



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER
CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.
FIRE CHIEF | BOARD MEMBER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Friday, August 16, 2024, 10:00 a.m.

By Remote Participation via Zoom

This meeting was held remotely in accordance with Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor.

Board Members: Nicole Murati Ferrer (present), Christine A. Elow (present), and Thomas Cahill, Jr. (absent).

Staff Member Present: Christopher O'Neil.

Decisions: All decisions, unless otherwise stated, were 2-0, and by roll call.

Meeting Started at 10:10 a.m.

Public Testimony Matters

1. Disciplinary E.C. Hathaway & Associates for allegedly operating (a) a leaf blower without a permit and (b) during a prohibited period in the vicinity of 10 Appleton Street on June 28, 2024 (11:36 a.m.) in violation of 8.16.081.2(4) and 3(6), and 8.16.081.3(1).

Present: Damon Krukowski, complainant; Investigator Tyler Bubenik; no one appeared for E.C. Hathaway.

Documents Considered: Hearing notice and documents attached thereto; and file.

Summary: Resident complainant testified they live near the area where the leaf blower was being operated. There is a long history of the company operating at this location in violation of the Ordinance. Krukowski told the individuals to stop and they said no, so Krukowski photographed and videoed them (they proceeded to give Krukowski the finger). Krukowski reiterated fines are not enough. This business has a significant disciplinary history throughout the City, has gotten significant fines (all of which they have paid) but they continue to operate without a permit or in accordance with the Ordinance.

Decision: Violation, 2 counts, \$300 per violation for a total fine of \$600, and \$100 hearing fee for failure to appear.

2. Disciplinary LCSS Landscaping, Leaf Blower Permit #261219, for allegedly operating (a) multiple leaf blowers within the same 10,000 square foot area (two counts) and (b) during a prohibited period in the vicinity of 200 Columbia Street (two counts) on July 8, 2024 (1:09 p.m.) and July 30, 2024 (9:35 a.m.), in violation of CMC 8.16.081.3(10) and 8.16.081.3(1).

Present: Investigator Tyler Bubenik; no one appeared for LCSS Landscaping.

Documents Considered: Hearing notice and documents attached thereto; and file.

Summary: Over the phone, it was confirmed that property management contracts a landscaping company to maintain the apartment complex, which was confirmed to be LCSS Landscaping. LCSS Landscaping is owned Mynor Salvatierra, who used to hold a leaf blower permit under Loyal Cleaning Solutions from 2019 through 2023. This is the first time that LCSS Landscaping is before the Board but Loyal Cleaning Solutions had a significant disciplinary history. There is no media associated with the complaints and complainant did not respond to investigator's question as to how far apart the leaf blowers were being operated. The lot is 60,000 sq. ft.

Decision: Violations (4 counts), warning issued on two counts of operating leaf blowers within the same 10,000 sq. ft. area, and \$300 fine per violation (2 counts) of operating during a prohibited period for a total fine of \$600, and \$100 hearing fee for failure to appear.

3. Disciplinary Waverly Development, Leaf Blower Permit #235949, for allegedly operating multiple leaf blowers within the same 10,000 square foot area in the vicinity of 320 Morgan Avenue at approximately 2:38 p.m. on June 10, 2024, in violation of CMC 8.16.081.3(10).

Present: Investigator Tyler Bubenik; TJ Kendrigan, Account Manager, Waverly Development; and John Hawkinson, Resident, Complainant.

Documents Considered: Hearing notice and documents attached thereto; and file.

Summary: Hawkinson testified that while at North Point Park they saw multiple leaf blowers in operation drawing dirt around. There were three operators using leaf blowers and one blowing debris into the street and storm drain. The operators were about 300 feet of each other.

Kendrigan testified they were operating too close. They do not blow leaves or debris onto the street but this was the last cleaning and they are encouraged to have the sidewalks completely clean to avoid them from getting slippery. Kendrigan explained they operate in multiple towns each with their own regulations so they appreciated being shown the media of the improper operation so they could discuss with the staff. The business has no disciplinary history with the Board.

The agenda failed to state the Leaf Blower Rule regarding blowing onto the street/storm drain. The evidence was that there were no leaves being blown onto as it was dirt. Regardless, the hearing notice did mention it.

Decision: Violation, 2 counts, warning for count of blowing onto City street/storm drain, and \$300 fine for operating leaf blowers within the same 10,000 sq. ft. area.

4. Application #277834 HSA Food Park, LLC d/b/a Naco Taco, 297 Massachusetts Avenue, Common Victualler All Alcohol License #11549, to Add Outdoor Entertainment of DJ, live music and 1 television, on the outdoor area on the private area in front of the licensed premises and not including the outdoor area on Village Street.

Present: Alex Tannenbaum.

Documents Considered: Application submitted and documents attached thereto; and file.

