



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 9, 2019

6:00 PM

John & Christina Markey Community Center,
7 Washington St.

Roll Call

Present: 6 - Councillor Craig Spadafora, Paul Condon, Peg Crowe, Stephen Winslow, David Camell and Jadeane Sica

Minutes to be Approved

[151-19](#) Minutes of the Meeting of April 2, 2019.

A motion was made by Councillor Winslow that the Committee Minutes be approved as amended. The motion carried by a unanimous vote.

Business

Other Business

Tabled Papers

[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

Councilor Spadafora, introduced the paper and discussed some research that he had done on the topic. He stated that this fee cannot just be another tax; the city needed to show some impact upon the city as a result of the development. As time was limited he suggested that each councilor review the material and conduct research on their own.

A motion was made by Councilor Condon to table the paper; the motion carried by a unanimous vote.

This Ordinance was tabled

[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 councilor Winslow seconded by councilor Condon that the ordinance be amended. The amendment shall strike 30% from the minimum usable open space in 400.1.10 Dimensional Controls for Dwelling Co-housing and insert 350 with the*

*following footnote * provided that up to 100 S/F dwelling unit may be provided in one or more shared, pervious landscaped terraces of 40 S/F minimum dimension and may be visible to the public, notwithstanding Section 400.8.2 of this Ordinance. The motion carried by a unanimous 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 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, co-housing.

***Provided that up to 40% coverage may be allowed if a minimum of 60% of all required parking is provided underground. The motion passed by a unanimous 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 Councilor Winslow, seconded by Councilor Condon that the Ordinance be amended. The amendment shall strike section 500.2.23 related to general off-street parking requirements co-housing dwellings. The motion carried by a unanimous vote.

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

On motion of Councilor Winslow the paper was recommended for referral as amended to the full council the motion carried by a unanimous vote

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

Adjournment

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