



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, June 15, 2021

6:00 PM

215 Pleasant Street - Council Chambers
Malden, MA 02148

Roll Call

Also in attendance City Solicitor Kate Fallon, City Planner Michelle Romero, Nelson Miller Building Commissioner and Cannabis Licensing and Enforcement Commission (CLEC) member and Janelle DeVitts chair of the Cannabis Licensing and Enforcement Commission, Evan Spetrini, MRA.

Present: 5 - Craig Spadafora, Peg Crowe, Ryan O'Malley, David Camell and Stephen Winslow

Minutes to be Approved

[296-21](#)

Minutes of the Meeting of June 1, 2021.

Councillor Winslow sent an email to Clerk Lucey to change the bottom of page 2 (paper #232-21) by adding the line "Mr. Spetrini noted that the Affordable Housing Trust Fund Board voted to recommend option #2".

A motion was made by Winslow, seconded by Camell, that the Committee Minutes be approved as amended. The motion carried by the following vote:

Yea: 4 - Chairperson Spadafora, O'Malley, Camell and Winslow

Business

[285-21](#)

Order: Be it hereby ordained that Chapter 2, Section 6.08.070 (d) of the Revised Ordinances of 2020 be amended by adding social and Economic Empowerment applicants and designate minority business owned applicants for a retail cannabis license.

Sponsors: Craig Spadafora

Chair Spadafora stated that paper # 285-21 was put on the docket at the request of Chair of the CLEC Janelle DeVitts. Chair Spadafora asked Ms. DeVitts to talk about the request. Ms. DeVitts said there are several changes that the Council could look at regarding the Cannabis Ordinance but she would focus on the issue of adding minority business owned applicants for tonight's meeting. Other changes can be addressed when the Council comes back from summer recess. Ms. DeVitts said that the request is straight forward and be expanding the economic empowerment applications. Ms. DeVitts explained that the CLEC has gone through pools of applications, the first resulting in 2 licenses granted, the next pool of licenses being forwarded to the City Council and the CLEC is looking for more leeway in being able to send an applicant to the council for granting. Ms. DeVitts told the committee that the Economic Empowerment Program has

been closed by the state and while there are applicants out there that have been approved, there hasn't been any submitting an application to Malden. Ms. DeVitts would be looking for this change to be passed now for when the CLEC goes out for another pool of applicants.

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

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow

[232-21](#)

Order: Be it ordained that Section 12 of the Revised Ordinances of 2020 be amended by adding Section 12.12.200 entitled Inclusionary Zoning.

Sponsors: Craig Spadafora, Stephen Winslow, Peg Crowe, David Camell, Ryan O'Malley and Amanda Linehan

Evan Spetrini, Senior Planner for the MRA presented a slide presentation to the committee on Inclusionary Zoning. Mr. Spetrini walked the committee through the document which outlined the purpose, applicability, special permit process, provisions, incentives, development standards, compliance, eligibility, affordability, SHI and needs assessment.

City Planner Michelle Romero spoke about projects that would not require a special permit (Rowe's Quarry, nursing homes, RIO's). Ms. Romero said the paper needs to be refilled with the full council and be sent to a Joint Planning Board/Ordinance committee. The paper would not be heard at the joint meeting until August.

All 5 ordinance committee members (Spadafora, Camell, Winslow, Crowe and O'Malley) requested they be added as sponsors of the paper,

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Order be recommended favorably to be refilled to the full Council.. The motion carried by the following vote:

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow

[283-21](#)

Order: That the City of Malden submit to the Massachusetts Legislature for passage in substantially the following form: (See Attached).

Sponsors: Stephen Winslow

Because of time restrictions, this paper was not discussed and at the request of Councillor Winslow and agreed to by Chair Spadafora, a meeting will be scheduled for June 22 to discuss the paper.

Other Business

Tabled Papers

[277-21](#)

Minutes of the Meeting of May 18, 2021.

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 7:06 P.M.

Yea: 4 - Chairperson Spadafora, Vice Chair Crowe, Camell and Winslow

Nay: 1 - O'Malley