Summary: Through the bigger street closure events, they realized that if you bring entertainment outside more people are attracted to come into the premises. In addition, they want to be able to bring the amenity to persons for special events such as Mexican Independence Day, or for special sporting events, or simply to bring salsa into the square. They do not have specific plans other than trying to bring more people into Central Square. They would close the entertainment outdoors at the same time they close their patio, which is midnight. They would control the noise in the same manner as do so currently. They would mostly stick with acoustical music or a small amplifier. They want to enhance entertainment rather than making it too loud.

Decision: Granted.

5. Application #280979 Massachusetts Institute of Technology d/b/a MIT – Graduate Junction, 299 Vassar Street, for a New Lodging House License for 351 rooms and 677 occupants, for a premises described as in whole of said building, multi-level residence hall for MIT graduate students. Rich Hilton as proposed manager of record.

Present: Sarah Gallop, Director, Office of Government & Community Relations; David Friedrich, Senior Associate Dean, Housing & Residential Services; Richard Hilton, Associate Dean & Director for Residential Services & Operations; Kendra Lowery, ACC, General Manager for Graduate Junction (live-in staff).

Documents Considered: Application submitted and documents attached thereto.

Summary: This is a new residence hall, one which they worked on collectively with the community and City Council. This is part of their commitment of 2017 with the City to add graduate housing. Kendra Lowery, will be a live in staff. They sent out the notice to abutters on the 14th via USPS but they reached out via phone and email to the abutters and confirmed they received notification of the hearing. Neither abutter confirmed whether they would appear (no one from the public spoke as to the application).

Decision: Granted subject to conditions that may be added administratively if any objections come in prior to 9/9/24 and conditions are deemed appropriate, and pending submission of CORI release form for Kendra Lowery.

6. Application #264231 Massachusetts Institute of Technology d/b/a MIT Open Space Programming, 292 Main Street, Common Victualler and Entertainment License #208433, to extend to an outdoor area on the private way with seating capacity of 189 and standing capacity of 2,800. The approximately 2-acre outdoor area will also have entertainment mirroring that of indoors, which

includes all entertainment categories except light and acrobatic shows and wrestling, one TV, one stage, and reading of poetry.

Present: Ryan Rose; and Jessie Smith.

Documents Considered: Application submitted and documents attached thereto; and file.

Summary: The outdoor area would be a total of 86,000 square feet (2 acres). Aside from the same entertainment categories as inside, also plan to have one TV/movie screen and one stage – there is a large outdoor movie screen and small informal stage for performances. The intended hours of operation of outside would be the same as inside (7:00 a.m. -10:00 p.m.). There have been multiple one days for events outdoor at the location, public need is clear.

Decision: Granted.

7. Application #276524 Sheger Ethiopian Food Market, LLC, 2368 Massachusetts Avenue, for a New Common Victualler License for 20 seats inside, an inside occupancy of 60 and 14 patio seats on the city sidewalk with proposed hours of 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. Misrak Gandi [sic] as Manager of a premises described as: 1,400 square foot store with kitchen, storage, bathroom, and a planned 20 and possibly more chairs with small tables.

Present: Eden Gande; and Misrak Gande.

Documents Considered: Application submitted and documents attached thereto.

Summary: Had Ethiopian Restaurant, store and market. Unfortunately, the rent raised and they could not sustain it, so they closed. However their patrons continue to ask for their food, so they want to add it to this market. The hours of operation for the food and market are the same: Monday – Friday 11:00 a.m. – 9:00 p.m. and Saturday – Sunday 9:00 a.m. – 9:00 p.m. They do intend to apply for alcohol and also for outdoor seating at a later date. They were informed a better plan showing the 60 capacity is needed.

Decision: Granted with amendment that outdoor area is removed from the premises description and approved licensed premises and hours as described in the hearing Monday – Friday 11:00 a.m. – 9:00 p.m. and Saturday – Sunday 9:00 a.m. – 9:00 p.m.).

8. Application #279043 MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, to transfer the Common Victualler Wine & Malt License held by Sheger Café and Ethiopian Restaurant, LLC (#12333), at the same address. The applicant proposes seating for 20 inside and food and entertainment operating hours of 7:00 a.m. to 10:00 p.m. Sunday through Wednesday and 7:00 a.m. to 12:00 a.m. Thursday through Saturday, and alcohol operating hours of 12:00 p.m. to 10:00 p.m. Sunday through Wednesday and 12:00 p.m. to 12:00 a.m. Thursday through Saturday. Maxwell Stein as proposed manager of record of a premises described as: Approximately 1,500 sq. ft. on the street level of Massachusetts Avenue with

a bathroom, kitchen, and storage, and 32 sq. ft. patio on public property. There is one floor with one entrance and one exit.

Present: Susan Benham, attorney; and Maxwell Stein.

Documents Considered: Application submitted and documents attached thereto.

