



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, October 21, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/yzruz3xu>

Roll Call

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

Also in attendance was Morgan Hunte, Jim Tuxbury, David Morse, Prasanna Rajasekaran, and Councillor Crowe.

Present: 4 - Councillor Jadeane Sica, Councillor Paul Condon, Carey McDonald and Ari Taylor

Absent: 1 - Karen Colon Hayes

Minutes to be Approved

[376-25](#)

Minutes for the meeting of September 9, 2025

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

Business

Compliance Officers Morse and Tuxbury reported they had inspected all properties as presented by this evening's petitions. With the exception of Paper 370-25, Class II license for AGM Auto Sales, there are no concerns with any of the businesses being discussed. They confirmed also that they visited the house on the Sega plot at 455 Ferry Street and no one is living there. The building is allowed to be used as a business office but not a living quarters.

Paper 370-25 was pulled for further discussion, all other papers were approved to be referred out favorably to the Full Council.

[349-25](#)

Petition: Extended Hours: Burger King #922, 61 Broadway, Malden, Hours: 7 days, 24 hours (New)

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

[357-25](#)

Petition: Class II: Sega Auto Sales & Service, 455 Ferry Street, Malden, 7 cars
(New)

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

[358-25](#)

Petition: Lodging House: Metro North Housing Corp., 22 Charles Street, Malden, 11 rooms (Renewal)

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

[359-25](#)

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 rooms (Renewal)

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

[360-25](#)

Petition: Lodging House: Metro North Housing Corp., 115 Washington Street, Malden, 14 rooms (Renewal)

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

[370-25](#)

Petition: Class II: AGM Auto Sales, Inc. 160 Eastern Avenue, 21 cars (Renewal)

Attachments: [370-25 AGM Lot Over Filled](#)

Compliance Officers Morse and Tuxbury visited AGM Auto Sales to find 37 cars on the lot, which exceeds the license limit of 21 vehicles. The owner reported nine cars were already sold and just waiting to be delivered but he had no purchase and sales documentation to back up that claim. AGM's website shows an available inventory of 115 vehicles for sale and all of them were photographed on the business' property as is evidenced by the distinctive green building and brown bay doors located on the side of the establishment.

It appears that AGM is utilizing the open air lot across the street at 135 Eastern Avenue to store excess inventory, which is in violation of the open air parking lot license issued to that address. Compliance Officers could not enter the lot as the gate was locked but could confirm over 40 cars on the lot from their view from the sidewalk. The open air license on that property allows for only 24 and does not allow unregistered cars to be stored on premises. A violation ticket was issued.

AGM's Class II license is active until December 31 so the committee agreed to monitor the situation until all business practices are revealed and corrected.

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Petition be tabled. The motion carried by a unanimous vote.

[371-25](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars
(Renewal)

A motion was made by Councillor Taylor, seconded by Councillor McDonald,

that the Petition be recommended favorably to the City Council. The motion carried by a unanimous vote.

[372-25](#)

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

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

[373-25](#)

Petition: Class II: Sega Auto Sales & Service, Inc. 451 Ferry Street, Malden, 10 cars (Renewal)

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

Other Business

[377-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.060 Subsection B(3) OFFSITE PARKING FACILITIES is hereby amended by adding 'annual' between non-refundable and application and by striking '\$100 per vehicle' and inserting the following: '\$200, a base fee of \$100 for the first nine parking spaces and \$20 per each additional parking space over nine.'

Sponsors: Jadeane Sica

Attachments: [Current 6.08.060 Offsite Parking Facilities](#)

[Memo on Open Air Parking Lot Fee Structure 6.18.2025 352-25](#)

City Clerk Desiderio erroneously wrote this paper reflecting a base fee of \$100 for each of the first nine parking spots in a given lot. The actual intent was the base fee to be a flat rate for all nine spots inclusive. A motion was made to strike the word "each" after '\$100' in the proposed ordinance language.

A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Ordinance be amended. The motion carried by a unanimous vote.

The need to update the open air parking lot license application has been the subject of many License Committee meetings in the past year, leading up to the creation of this paper. The purpose of this paper is to revamp the fee structure to better reflect the financial burden of maintaining enforcement of lots and look less like an excessive tax.

During the License Committee meeting of September 9, 2025, the body reviewed a memo from Solicitor McNeil outlining her legal opinion on a newly proposed fee structure for Open Air Parking Lots. It is the Solicitor's opinion that the fee structure was sufficiently vetted and reasonable. The fees were based on city resources necessary to manage parking lots city wide: compliance officers, police and fire safety concerns, DPW for wear and tear of streets, increased traffic and environmental issues with non-residents coming into Malden to utilize two train stations, office staff to execute the application and permitting process. This fee structure is also comparable to what surrounding cities have in place. The Solicitor's memo is attached to Paper 352-25 for public viewing.

This paper will now be submitted for review by the Rules & Ordinance Committee. Upon final passage by the City Council renewal applications, which have been on hold since April, will be sent out for all open air parking lot licenses to be brought current.

A motion was made by Councillor Condon, seconded by Councillor McDonald, that the Ordinance be recommended favorably to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

Adjournment

A motion was made by Councillor Taylor, seconded by Councillor Condon, that this meeting be adjourned. The motion carried unanimously.
Meeting was adjourned at 5:49 PM.

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