



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, March 11, 2025

5:30 PM

215 Pleasant Street
Room 113
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/4zxvjwc8>

Roll Call

Chair Sica called the meeting to order at 5:35 PM.

Also in attendance were Jim Tuxbury and Dave Morse.

Present: 4 - Councillor Jadeane Sica, Karen Colon Hayes, Carey McDonald and Ari Taylor

Absent: 1 - Councillor Paul Condon

Minutes to be Approved

[123-25](#)

Minutes for the meeting of March 4, 2025

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

Business

Compliance Officers reported no issues with any of the following petitions for Class II, Livery Company, Livery Driver, Second-Hand Dealer, and Taxi Driver licenses. They informed the Committee the Police Department would reach out to Clei Jewelers, LLC to go over record keeping, reporting to the Police Department, and eligible goods that can be sold by a second-hand dealer with the owner.

[99-25](#)

Petition: Class II: Smart Buy USA dba Smart Buy Auto Group, Inc. 495 Broadway, Malden, 22 cars (Change of address/Renewal)

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

[100-25](#)

Petition: Livery Company: MGR Transportation, LLC, 228 Pearl Street, Malden (Renewal)

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

[101-25](#)

Petition: Livery Driver: Amarjit Singh, 228 Pearl Street, Malden (Renewal)

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

[102-25](#)

Petition: Second-Hand Dealer: Clei Jewelers, LLC, 94 Main Street, Malden (New)

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

[103-25](#)

Petition: Taxi Driver: Louis A. Ciulla, 235 Revere Street Apt. 503, Revere (Renewal)

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

[104-25](#)

Petition: Taxi Driver: John Danca, 36 Highland Court, Malden (Renewal)

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

[105-25](#)

Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2L, Chelsea (Renewal)

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

[106-25](#)

Petition: Taxi Driver: Stephen Lauber, 3 Meredith Way, Rockland (Renewal)

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

[107-25](#)

Petition: Taxi Driver: Frank Pensavalli, 328A Bryant Street, Malden (Renewal)

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

[108-25](#)

Petition: Taxi Driver: Donald Porter, 17 Silver Leaf Way Apt. 1731, Peabody (Renewal)

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

[109-25](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)

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

110-25

Petition: Taxi Driver: Carlos Vargas, 290 Mishawum Road Apt. 2039, Woburn
(Renewal)

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

Other Business

147-25

Committee will continue discussion from the meeting of March 4th on reviewing MCC 6.08.060 OFFSITE PARKING FACILITIES and discussing potential amendments thereto for the purpose of drafting an ordinance paper.

Attachments: [Current Open Air Parking Facilities in Malden](#)
[Current 6.08.060 Offsite Parking Facilities](#)
[Open Air Lot License fees in other Cities](#)

Discussion began with the Committee reviewing the Open Air Lot License fees in other Cities handout. The Councillors noted the significant difference in parking fees between cities, and that they would like to reach out to the other communities to see what the break down of those fees are, particularly those charging higher amounts.

Discussion included a comparison between flat fees and per space fees, with Everett charging a flat fee and Revere charging per space. The Committee considered the implications of these different approaches.

Councillor Sica stated she would reach out to other cities for detailed breakdowns of their fee structures and if the fees have ever been challenged.

Councillor McDonald said they would do research on potential environmental costs such as requiring trees or plants to offset pavement. Councillor McDonald said they will also look into phone data to understand how many people are parking in Malden, particularly those who do not live in the city, to assess the wear and tear on roads.

Councillor Taylor suggested reaching out the Department of Public Works for input on the City's expenses for fixing streets.

The Committee agreed to reconvene in a few weeks to review the gathered information from various departments and cities and then continue the discussion on the open air parking lot fees.

Adjournment

**A motion was made by Councillor Taylor, seconded by Councillor McDonald, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting adjourned at 5:48 PM.**

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