Summary: There is a presumption of need. They purchased pending approval and have started internal renovations. They intend to reopen as a café and wine restaurant in the Fall. They want to bring an approachable and local café of wine to the area. The owners have spent most of their career in the food area of the industry and one of the owners has experience in the coffee industry as a barista. They want the café to start operating at 7:00 a.m. and then transition into a wine bar. The alcohol will start at noon. They intend to use locally sourced goods. Regular food and pastries and sandwiches and snacks and charcuterie on the evening.

Maxwell Stein does not have experience in the alcoholic beverage industry, but the co-owner does. Stein is familiar with the rules and regulations of the Board and ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Stein has received training in the safe service and sale of alcohol through TIPS and will provide it as proof.

They have withdrawn the request for the outdoor area but intend to apply for it in the future.

Decision: Granted with amendment that outdoor area is removed from the premises description and approved licensed premises.

9. Application #277686 Jarocho, LLC d/b/a Tenoch Mexican, 83 Mount Auburn Street, for a new Common Victualler All Alcoholic Beverages License with seating for 30 inside, a total inside occupancy of 55, and 4 patio seats on private property with proposed food and entertainment hours of operation of 7:00 a.m. to 4:00 a.m. all days, and alcohol hours of 10:00 a.m. to 2:00 a.m. Sundays and 8:00 a.m. to 2:00 a.m. Monday through Saturday. Alvaro Sandoval as proposed Manager of Record of a premises described as: First floor, approximately 1250 Sf. One handicap bathroom, kitchen in the back of the room, two entrances and two exits. Includes an outdoor area on the private way; there is no alcohol service on the outdoor area.

Present: Alvaro Sandoval.

Documents Considered: Application submitted and documents attached thereto; and file.

Summary: The applicant also seeks to have alcohol on the outdoor area and the application has been updated to reflect it. Andres Sandoval is not listed on the secretary of state documents for Jarocho, LLC but they are a part of the LLC, have always been. The operating agreement will be provided to show their participation.

The concept is the same as the other Tenoch location. At some point they may change the menu but at this point they are seeking to have the ability to offer some drinks while patrons are having their meal. The alcohol just gives a different experience to the patrons.

Alvaro Sandoval has experience in the alcoholic beverage industry, has been manager of record and has had no issues with the local board or ABCC. Sandoval is familiar with the rules and regulations of the Board and ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Sandoval provided TIPS as proof of training in the safe service and sale of alcohol.

Decision: Granted pending submission of operating agreement or updated corporate documents showing Andres Sandoval is part of the LLC. The application will not be sent to the ABCC for final approval until such documents are provided. Also, with amendment that approved premises includes outdoor area on the private way.

10. Application #279397 Dx Entertainment Ventures, LLC d/b/a DxArcade, 580 Massachusetts Avenue, for a new General On Premises All Alcoholic Beverages License and a Common Victualler License with seating for 20 inside and a total occupancy of 150 with proposed food and entertainment hours of 11:00 a.m. to 11:00 p.m. Sunday through Wednesday, 11:00 a.m. to 12:00 a.m. Thursday, and 11:00 a.m. to 2:00 a.m. Friday and Saturday, and alcohol hours of 3:00 p.m. to 11:00 p.m. Sunday through Wednesday, 3:00 p.m. to 12:00 a.m. Thursday, and 3:00 p.m. to 1:00 a.m. Friday and Saturday. Raesia Straker as proposed Manager of Record of a premises described as: 2,700 sq. ft. ground floor retail/commercial space at the corner of Massachusetts Avenue and Pearl Street. Improved by interior partition walls, kitchenette and two accessible bathrooms. Applicant is also applying for an Entertainment License for: Recorded music above conversation level; live music with amplification; DJ; Karaoke; 1 Jukebox; and 30 video games.

Present: Raesia Straker; and Sean Hope.

Documents Considered: Application submitted and documents attached thereto; and correspondence received regarding the application.

Summary: Went through the various parts of the application that required corrections or additional information. They needed to provide the operating agreement for the LLC as the ownership disclosed is different from what is on the corporate documents and different from what was disclosed in the other license issued to this LLC at a different location. It was explained when this second location was to open, there were some changes. They provided the certificate of organization consistent with this application and the executed operating agreement. They were advised they need to file the Change to Existing License Application for the other location to clean up the ownership interest.

It was also discussed that there were various portions of the ABCC application that needed to be resigned as the ABCC needs wet or digitally verified signatures. The same is true of the Notice of Lease. Part of the ABCC application, page 2 was cut off so a new one needed to be uploaded. The ABCC application also had the incorrect premises address and needed to be updated. The floor plan submitted was insufficient as it needs to show the seating layout as well as the entertainment devices.

They no longer need the common victualler because they decided not to have food only to have vending machine snacks type of options. The concept of the location is arcade retail games, video games, virtual reality games, DX (Destination Experiences), and active experiences not really available in the Square for all ages. The concept grows from the Harvard Square location which opened up about 2 months ago. The reason they are seeking alcohol is that some of the adult patrons have asked for it for private events; the same regarding the snacks. The layout of Harvard Square does not work well to add these amenities but the Central Square location does. In addition, in Central the population is a bit older and has different type of foot traffic. They intend to engage the community; this is not a bar with video games, it is a video game entertainment location with alcohol.

