



City of Malden

Malden City Hall
110 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Tuesday, November 14, 2017

6:00 PM

John & Christina Markey Community Center,
7 Washington St.

Roll Call

Present: 4 - Deborah DeMaria, John P. Matheson, Ryan O'Malley and Craig Spadafora

Business

[428-17](#)

Order: That R1 residential homes rented on a transient short term basis be removed from the owner occupied tax exemption program and consider short term lodging ordinances of other municipalities.

Sponsors: John P. Matheson

It was pointed out by Nelson Miller that the correct area is R-3. He stated that this is a nation wide issue. Councillor Matheson handed out an information package. The chair asked what is short term; the answer: any thing less than 30 days. Mr. Miller pointed out that we have transient or no transient housing. Less than 30 days is transient housing by code and cannot rent for less than thirty days. Transient and non-transient properties are inspected differently. Councillor Matheson stated he was talking about whole home rentals. Again, it was pointed out that you cannot rent a house out for less than thirty days. Cannot enforce hotel requirements onto single family homes, there is nothing in the code to allow this. Councillor O'Malley felt that these rentals are driving up the cost of housing, that it creates additional parking issues. A motion made by Councillor O'Malley to table the paper to allow the Committee to explore the issue in more depth. The motion carried unanimously.

[447-17](#)

Order: That driving school operations be prohibited within 1,000 feet of a primary or secondary education school.

Sponsors: John P. Matheson

Councillor Matheson explained that a lot of driving schools were using the area in and around Dexter St. as driving instruction routes. He felt it was a safety issue for those who walk in and around the area. He also pointed out that there are three schools in the area. People are at risk and the people who live in the area are inconvenienced. The chair pointed out that this area has wide streets, which allows the students to parallel park and do three-point turns.

Councillor DeMaria asked if we pass this, is there any place in the city that students could learn to drive? Councillor O'Malley asked if the schools could do activities on state roads? Councillor DeMaria asked if another map could be provided showing all schools with the thousand foot buffer? Councillor Murphy asked if there is a proposed time frame for enforcement. Further, has the Chief of Police agreed to this and who will enforce the ordinance? Solicitor Fallon stated that any violation of the proposed ordinance is simply a violation of the ordinance and not a moving violation. Councillor Condon had some reservations

in that he could bring his child to the same area to do these same things the driving schools are doing and his actions would not be a violation. Councillor O'Malley, seconded by Councillor DeMaria, made a motion to table the paper. The motion carried unanimously.

Other Business

Adjournment

A motion was made by Ryan O'Malley that this meeting was adjourned. The motion carried unanimously.