



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final License Committee

*Chairperson Jadeane Sica  
Vice Chair Stephen Winslow  
Councillor Paul Condon  
Councillor Ryan O'Malley  
Councillor Chris Simonelli*

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Tuesday, October 25, 2022

5:30 PM

215 Pleasant Street  
Room 105  
Malden, MA 02148

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### Roll Call

*Chair Sica called the meeting to order at 5:38 PM.  
Also in attendance were Compliance Officers David Morse and James Tuxbury, and  
Salomao Junior from One Dealer Solutions and Wholesalers, Inc.*

*Meeting was clerked by Assistant City Clerk Carol Ann Desiderio.*

**Present:** 3 - Jadeane Sica, Stephen Winslow and Paul Condon

**Absent:** 2 - Ryan O'Malley and Chris Simonelli

### Minutes to be Approved

[421-22](#)

Minutes of the meeting of June 14, 2022

**A motion was made by Vice Chair Winslow, seconded by Councillor Condon, that the Committee Minutes be approved. The motion carried by a unanimous vote.**

### Business

[254-22](#)

Petition: Lodging House License, Mitoan, LLC of 52 Maple Street, 8 units, renewal

**Sponsors:** Jadeane Sica

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

[406-22](#)

Petition: Canvassing Application for Richmond Siu of 120 Tremont Street, Brighton on behalf of Trinity Solar, Inc.

*This canvassing application was incorrectly docketed. Instead of going through License Committee, it should have been approved by the Police Department via the City Clerk's Office. Clerk will follow up with petitioner to see this application is correctly processed.*

**A motion was made by Vice Chair Winslow, seconded by Councillor Condon, that the Petition be placed on file. The motion carried by a unanimous vote.**

[407-22](#)

Petition: Class II license for Auto Bazaar, Corp. of 17 Charles Street, renewal. 21 cars

*Compliance Officer Dave Morse reported on this petition that Auto Bazaar has \$375 in outstanding fees owed to the City, \$65 in parking tickets, \$310 in city ordinance fines. Councillor Winslow stated a condition of approval should be that Auto Bazaar be made to keep their back gate closed to they aren't able to move cars onto and across the bike path behind their business.*

*A motion was made to table so that the company could be given a chance to clear their account with the Treasurer's Office.*

**A motion was made by Vice Chair Winslow, seconded by Councillor Condon, that the Petition be tabled to the License Committee. The motion carried by a unanimous vote.**

[408-22](#)

Petition: Class II license for Auto Tech II, Inc., of 1236 Eastern Avenue, renewal. 5 cars

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

[409-22](#)

Petition: Class II license for One Dealer Solutions and Wholesalers, Inc., of 93 Maplewood Street, new. 15 cars

*Salomao Junior, petitioner for paper 409-22 was in attendance to speak on his business to the committee. He explained that this class II license is just so he may purchase cars from auction to repair and then sell back. He has no intention on doing retail sales of used cars.*

*It was explained to him that having a class II license requires the principal use of the location must be for automotive sales and that all other uses are to be supportive of or accessory to automotive sales. If his main purpose at this location is to repair automobiles he must abide by requirements for auto repair shops, not the class II license. Chair Sica stated State law prohibits issuing class II licenses to businesses whose primary use is not selling cars. The petitioner reiterated that his main purpose for this business is to buy and sell cars but then contradicted himself by saying he only needed the class II license so he could repair and send cars back to auction.*

*Compliance Officer Tuxbury went further to explain to the petitioner that if the class II is the primary use of the business then customer repairs would not be allowed for the general public coming in off the street and that this is something that should be explained to the owner of the building who most likely will not be in agreement.*

*Compliance Officer Tuxbury showed pictures of the property to Chair Sica, explaining the shop at 93 Maplewood Street is an indoor business and has a lot of cars. Councillor Winslow noted there must be spaces for employee parking on the business property, not on street. He said that currently employees are parking on Waite Street. He also noticed that the plot plan did not account for the space taken up by the lifts in the shop and so it looks as if there are even less parking spots than there appears at first glance.*

*The committee decided to table the paper for the time being to allow petitioner to straighten out his vision for the business and decide if he really wants a class II license or an automotive repair shop.*

**A motion was made by Vice Chair Winslow, seconded by Councillor Condon, that the Petition be tabled to the License Committee. The motion carried by a unanimous vote.**

[410-22](#)

Petition: Class II license for Jordan Motors, Inc. dba Malden Auto Sales of 147 Ferry Street, renewal. 25 cars

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

[411-22](#)

Petition: Class II license for Hub Starters & Alternators, Inc. of 172 Broadway, renewal. 4 cars

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

[412-22](#)

Petition: Class II license for Rio Auto Group Corp, dba Dealer One Motors of 77 Broadway, renewal. 48 cars

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

### Tabled Papers

[279-22](#)

Petition: Self-Service Gas Station, Gibbs Oil Company Limited Partnership of 728 Main Street. 30,000 gallons Renewal

**Sponsors:** Jadeane Sica

### Adjournment

**A motion was made by Vice Chair Winslow, seconded by Councillor Condon, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 6:12 PM.**