There is no intent to make this into a social cannabis club if the law and regulatory schemes change to allow such clubs in the City of Cambridge. They do not want this to have anything to do with cannabis as this is an all ages location and does not see a benefit in doing it that way.

There was a question as to whether vending machines would be sufficient to sustain the crowd that decides to come play and drink. Hope explained this business is new and the rent is substantial and they need to see if this will work first. Hope stated they do have the capacity to transition to some food. The alcohol program is all based on alcohol in cans. The business is not set up to sit for hours and drink. Focusing on arcade first. Unlike Roxy's, which is a bar with arcade, they are new games with bar. They are also cognizant on the issue of vending machines and will install ones which can provide more than prepackaged food. Hope stated they are designed to keep people happy and that they are not a drinking destination – there are plenty of other places to drink in the area.

Raesia Straker has about five years experience in the food and beverage industry and has served as manager of record for multiple one day events throughout the City with no issues with the local board or ABCC. Straker is familiar with the rules and regulations of the Board and ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Straker has received training in the safe service and sale of alcohol through TIPS and will upload the certificate to the record. Straker explained that although they have put a limited number of hours on the manager application, at the beginning they intend to be on premises most of the time. The applicant will provide the name and contact information for the alternate manager when Straker is not on premises.

Hope requested a bifurcation of the approvals of entertainment and alcohol since the ABCC approval may take a while. It will also provide them an opportunity to test the area and concept, especially with the unhoused persons in the area thereby providing them a benefit to have some time open and operate prior to having the alcohol.

Decision: Granted pending: (1) submission of operating agreement or updated corporate documents showing ownership consistent with what was on ABCC application [represented at hearing it was there, need to confirm]; (2) ABCC application with proper address for licensed premises; (3) ABCC application, lease & CORI (only for Hope) with wet or secured digital signatures; (3) updated floor plan showing seat layout and entertainment devices; name, phone number, email of manager(s) responsible

for the premises when the Manager of Record is not on site. The application will not be sent to the ABCC for final approval until such documents are provided. [TIPS needed]

Request to bifurcate approvals granted. However, the entertainment portion of the license will not be recorded as granted until the floor plan showing the seating layout and entertainment devices is provided.

11. Application #281094 Fallow Kin, LLC d/b/a Fallow Kin, 853 Main Street, for a new Common Victualler All Alcoholic Beverages License with seating for 78 inside and a total occupancy of 89 with proposed hours of 11:00 a.m. to 1:00 a.m. all days. Connor Dennehy as proposed Manager of Record of a premises described as: First floor with square footage of 2958. There is a centralized kitchen, bar area, dining room area and three bathrooms on the first floor. There are two entrances on the front of the building as well as 2 exits on the back. The basement area includes prep and storage areas. There will be built in speakers for background music in the dining room.

Present: Conor Dennehy.

Documents Considered: Application submitted and documents attached thereto.

Summary: There used to be a license at this location, so there is an inferred presumption of need. The applicant highlights how the business used to be a staple of high end dining and provided upscale service including a full beverage license, they want to do their own version of that with seasonal cuisines, with vegetable and sustainability focus as the two main foci.

The ownership group and proposed manager of record Connor Dennehy have extensive experience in the food and beverage industry. Dennehy has been manager of record before, with only a warning on record for over extending the patio footprint. Dennehy is familiar with the rules and regulations of the Board and ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Dennehy provided TIPS certificate as proof of training in the safe service and sale of alcohol.

Decision: Granted.

[Note: Matters #12-15 were all called at the same time; matters #12 & 13 were considered together, and matters #14 & 15 were considered together.]

12. Application #283968 Nick Anderson, Turner Construction, for a Special Noise Variance on Saturdays only and for only ten total days from 9/1/24 through 12/1/24 (No alternate dates), at 123 Broadway, from 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 11:00 p.m., for concrete trucking, pumping concrete, and concrete finishing using hand tools, concrete trucks, cranes, concrete truck pumps, and concrete finishing equipment. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Benjamin Paskal and Dan Tammaro; and Investigatory Joseph Kelley.

Documents Considered: Application submitted and documents attached thereto.

Summary: This would be for the work as part of Eversource substation which requires a large crane to set the steel for the deck and takes up space in the access road. The substation is sandwiched and this request would maintain safety for workers and pedestrians. The cranes need to be erected so they can be used to place large concrete plates and complete a 1,000 yard long concrete pour. They need a lot of space for the two concrete pumps and have each pump work at the same time. It also takes long hours to get them placed.

