



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final License Committee

*Chairperson Jadeane Sica
Vice Chair Stephen Winslow
Councillor Paul Condon
Councillor Ryan O'Malley
Councillor Chris Simonelli*

Tuesday, May 31, 2022

6:30 PM

215 Pleasant Street
Room 108
Malden, MA 02148

Joint Committee of License and Rules & Ordinance

Also in attendance from Rules and Ordinance : Chair Crowe, Vice Chair Winslow, Councillors Linehan, McDonald, Simonelli. All five committee members were present.

Present: 4 - Jadeane Sica, Stephen Winslow, Paul Condon and Chris Simonelli

Absent: 1 - Ryan O'Malley

Rules & Ordinance Committee Members include:
Chair Peg Crowe, Vice Chair Amanda Linehan, Councillor At Large Carey McDonald, Councillor Chris Simonelli, Councillor Jadeane Sica

Roll Call

Also present was City Solicitor Kate Fallon, Building Commissioner Nelson Miller, Compliance Officers Dave Morse and Jim Tuxbury.

Chair Sica called the License Committee to order at 6:42 P.M. Roll call was taken.

Chair Crowe called the Rules and Ordinance Committee to order at 6:43 P.M. Roll call was taken.

Present: 4 - Jadeane Sica, Stephen Winslow, Paul Condon and Chris Simonelli

Absent: 1 - Ryan O'Malley

Minutes to be Approved

[264-22](#)

Minutes of the meeting of May 17, 2022

A motion was made by Vice Chair Winslow, seconded by Councillor Simonelli, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Business

[255-22](#)

Order: That the Malden City Council evaluate and make changes, if necessary, to the Municipal Code of Malden (MCC) Title 6, Chapter 08, Section 100 (b) (3) which states, that the area controlled by the, business is of sufficient size to allow a.

storage or display of no fewer than 15 cars in paved, lined and numbered spaces no smaller than 10'X20', and b. employee and customer parking of no fewer than 3 spaces, provided that one additional employee/customer parking space shall be required for each additional 20 spaces of for storage or display. All spaces shall be clearly lined, numbered and designated in yellow traffic paint as storage/display or employee/customer parking.

Sponsors: Jadeane Sica

License Chair Sica read paper 255-22 and the reasons for it. Chair Sica said the only change request would be the size of the spaces be reduced from 10x20 to 9x18. The size of the spaces in the License (10x20) section of the ordinances would then mirror the standard sizes (9x18) in zoning. This would make the ordinance consistent and avoid confusion with the class II dealer's plot plans.

Building Commissioner Miller said he had asked around and couldn't get an answer to why the Dealers License's were set at a different size. Mr. Miller acknowledged when plot plans were submitted, most times the engineer that was hired by the particular Class II Dealer would reference the 9x18 in the plot plan.

Councillor Simonelli stated when he was previously on the council there were issues with the Dealer Licenses and there were rules put in place although difficult to enforce.

Building Commissioner Miller said that three years ago when Councillor Murphy was chair of License, the ordinance for Class II Dealer's were revisited and requirements were put in. Mr. Miller suggested that rules for Class II Dealers should have rules similar rules as retail sales and he could come up with changes over the summer.

Chair Sica stated she put in a moratorium for new licenses 3 years ago and there is a cap number of 27 licenses.

Compliance Officer Morse said they have been not enforcing the 10x20 spaces. Building Commissioner Miller stated there have been a lot of rules that haven't been followed.

Councillor Murphy suggested that the council have any rule changes in place prior to sending out renewal applications in October. Councillor Sica requested that the size of the spaces get voted on tonight so they would be in affect for July 1st.

Councillor Linehan made a motion to recommend the change to the ordinance to what the license committee is recommending favorable that the spaces be changed to 9 x18, the motion was seconded by Councilor Simonelli. The following roll call vote was taken: Crowe (y), Linehan (y), McDonald (y), Sica (y), Simonelli (y).

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

Other Business

Adjournment

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the License Committee meeting be adjourned. The motion carried by a unanimous vote.

The License meeting adjourned at 7:02 P.M.

Coucillor Sica made a motion that Rules and Ordinance be adjourned, the motion was seconded by Councillor Linehan. It was so voted: Crowe (y), Linehan (y), McDonald (y), Sica (y), Simonelli (y)

Rules and Ordinance adjourned at 7:02 P.M.