



# 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*

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Tuesday, February 25, 2025

5:30 PM

215 Pleasant Street  
Room 113  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/bdfrc6k9>

### Roll Call

*Chair Sica called the meeting to order at 5:36 PM.*

*Also in attendance was Nelson Miller, Jim Tuxbury, Dave Morse, and Alicia McNeil.*

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

### Minutes to be Approved

[86-25](#)

Minutes for the meeting of February 4, 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

Committee will continue discussion from the meeting of February 4th on outstanding issues with Class II licenses in the city that encompass two abutting parcels for one business entity and procedures to accommodate such requests.

*Chair Sica started discussion with 590 and 600 Broadway, Prestige Motors of Malden, Inc. They were granted a Class II license for thirty-seven vehicles at 600 Broadway and she felt it would be acceptable to grant them an additional license at 590 Broadway for thirty vehicles. A motion was made by Councillor Taylor, seconded by Councillor Condon to grant Prestige Motors of Malden, Inc. a Class II license for thirty vehicles at 590 Broadway. The motion carried by a unanimous vote.*

*At the last meeting, Chair Sica suggested the Committee go by 451-455 Ferry Street to see the property's condition. Councillor Taylor confirmed she had and saw the property was crowded with vehicles.*

*Chair Sica had gone by as well and agreed with that description, adding that it should be considered a fire hazard. Based on her conversations with Building Commissioner Nelson Miller, Chair Sica felt that the Committee couldn't grant Sega Auto Sales Inc. an additional Class II license because 455 Ferry Street isn't in compliance with state law and city ordinance. The principal use of the property is not for the sale of used vehicles and the plot plan is missing key requirements such as snow storage and aisles accessible to all vehicles parked on the property.*

*Chair Sica went on to say Sega Auto Sales, Inc. can't rent the house to tenants and operate a Class II business at the same address. To comply with our zoning ordinances it would have to be one use or the other. She suggested they could have until September 1, 2025 to decide if they want to continue renting the house or if they would rather have a Class II business at 455 Ferry Street.*

*Nelson Miller added that they seemed more interested in having the additional Class II license.*

*If Sega Auto Sales, Inc. decides they would rather use 455 Ferry Street for a Class II business they'd have to remove all vehicles parked on that property immediately and the Committee would provide the following guidance on what Sega Auto Sales, Inc. would have to do prior to September 1, 2025:*

- Evict the tenants living at 455 Ferry Street*
- 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.*

*Chair Sica stated the building can only be used as an office for the Class II business once converted and may not be rented out as a residence.*

*Further, Dave Morse and Jim Tuxbury will deliver the guidance and suggest Sega Auto Sales, Inc. set up a meeting with Nelson Miller to go over the compliance plan.*

*Councillor McDonald expressed concerns about the potential eviction of tenants at 455 Ferry Street and suggested directing the tenants to housing assistance resources, including the Office of Housing Stability, to provide support and guidance during the transition period.*

Committee will review MCC 6.08.060 OFFSITE PARKING FACILITIES and discuss potential amendments thereto for the purpose of drafting an ordinance paper.

*The Committee discussed the current fee structure for outdoor parking permits, considering a shift from a per-space fee to a flat fee to simplify the process and ensure fairness. Currently the fee is \$100 per space. In the past it was \$50 per space.*

*When comparing the flat fees for other licenses the City Council offers, such as Extended Hours which has an application fee of \$250, it was noted that if a flat fee were to be used it may be best to do an amount similar to the Extended Hours license.*

*Councillor Colon Hayes asked Morgan Hunte to research what surrounding cities charge for outdoor parking, if they have such a license.*

*The committee decided to investigate the history and requirements of special permits for outdoor parking facilities to ensure that all existing facilities are compliant with current regulations.*

*Alicia McNeil added that the court stated the fee, whether flat or per space, needs to be tied to a service that the city could provide such as fire, police, inspections, or compliance. She suggested the Committee read the affidavits provided by fire, police, and compliance for what services were provided which would help to figure out what fee to charge.*

*The Committee decided to table this discussion for one week.*

#### 86A-25

Handouts during the License Committee meeting of February 25, 2025.

**Attachments:** [Current 6.08.060 Offsite Parking Facilities](#)  
[Current Open Air Parking Facilities in Malden](#)

## Adjournment

**A motion was made by Councillor Taylor, seconded by Councillor Colon Hayes, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 6:22 PM.**

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