The crane would be assembled one of the weekends and the other weekend would be used to remove it. It takes one tractor trailer to assemble. The crane is located on east service road which is directly next to Biogen building 6 so they are closing the road. This would also block the main entrance to the building which is why they need to do it when the building is unoccupied to be least disruptive. They will be working during regular construction hours as well.

Decision: Granted.

13. Application #283960 Nick Anderson, Turner Construction, for a Special Noise Variance on Saturdays and Sundays and for only two (2) total weekends from 8/17/2024 through 10/1/2024 (No alternate dates), at 123 Broadway, from 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 11:00 p.m., for a crane assembly using cranes, trucks, and generators. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Benjamin Paskal and Dan Tammaro; and Investigatory Joseph Kelley.

Documents Considered: Application submitted and documents attached thereto.

Summary: This would be for the work as part of Eversource substation which requires a large crane to set the steel for the deck and takes up space in the access road. The substation is sandwiched and this request would maintain safety for workers and pedestrians. The cranes need to be erected so they can be used to place large concrete plates and complete a 1,000 yard long concrete pour. They need a lot of space for the two concrete pumps and have each pump work at the same time. It also takes long hours to get them placed.

The crane would be assembled one of the weekends and the other weekend would be used to remove it. It takes one tractor trailer to assemble. The crane is located on east service road which is directly next to Biogen building 6 so they are closing the road. This would also block the main entrance to the building which is why they need to do it when the building is unoccupied to be least disruptive. They will be working during regular construction hours as well.

Decision: Granted with the condition that a Sunday work permit required.

14. Application #283956 Nick Anderson, Turner Construction, for a Special Noise Variance from 9/1/24 through 12/1/24 (No alternate dates), at 290 Binney Street, on Mondays through Fridays from 7:00 p.m. to 5:00 a.m. and on Saturdays and Sundays from 7:00 a.m. to 9:00 a.m., for utility work using generators, excavators, hoisting and rigging equipment, vac trucks, and small hand tools. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Ben Lederfine Paskal and Dan Tammaro; and Investigatory Joseph Kelley.

Documents Considered: Application submitted and documents attached thereto.

Summary: They will be working during regular construction hours as well. They are doing overnight utility work as well as extended hours on weekend. The request is to go through slurry wall and substation and those utilities are on the West Service Drive and Biogen building 8 and 145 Broadway. The road needs to be shut down, which also provides main access for daycare. The daycare' drop off and pick up times are 7:00 a.m. – 10:00 a.m. and 2:00 p.m. – 6:00 p.m. which is why they cannot do the work during regular construction hours or the week. Therefore, they want to be about to do the work when the daycare close. The point is to work on the weekends more than nights but until they open the ground they need to do overnight work. This work will also will shut down Biogen loading docks. The site is active during the day.

The second portion (#15) is a renewal of the one currently in place that expires 9/1/24. This is to unload delivery with power cranes. Have too many deliveries and only time the streets are not congested. There will be one more renewal of this one – all on private property inside the site therefore the construction moratorium does not apply.

Decision: Granted with the condition that a Sunday work permit required.

15. Application #283845 Nick Anderson, Turner Construction, for a Special Noise Variance on Mondays through Fridays from 9/1/24 through 12/1/24 (No alternate dates), at 290 Binney Street, from 6:00 p.m. to 11:00 p.m., for steel delivery, curtain wall delivery, shakeout and steel install using hand and welding tools, generators, cranes, trucks, and hoisting equipment. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Ben Lederfine Paskal and Dan Tammaro; and Investigatory Joseph Kelley.

Documents Considered: Application submitted and documents attached thereto.

Summary: They will be working during regular construction hours as well. They are doing overnight utility work as well as extended hours on weekend. The request is to go through slurry wall and substation and those utilities are on the West Service Drive and Biogen building 8 and 145 Broadway. The road needs to be shut down, which also provides main access for daycare. The daycare' drop off and pick up times are 7:00 a.m. – 10:00 a.m. and 2:00 p.m. – 6:00 p.m. which is why they cannot do the work during regular construction hours or the week. Therefore, they want to be about to do the work when the daycare close. The point is to work on the weekends more than nights but until

they open the ground they need to do overnight work. This work will also will shut down Biogen loading docks. The site is active during the day.

The second portion (#15) is a renewal of the one currently in place that expires 9/1/24. This is to unload delivery with power cranes. Have too many deliveries and only time the streets are not congested. There will be one more renewal of this one – all on private property inside the site therefore the construction moratorium does not apply.

Decision: Granted.

Administrative Matters

Unless otherwise indicated, all the below listed matters were considered and voted upon by the Board without public testimony. They were decided upon by the Board members' individual review of the papers/applications/matter before them. The summary of what is considered is the identifying information of the matter as listed herein.

