



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final License Committee

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

Tuesday, October 8, 2024

5:30 PM

215 Pleasant Street
Malden, MA 02148

Roll Call

Chair Sica called the meeting to order at 5:31 PM.

Also in attendance was Morgan Hunte, Jim Tuxbury, Zaheer Samee, and two employees from Beach Street Gas and Service Richard Szarythe and Jamal Denny.

Present: 4 - Councillor Jadeane Sica, Councillor Karen Colon Hayes, Paul Condon and Ari Taylor

Absent: 1 - Chris Simonelli

Minutes to be Approved

[368-24](#)

Minutes for the meeting of October 1, 2024

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

Tabled Papers

[315-24](#)

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

Operations Manager Richard Szarythe and Chief Operations Manager Jamal Denny attended this evening's meeting representing Beach Street Gas and Service in the stead of Owner Ed Fayad.

Chair Sica explained to the employees that the purpose of this meeting was to speak with Eddie directly to hold him accountable for multiple concerns seen with this and another property he owns in Malden.

Concerns regarding the business on Beach Street include having enough space to park cars for all the spots they're requesting with this petition, cars parked on the Wesley Street side where there are no spots, cars parked near the pumps, a plow that was double parked without a license plate, piles of debris, old tires, leaking batteries behind the fenced area, the plot plan is fine but the lot needs to be lined and numbered.

Councillor Condon has concerns about Mr. Fayad's gas stations in Ward 2 as well as the liquor store on Medford Street that has been burnt out for years and was supposed to be demolished.

Mr. Denny reported to the committee that he has recently been tasked by Mr. Fayad with the liquor store project and he is currently working with Nelson Miller to have the

demolition proceed. Mr. Szarythe assured the committee that he will take responsibility of cleaning up the Beach Street location according to all areas of concern as discussed during the meeting.

The petition was retabled to give time for the above stated agreements to come to fruition. It was also recommended that if they ever have occasion to come before the committee again in the future, Mr. Fayad must also attend.

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

A motion was made by Councillor Colon Hayes, seconded by Councillor Taylor, that the Petition be tabled for two months. The motion carried by a unanimous vote.

[319-24](#)

Petition: Livery Company: Tian L & Y Inc., 15 Burr ridge Place, Malden, 1 vehicle (New)

Compliance Officer Tuxbury and Assistant City Clerk Hunte spent time since the last meeting researching the history of any livery businesses and parking issues at 15 Burr ridge Place. Concerns about which and how many cars are registered to this address have been relieved. It was also reported out that owner of the past livery license no longer lives at this address. There is now only one driver with one livery business seeking to operate out of this address. In the future, if Mr. Yuan wishes to have a second livery car out of his home address, he is allowed to do so but any potential employees working for him must be relatives living at the same address. No further concerns about either petition 319 or 320.

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

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.

[320-24](#)

Petition: Livery Driver: Chaohua Yuan, 15 Burr ridge Place, Malden (New)

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

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.

Adjournment

A motion was made by Councillor Taylor, seconded by Councillor Condon, that the meeting be adjourned. The motion carried unanimously. Meeting was adjourned at 5:57 PM.