



# 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*

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Tuesday, June 24, 2025

6:00 PM

215 Pleasant Street  
Room 105  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/3vprrkj2>

### Roll Call

*Chair Winslow called the meeting to order at 6:12 PM.*

*Also in attendance was Alicia McNeil, Councillors Spadafora, Condon, and McDonald.*

**Present:** 3 - Councillor Stephen Winslow, Peg Crowe and Ryan O'Malley

**Absent:** 2 - Councillor Amanda Linehan and Ari Taylor

### 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](#)

[Final Paper 215-25 Do Not Knock Ordinance](#)

*Since Paper 215-25 was last discussed, Chair Winslow, Solicitor McNeil, and Chief Cronin had discussed necessary updates to the draft language, including definition of canvasser and solicitor. An outline of these changes was handed out and is attached to the history of the paper. Language was added to the paper asking residents to post 'no soliciting' signs on their homes or front doors, as part of the application process.*

*The committee decided to explicitly state in the ordinance that nonprofits, including religious, educational, and political canvassers, are exempt from the permit and bond requirements. They agreed to move the language about exemptions to the definition section to avoid confusion.*

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Ordinance be taken from the table. The motion carried by a unanimous vote.**

**A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Ordinance be recommended favorably as amended to the City Council. The motion carried by a unanimous vote.**

[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](#)  
[Working draft as of September 30, 2025](#)  
[Draft Rental Registry Ordinance - Updated November 18 2025](#)

### 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](#)

## Adjournment

**A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 6:31 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

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