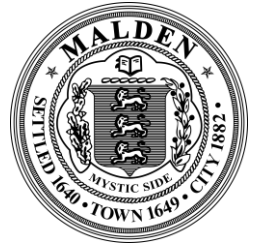


Carol Ann Desiderio, City Clerk
cdesiderio@cityofmalden.org
www.cityofmalden.org

City of Malden

Massachusetts

Malden City Clerk
215 Pleasant Street, Room 220
Malden, Massachusetts 02148



Phone 781-397-7116
Fax 781-388-0610

March 11, 2025

Sega Auto Sales & Service, Inc.
Attn: Gilson Queiroga
451 Ferry Street
Malden, MA 02148

Dear Mr. Queiroga:

This letter is to inform you that the License Committee is not prepared at this time to issue a determination for the request for a Class II license for your location at 455 Ferry Street.

State law and city ordinance provide that the sale of secondhand motor vehicles must be the principal use of the property to qualify for a Class II license. According to current city zoning records, 455 Ferry Street is in a residential use category. For this reason and other safety regulations, Sega may not use that plot for vehicle sales and must remove all vehicles from the property immediately.

The License Committee has issued a six month hold on this request to afford Sega time to update the property. If Sega wishes to obtain a Class II license for 455 Ferry Street please complete the following prior to September 1, 2025:

- Evict the tenants living at 455 Ferry Street. They may visit www.cityofmalden.org/874/Housing for information on alternative housing options;
- Convert the building to an office and obtain a Certificate of Occupancy from Inspectional Services;
- Provide a new plot plan that shows snow storage and aisles in addition to the other parking requirements as stated in city ordinances;
- Reapply with a new Class II license application specifically suited to the 455 Ferry Street location.

Please contact Nelson Miller in the Inspectional Services Department at 781-397-7030 to set up a meeting to go over this process in more detail.

Thank you.

Sincerely,

Carol Ann Desiderio
CITY CLERK

cc: Nelson Miller, Building Commissioner