



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, May 27, 2025

5:30 PM

215 Pleasant Street
Room # 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/3tsunj6f>

Roll Call

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

Also in attendance was Dave Morse, Jim Tuxbury, Nelson Miller, and Councillor Spadafora

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

Minutes to be Approved

[257-25](#)

Minutes for the meeting of May 6, 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

Compliance Officers reported no issues with any of the following petitions for Class III, Livery Company, Livery Driver, Pool Tables and, Self-Service Gas Station licenses.

[241-25](#)

Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)

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.

[242-25](#)

Petition: Livery Company: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden, 1 vehicle (New)

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.

[243-25](#)

Petition: Livery Driver: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden (New)

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.

244-25

Petition: Livery Company: Pabla Transport LLC, 26 Blaine Street, Malden, 1 vehicle (Renewal)

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.

245-25

Petition: Livery Driver: Jaspreet Singh, 26 Blaine Street, Malden, 1 vehicle (Renewal)

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.

246-25

Petition: Pool Table: Biao Ge Pool Hall, 77 Exchange Street, Malden, 7 tables (Renewal)

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.

247-25

Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden (Renewal)

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.

Other Business

Committee will continue discussion from the meeting of March 11 and May 6 on reviewing MCC 6.08.060 OFFSITE PARKING FACILITIES and discussing potential amendments thereto for the purpose of drafting an ordinance paper.

Building Commissioner Nelson Miller presented a new fee schedule for open-air parking lot licenses to the Committee. He explained it was developed after reviewing similar schedules from surrounding cities. The proposed fee structure includes a \$200 license fee, a base fee of \$75 for the first nine parking spaces and \$15 per additional parking space. The structure is designed to align with the services provided by the city such as inspections and compliance checks by various city departments such as the inspections and parking departments.

Nelson compared the proposed fee structure to the existing one for Class II licenses, highlighting similarities and justifying the proposed fees based on administrative efforts and costs.

Committee discussed the amount of work involved in managing the inspections and compliance checks. They agreed that the proposed fees seemed reasonable given the effort required and could be adjusted in the future if necessary, based on feedback and further analysis of the administrative efforts involved.

Councillor McDonald suggested factoring in additional costs such as service calls from police or fire and the environmental impacts of open-air parking lots. This would help improve the city's management of heat and stormwater runoff. They proposed adding a cost for tree planting projects throughout the city to offset these impacts.

Committee agreed to amend the fee schedule, increasing the base fee for the first nine vehicles from \$75 to \$100 and the additional per vehicle fee from \$15 to \$20. This amendment was approved unanimously.

Committee approved the fee schedule as amended. Chair Sica said she would work with Building Commissioner Miller to draft an ordinance amendment with the new fee structure to submit to the City Council.

Adjournment

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

Meeting adjourned at 5:54 PM.

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