16. Board Acknowledgement/Ratification Application #272930 C-Side Bar LLC d/b/a C-Side Bar, 100 CambridgeSide Place, General on Premises All Alcohol License, the premises description has changed slightly due to the buildout of the premises and the finalized lease. The new premises description, which represents a total increase of 42 square feet, is: In CambridgeSide Galleria Mall, approximately 15,046 sq. ft. on two levels. On Level 1, a 14,945 sq. ft. food hall area which includes a bar with storage of approximately 545 sq. ft. and an additional liquor storage area within the northwest corner of the food hall of approximately 90 sq. ft. Also includes a liquor storage area for kegs only of approximately 101 sq. ft. on the lower level (G1). Has three entrances/exits, two off Canal Park and one off First Street. All other aspects remain the same.

Summary: This was a change in built out not of subsequent change. The change was made to the LAC form sent to the ABCC so that it could be approved.

Decision: Acknowledged; change ratified.

17. Board Discussion Change to Existing License Application #259168 Ricen, LLC d/b/a Ricen, 1906 Massachusetts Avenue, Common Victualler License #227026. On May 21, 2024, the Board approved the application at issue to add malt and wines to the existing license. While the application was being investigated at the ABCC, three investors with a total of 15% beneficial interests were disclosed/uncovered. The ABCC sent the application back to the Board for review and reevaluation. The applicant has submitted an amended application to properly disclose the investors. The Board is to determine whether a new advertisement and hearing is required, or whether it can administratively review the amended application, reaffirm its vote, and resend to the ABCC for a reconsideration.

Summary: The investors have apparently been involved in the operation for a while and have not been disclosed. They are not part of the day-to-day operation.

Decision: Reaffirm vote, and no new hearing required, provided that prior to September 3, 2024, the applicant provides: updated documents (operating agreement of Konarae LLC) showing Simon Manandhar as part of the LLC; and the written explanation of why the change and why now Konarae is being disclosed and why there are 3 new investors and whether these investors are going to be involved in the everyday running of the business. If the applicant provides the information by September 3, 2024, the application grant is ratified and will be sent to the ABCC for reconsideration and final approval. If the information is not provided by September 3, 2024, the Board will consider revoking the grant at the September 9, 2024 hearing and a new application will be required.

18. Consideration of Waiver BB&N Facilities, Leaf Blower Permit #10718, for allegedly operating leaf blowers during a prohibited period in the vicinity of 15-19 Cragie Street on June 24, 2024 (2:15 p.m.), in violation of CMC 8.16.081.3(1).

Summary: Waiver of Hearing was submitted on 8/13/24 by Joseph O'Brien, Facilities Manager at BB&N, admitting to the violation as noticed.

Decision: Violation, \$300 fine.

19. Application #281628 Chicken Bites, Inc. d/b/a Augusta's Chicken on the Road, for a new Hawker/Peddler License to sell chicken, subs, pasta salad, chips, drinks. Joseph Barrett as manager of record.

Decision: Granted.

20. Application #281107 Rebelle Artisan Bagels, LLC d/b/a Rebelle Artisan Bagels, 249 Third Street, Common Victualler License #250100, change of manager to Andrea Pagán Alvarez.

Decision: Granted.

21. Application #283649 Pennypackers Fine Food, Inc. d/b/a Pennypackers, for a new Hawker/Peddler license to sell food on Tuesday, Wednesday and Thursday, between 11:00 a.m. - 2:00 p.m. Kevin McGuire as one of the owners and manager of record.

Decision: Granted.

22. Application #283226 On the Rise, Inc. d/b/a On the Rise, 341 Broadway, for a Charity Wine License at Royal Sonesta Hotel, 40 Edwin Land Boulevard, on September 25, 2024, from 6:00 p.m. – 9:00 p.m.

Decision: Granted.

23. Application # 284066 Gregory Pierre for a new Hackney Driver's License.

Decision: Granted.

24. Consideration of Waiver of Hearing Barry McShea, Manager of MGM Development, submitted a waiver of hearing on 8/1/24 admitting to engaging in construction activity outside of the allowable hours at 74 Hammond Street on June 19, 2024 (8:15 a.m.), in violation of CMC 8.16.080(f)(1).

Decision: Violation, \$300 fine.

25. Consideration of Statement of Reasons

[Matter Heard 5/8/24]

Dancing in the Dark, LLC d/b/a The Cantab Lounge, 738 Massachusetts Avenue, All Alcohol Common Victualler License #119855, violation for serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on April 10, 2024, in violation of G.L. c. 138, §§ 23, 64-64A, 69, G. L. c. 140, and Board's Rules 2, 12B.6, and 12B.7. On May 21, 2024 Board issued a warning (2-1, Chair Murati Ferrer took under advisement and post vote on June 6, 2024 clarified would have issued suspension to be held in abeyance).

