



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final License Committee

Councillor Sica, Chair
Councillor Condon, Vice Chair
Councillor Colon Hayes
Councillor McDonald
Councillor Taylor

Tuesday, February 4, 2025

6:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/mrkvvpe5>

Roll Call

Chair Sica called the meeting to order at 6:40 PM.

Also in attendance was Nelson Miller, Jim Tuxbury, Dave Morse, Alicia McNeil, and Morgan Hunte. John MacMillen, from MacMillen Automotive 388 Eastern Avenue, joined the meeting via Teams.

Present: 5 - Councillor Jadeane Sica, Councillor Paul Condon, Karen Colon Hayes, Carey McDonald and Ari Taylor

Minutes to be Approved

[57-25](#)

Minutes for the meeting of January 28, 2025

A motion was made by Councillor Condon, seconded by Councillor Taylor, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Business

[58-25](#)

Petition: Class II: MacMillen Automotive, 388 Eastern Avenue, Malden, 15 cars
(Renewal)

Compliance Officer Dave Morse reported to the Committee that he had a conversation with the owner, John MacMillen, who sold the auto body shop but is still conducting business as a Class II dealer. Mr. MacMillen told Dave Morse there weren't enough parking spaces for both the auto body and his Class II at the property. Mr. MacMillen informed Dave that he would be agreeable to reducing the number of cars on his license to five to satisfy the parking requirements at this property.

Chair Sica asked Nelson Miller if reducing the number of cars to 5 would be possible given the number of different businesses at this property. He confirmed there would sufficient parking.

A motion was made by Councillor Taylor, seconded by Councillor Condon, that the Petition be recommended favorably to the City Council. The motion carried by a unanimous vote.

[59-25](#)

Petition: Class II: Rigano's Towing Service, Inc., 1081 Fellsway, Malden, 17 cars

(Renewal)

A motion was made by Councillor Sica to be recused from discussion on Papers 59-25 and 60-25 as she is related to the Rigano Family. Motion was seconded by Councillor Colon Hayes. Motion carried by a unanimous vote. Councillor Sica vacated the room and Councillor Condon took over the meeting.

A motion was made by Councillor Colon Hayes, seconded by Councillor Taylor, that the Petition be recommended favorably to the City Council. The motion carried by a unanimous vote.

60-25

Petition: Class II: Rigano's Towing Service, Inc., 1152 Eastern Avenue, Malden, 10 cars (Renewal)

A motion was made by Councillor Sica to be recused from discussion on Papers 59-25 and 60-25 as she is related to the Rigano Family. Motion was seconded by Councillor Colon Hayes. Motion carried by a unanimous vote. Councillor Sica vacated the room and Councillor Condon took over the meeting.

A motion was made by Councillor Colon Hayes, seconded by Councillor Taylor, that the Petition be recommended favorably to the City Council. The motion carried by a unanimous vote.

Committee will use the remaining time in session to discuss outstanding issues with Class II licenses in the city that encompass two abutting parcels for one business entity and procedures to accommodate such requests.

Chair Sica started the conversation with the Class II license at 451 Ferry Street and how the Committee may go about granting an additional Class II license for the abutting parcel located at 455 Ferry Street.

If the Committee were to grant the business a Class II license for the total number of cars that fit on both parcels the concern would be if the owner sells one of the parcels the business would then have a license for too many cars for just one parcel.

Nelson Miller mentioned the principal use has to be for the sale of used cars but 455 Ferry has a mixed residential and office use. Dave Morse added that the cars are parked so tight onto both properties that it should be considered a fire hazard.

The properties at 590 and 600 Broadway are in a similar situation with two abutting parcels for one business. The owner of these properties on Broadway would be agreeable to two different licenses, one for each parcel.

Chair Sica stated that it would be best for the Committee and the Compliance Officers to go look at these properties before taking any action and to get a better idea of possible solutions.

Tabled Papers

315-24

Petition: Class II: Beach Street Gas and Service, 200 Beach Street, Malden, 15 cars (New)

A motion was made by Councillor Taylor, seconded by Councillor Colon Hayes, that the Petition be taken from the table. The motion carried by a unanimous vote.

Councillor Sica started the conversation by going over the history of this property. 200

Beach St. had a Class II license in the past for a number of years but it lapsed for two years, therefore this is considered an application for a new Class II license. After the recent overhaul of the Class II licensing process, Chair Sica stated that moving forward it is necessary to adhere to our ordinances and state law regarding the required principal use of the business be for the sale of used cars.

The principal use of 200 Beach St. is a gas station. There have been issues with the property being unkempt and parking in the area. Additionally, the property doesn't have the space for the minimum 15 cars as required by city ordinance.

Taking all of this into consideration, Chair Sica felt it would be best to deny this license and also issue a refund for the fees associated with 200 Beach St. paid the city while applying for this license.

A motion was made by Councillor Colon Hayes, seconded by Councillor Taylor, that the Petition be recommended unfavorably to the City Council. The motion carried by a unanimous vote.

Adjournment

A motion was made by Councillor Taylor, seconded by Councillor McDonald, that this meeting be adjourned. The motion carried unanimously.

Meeting adjourned at 7:07 PM.

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

For instructions on enabling live translated captions in Teams, please visit:
www.cityofmalden.org/captions