discussed the timing and coordination required for replacing lead pipes in rental properties and the potential delays due to city work on the streets and the need for a practical timeline for landlords to comply. They emphasized the importance of a comprehensive plan to communicate expectations to landlords and the need to inform landlords about the new requirements and the available funding to support lead pipe replacements. Interim measures, such as providing water filters to tenants while waiting for lead pipe replacements, were discussed.*

*A motion was made to table the paper pending further discussion with the Engineering Department to develop a strategy for addressing lead pipes in rental properties.*

**A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Ordinance be tabled. 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

[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](#)

[388-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 9, Chapter 20, Section 030 STANDARDS AND REGULATIONS FOR RESIDENTIAL WASTE be hereby amended by adding section K. All non-owner-occupied properties with 3 units or more must install year-round rodent control measures in proximity to the trash storage area to prevent rodent activity.

**Sponsors:** Stephen Winslow, Craig Spadafora and Ryan O'Malley

**Attachments:** [Somerville Rodent Ordinance](#)

[28-25](#)

Order: That Section 3.00 ORDER OF BUSINESS subsection 3.01 of the 2023 City Council Rule Book be amended by inserting 'Land Acknowledgement' as item 3 and renumbering the subsequent items.

**Sponsors:** Carey McDonald

**Attachments:** [2023 City Council Rule Book](#)

[215-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.20.010 PERMIT REQUIRED FOR CANVASSERS AND SOLICITORS is hereby amended as follows:

**Sponsors:** Stephen Winslow

**Attachments:** [Proposal](#)  
[Application](#)  
[No Knock Proposal - v2 - Winslow edits](#)  
[No Knock Proposal - v3 - All Proposed Edits](#)

## Adjournment

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 6:50 PM.

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)