[Matter Heard 6/6/24]

DMG Food Enterprises, LLC d/b/a 730 Tavern Kitchen & Patio, 730 Massachusetts Avenue, Common Victualler All Alcohol License #11613, [decided on June 25, 2024], violation for (1) underage individual in possession of alcohol; (2) service, sale or delivery of alcohol to an underage individual; and (3) service, sale or delivery of alcoholic beverages to an intoxicated, underage individual and/or overservice of alcohol in violation of G.L. c. 138, §§ 23, 34, 34A, 41, 64, 64A, and 69 and Board's Rules 2, 5B.6, 12B.6, and 12B.7. Two (2) days suspension one (1) held in abeyance for twelve (12) months.

[Matter Heard 6/25/24]

Capitol Roofing Inc., no violation for operating a leaf blower without a permit, on June 11, 2024 at 66 Sacramento Street, CMC 8.16.081.2(4) and 3(6).

[Matters Heard 7/9/24]

Burns Landscape & Snow Management, Leaf Blower Permit #218160, violations for operating a leaf blower during a prohibited period (8.16.081.3(1)), and hour (8.16.081.3(4)), on June 18, 2024 at 7:34 a.m., at 145 Brattle Street. Issued \$300 fine per count, for a total \$600 fine, and an additional \$100 hearing fee for failure to appear. In addition, any future violations at the location will result in a hearing notice to the company and property owner which may result in fines issued to both the company and the property owner.

Nicolazzo and Sons, Leaf Blower Permit #120918, violations for operating a leaf blower during a prohibited period (8.16.081(3)) and day (8.16.081.3(2)), on June 19, 2024, at 19 Berkeley Street. Issued a \$300 fine per violation for a total \$600 fine.

Decision: Approved as to all, except 730 Tavern which needs to be further discussed with Commissioner Cahill.

26. Consideration of Meeting Minutes July 9, 2024.

Decision: Approved.

One Day License Applications

Unless otherwise indicated, all the below listed matters were considered and voted upon by the Board without public testimony. They were decided upon by the Board members' individual review of the papers/applications/matter before them. The summary of what is considered is the identifying information of the matter as listed herein.

27. Applications #276448 & 276449 Ryan Montbleau, East End House, for entertainment and one day temporary amusement licenses at 105 Spring Street, on 8/21/24 (rain date 8/22/24) from 6:00 p.m. – 8:00 p.m. for a block party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and bounce house. Expected attendance – 500.

Decision: Granted pending submission of City permits and subject to any conditions and modifications therein.

28. Application #278010 Veronica Wang, for an entertainment license at 515 Green Street, on 9/14/24 from 10:30 a.m. – 2:00 p.m. for a block party with recorded music and amplification system. Expected attendance – 30.

Decision: Granted with amended start time of 11:00 a.m. per City Block Party Permit.

29. Application #279510 Emmanuel Mervil, Everybody Gotta Eat, for an entertainment license at 155 Harvard Street, on 8/25/24 (rain date 9/8/24) from 7:00 a.m. – 8:00 p.m. for a block party & cookout with patrons dancing, DJ, live music and amplification system. Expected attendance – 3000.

Decision: Granted with amendment that set up may commence at 7:00 a.m., event start time a/k/a entertainment must start at or after 12:00 p.m. per City Permit.

30. Application #279731 Brandon Revelli, Automata Technologies, Inc., for a malt and wine and entertainment license at 222 Third Street, on 9/12/24 (rain date 9/19/24) from 5:30 p.m. – 8:30 p.m. for a launch party/demonstrations with recorded music. Expected attendance – 60.

Decision: Granted with the condition that the alcohol must be sold. [When they ask – event open to the public (social media advertisement).]

31. Application #279926 Pearl Suir, Inc. d/b/a An Sibin, 1193 Cambridge Street, Common Victualler All Alcoholic License #134457, on 8/17/24 (rain date 8/24/24) from 3:00 p.m. – 8:00 p.m. for a party. Expected attendance – 73.

Summary: This is actually a request for an all alcohol one day license at 1193 Cambridge Street, the business's address is 1195 Cambridge Street. They have failed to provide information as to the event that is germane to the consideration of it – i.e. where they are going to be located, if on private property the letter allowing the use of the space, if on public property, the City permit. Whether the entertainment and alcohol will be outside. Event is tomorrow.

Decision: Denied.

32. Application #280259 Erik Sarno, Central Square Business Improvement District, for an entertainment license at 65 Sidney Street, on 8/30/24 from setup 3:00 p.m., sound check 5:00 p.m., and event from 6:00 p.m. – 9:00 p.m. for a film screening with recorded music, DJ, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 200.

Decision: Granted.

33. Application #280742 William Manley, Harvard Square Business Association, for an entertainment license at 40 Brattle Street, on 8/17/24 (rain date 8/24/24) from 11:00 a.m. – 7:00 p.m. for a concert with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 300.

Decision: Granted with amendment that set up may commence at 11:00 a.m. but event start time must be at or after 1:00 p.m. and must end at 6:00 p.m. per City permit.

