



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, April 8, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/ycxr4anx>

Roll Call

Chair Sica called the meeting to order at 5:32 PM.

Also in attendance was Dave Morse, Jim Tuxbury, Nelson Miller, Zaheer Samee, Morgan Hunte, Councillor Crowe.

Present: 3 - Councillor Jadeane Sica, Karen Colon Hayes and Carey McDonald

Absent: 2 - Councillor Paul Condon and Ari Taylor

Minutes to be Approved

[162-25](#)

Minutes for the meeting of March 11, 2025

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

Business

License Committee will meet with Gilson Queiroga of Segal Automobile Sales and Service to further the discussions had during the meetings of February 4 and 25, 2025 regarding the potential for a Class II license at 455 Ferry Street and conditions that must be met before such a license may be issued.

[44-25](#)

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

Attachments: [Master File outlining conditions of license](#)

[Segal Auto Sales Letter March 11, 2025](#)

[License Minutes February 4 2025](#)

[License Minutes February 25 2025](#)

In attendance this evening was Gilson Queiroga of Segal Automobile Sales and Service with his legal counsel, Attorney Max Schechner of Busa & Schechner, Attorneys At Law, 10 Cedar Street, Woburn.

The discussion began with Building Commissioner Nelson Miller giving a background of 451-455 Ferry Street. During an audit of all the Class II plot plans currently on file, it came to the city's attention that Sega's license was for a plot plan that showed two separate parcels as one lot. The plan had to be redrawn for accuracy. 451 was a car lot, 455 has a single family home with cars from 451 parked on its lot. Running a used car dealership from a residential location is not allowed. It was explained to Mr. Queirogo that a Class II license for ten cars would be granted for 451 but if he wanted an additional license for 455, the house would have to be vacated, redesigned to be used as office space for the business, and the business would have to come up with a parking plan that is in compliance with the city ordinances. Residents are not allowed to live on land that is licensed as a car lot.

Attorney Schechner stated Mr. Queirogo has owned this business for twenty years and lived in the house for thirteen years prior to moving out and renting the house to an employee of the business. Attorney Schechner argued employees living at the business is necessary for service consistency and security. It is a small community business that requires an employee on the premises. It was noted Malden has many small community businesses that do not have employees living in the business. Attorney Schechner kept stating a car dealership that is only licensed for five cars is not viable. A correction was noted there is a current license for ten cars, not five.

As a means of solution for obtaining a Class II license for 455 Ferry Street, Attorney Schechner offered the idea of granting an easement from the residential property to the business property; this will give control of land use to 451. He also suggested changing the contour of the driveway and removing cars from the front of the house and park in the middle of the two plots.

Both Commissioner Miller and Assistant City Solicitor Zaheer Samee stated they do not see granting an easement as a solution. Business use is not allowed on residential property, additionally just because an owner grants an easement doesn't make it a legal proposition. According to our ordinances, parking cars on a residential property for a business on a different parcel of land equates to a parking lot and would require an open air lot license. Attorney Schechner is looking for a compromise but the city has already offered a compromise for a license at 455 (See Sega Auto Sales Letter March 11, 2025).

Councillor Colon Hayes expressed concern about having to evict a family living at 455 Ferry Street. There is no family living there right now. Currently there is only one person living in the house, who serves as a foreman at Sega. A new tenant is preparing to move into the house on May 1. The question was asked why another tenant was moving in when Sega is supposed to be vacating the house by September. It was noted the house is not mandated to be empty by September if Sega chooses not to take necessary steps to turn 455 into a car lot. Mr. Queirogo has the option of keeping that house as a rental unit.

Councillor McDonald asked Mr. Queirogo if he might look into storing inventory at a location off site but they were told that idea isn't conducive to a used car lot because when people are shopping for cars, they expect to see the inventory parked on the lot to view and test drive. Councillor McDonald concluded by telling the Sega team the License Committee will wait to hear back on what solution they decide to choose. The License Committee is willing to hear additional ideas but they must be within the constraints that the Committee is working under.

From the chair, Councillor Sica asked how many more spaces is Sega seeking for the

land at 455 Ferry Street? And, if that number is only for an additional 4-5 vehicles, why can't those cars just be stored where the other 39 vehicles are being held? As of this date, Sega's website shows 49 vehicles currently in stock. With a license for ten cars, where are the other 39 cars parked? Mr. Queirogo stated some of those cars have already been sold but did not account for all 49 cars in inventory. He did say six cars are stored at a parking lot on Madison Street. Unregistered cars are not allowed to be parked in an open air parking lot.

Tabled Papers

[123-25](#)

Minutes for the meeting of March 4, 2025

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Committee Minutes be removed from the table. The motion carried by a unanimous vote.

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

Adjournment

**A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 6:07 PM.**

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