



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, November 25, 2025

5:30 PM

215 Pleasant Street
Room 108
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/25pv5kaj>

Roll Call

*Chair Sica called the meeting to order at 5:39 PM.
Councillor Colon Hayes was not in attendance because she was needed in
Personnel/Appointments.*

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

Absent: 1 - Karen Colon Hayes

Minutes to be Approved

446-25 Minutes for the meeting of November 18, 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

409-25 Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)

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

410-25 Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)

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

411-25 Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)

A motion was made by Councillor Condon, seconded by Councillor McDonald, that the Petition be recommended favorably to the City Council. The motion

carried by a unanimous vote.

412-25

Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

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

413-25

Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)

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

414-25

Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)

Dave Morse reported Compliance continues to struggle with Prestige Motors pushing the limits of their license. Prestige is allowed 67 cars between two licenses at 590 & 600 Broadway but at last check, there were 90 cars on the lot. Additional concerns include blocking driveways and employees/customers parking on the street. All cars are supposed to be on the property. Compliance issued the business a ticket with a copy of the ordinance and alerted them they would be back next week for a recount of cars. The Committee recommended all Class II dealers are sent a copy of the ordinance with their renewed license.

The committee agreed to conditionally approve licenses for Prestige Motors (papers 414 and 415) pending a follow-up visit, with the understanding that continued issues would result in further action after the first of the year.

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

415-25

Petition: Class II: Prestige Motors of Malden, Inc. 590 Broadway, Malden, 30 cars (Renewal)

Dave Morse reported Compliance continues to struggle with Prestige Motors pushing the limits of their license. Prestige is allowed 67 cars between two licenses at 590 & 600 Broadway but at last check, there were 90 cars on the lot. Additional concerns include blocking driveways and employees/customers parking on the street. All cars are supposed to be on the property. Compliance issued the business a ticket with a copy of the ordinance and alerted them they would be back next week for a recount of cars. The Committee recommended all Class II dealers are sent a copy of the ordinance with their renewed license.

The committee agreed to conditionally approve licenses for Prestige Motors (papers 414 and 415) pending a follow-up visit, with the understanding that continued issues would result in further action after the first of the year.

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

416-25

Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (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.

417-25

Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (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.

418-25

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (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.

419-25

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (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.

420-25

Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (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.

421-25

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

This Petition was recommended favorably to the City Council

422-25

Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, open to the public 5:00AM - 11:00PM, open 24 hours for commercial operations (Renewal)

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

423-25

Petition: Extended Hours: Ethiopian Restaurant, 1B Highland Avenue, Malden, Hours: Tuesday and Wednesday 11:00AM - 1:00AM, Thursday through Sunday 7:00AM - 1:00AM (New)

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

424-25

Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (Renewal)

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

425-25

Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

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

426-25

Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)

There were no issues to be reported with the Broadway McDonald's location. It was only requested to specify on the license that the extended hours are for the drive-thru only. In person dining closes at 9:00 PM.

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

427-25

Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

428-25

Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

429-25

Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden Avenue #1, Malden (Renewal)

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

430-25

Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)

This livery petition is for a multiple family dwelling with an illegal driveway on the left side of the house. The right side of the house is also paved for parking. There is no curb cut; cars must drive over the curb to get in/out of parking spots. An unregistered car was seen on the property with Uber and Lyft stickers on the vehicle. It is unclear if the livery license is meant for the unregistered car or a different vehicle. When Compliance Officers visited the house, there was no answer at the door. A notice was left on the car. The Committee is not prepared to approve a license for a resident that is out of compliance with current city ordinances. The recommendation is for Mr. Voltaire (Paper 431-25) to apply for an on-street parking permit for the livery vehicle and that the owner of the house apply for a curb-cut to accommodate the household parking situation.

Papers 430 & 431 are being tabled until Compliance can have a talk with the petitioner to clear up these issues.

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

431-25

Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

This livery petition is for a multiple family dwelling with an illegal driveway on the left side of the house. The right side of the house is also paved for parking. There is no curb cut; cars must drive over the curb to get in/out of parking spots. An unregistered car was seen on the property with Uber and Lyft stickers on the vehicle. It is unclear if the livery license is meant for the unregistered car or a different vehicle. When Compliance Officers visited the house, there was no answer at the door. A notice was left on the car. The Committee is not prepared to approve a license for a resident that is out of compliance with current city ordinances. The recommendation is for Mr. Voltaire (Paper 431-25) to apply for an on-street parking permit for the livery vehicle and that the owner of the house apply for a curb-cut to accommodate the household parking situation.

Papers 430 & 431 are being tabled until Compliance can have a talk with the petitioner to clear up these issues.

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

Tabled Papers

370-25

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

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

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

AGM Auto Sales continues to be over their car limit. The committee noted ongoing complaints about employees and customers parking on the street. AGM has expressed interest in seeking changes to their special permit, which may affect the number of spaces allowed at their location; the owner is scheduled for a hearing on December 12th. After that hearing, the Committee will have owner Marcos in for an update to any changes that may take place with his company as well as compliance and parking arrangements. In the meantime, the committee agreed to recommend to the Full Council granting a conditional license for three months.

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

Adjournment

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 6:00 PM.

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005

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www.cityofmalden.org/captions