34. Application #281149 Cheryl Maynard, Kingdom Empowerment Center, for an entertainment license at 155 Harvard Street, on 8/17/24 (rain date 8/24/24) from 11:00 a.m. – 4:00 p.m. for a backpack and school supply giveaway with recorded music and amplification system. Expected attendance – 200.

Decision: Granted with amended end time of 3:00 p.m. per City permit.

35. Application #280998 Angel Hoagland, Hult International Business School, for a wine license at 1 Education Street, on 8/19/24 from 10:00 a.m. – 5:00 p.m. for a graduation celebration. Expected attendance – 500.

Decision: Granted.

36. Application #281266 Kate Silverman Wilson, MIT Museum, for a malt and wine and entertainment license at 314 Main Street, on 9/12, 10/10, 11/11 and 12/12/24 from 6:00 p.m. – 9:00 p.m. for an after dark event with patrons dancing, DJ and live music. Expected attendance – 500.

Decision: Granted, applicant must request police details.

37. Application #281376 Frederick Balboni, Jr, S.S. Cosmas and Damian Society, for a malt and wine and entertainment license at 17 Porter Street, on 9/6 6:00 p.m. – 11:00 p.m.; 9/7 & 9/8 1:00 p.m. –

11:00 p.m. for an annual festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and light show. Expected attendance – 5000.

Decision: Granted pending submission of City permits and subject to any conditions and modifications therein. [Kara please tag when this all comes in, thanks.]

38. Application #281725 Jacqueline Yun, Student Center at Harvard Griffin GSAS, for a malt and wine and entertainment license at 8 Harvard Yard, on 8/29/24 from 8:00 p.m. – 11:00 p.m. for a welcome party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 700.

Decision: Granted with the condition that the alcohol must be sold.

39. Application #282176 Sarah Jane Huber, Cambridge Community Development, for an entertainment license at 155 Harvard Street, on 9/5/24 from 5:00 p.m. – 8:00 p.m. for a Cambridge plays event with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 50.

Decision: Granted, no license fee.

40. Application #282180 Sarah Jane Huber, Cambridge Community Development, for an entertainment license at 2 Blackstone Street, on 8/22/24 from 5:00 p.m. – 8:00 p.m. for a Cambridge plays event with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance– 50.

Decision: Granted, no license fee.

41. Application #282183 Sarah Jane Huber, City of Cambridge Community Development Department, for an entertainment license at 441 Broadway, on 8/29/24 from 5:00 p.m. – 8:00 p.m. for a Cambridge plays event with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 50.

Decision: Granted, no license fee.

42. Application #282611 Nikoi Coley-Ribeiro, Foundry Consortium, for a one-day hawker/peddler (35 vendors) license at 101 Rogers Street, on 8/17/24 from 7:00 p.m. – 11:00 p.m. to sell handmade crafts.

Decision: Granted.

43. Application #282671 Molly (Riley) McLaughlin, Lamplighter Brewing Co., for a malt and entertainment license at 320 Morgan Avenue, on 8/22/24 from 6:00 p.m. – 9:00 p.m. for a beer garden with recorded music. Expected attendance – 200.

Decision: Granted.

44. Application #282942 William Manley, Harvard Square Business Association, for an entertainment license at 98 Winthrop Street, on 8/17/24 from 2:00 p.m. – 9:00 p.m. for a Hawaiian Luau with patrons dancing, performers/entertainers dancing, recorded music, live music, amplification system and floor show. Expected attendance – 50.

Decision: Granted with amended hours of 2:00 p.m. for set-up and event start time of 4:00 p.m. with end time of 8:00 p.m. per City permits.

45. Application #283345 Kyle Pereira for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 8/31/24 from 4:00 p.m. – 11:30 p.m. for a wedding. Expected attendance – 200.

Decision: Granted.

46. Application #283576 Area Four Operating, LLC d/b/a Area Four, 500 Technology Square, Common Victualler All Alcoholic Beverages License #11434, on 8/31 12:00 p.m. – 6:00 p.m.; 9/26 2:00 p.m. – 8:00 p.m.; & 10/12 12:00 p.m. – 6:00 p.m. for a beer garden with live music. Expected attendance – 500.

Summary: This is for an area outside their licensed premises and for malt only with live music.

Decision: Granted.

47. Applications #283520, 283521 & 283527 Amanda Henley, Harvard Square Business Association for a one-day hawker/peddler license at Palmer Street, on 8/18, 8/25 & 9/2/24 from 11:00 a.m. – 6:00 p.m. to sell Goods/Arts & Crafts.

Summary: Application #283520, which was for the 8/18/24 event, has been withdrawn as the event has been cancelled.

Decision: Granted as to 283521 and 283527, pending submission of list of vendors.

48. Application #284188 Miguel Tejada, for an entertainment license at 1 Harvard Yard, on 9/6/24 from 2:00 p.m. – 9:30 p.m. for a concert with patrons dancing, performers/entertainers dancing, DJ, live music and amplification system. Expected attendance – 5,000.

Decision: Granted with amended start time of 5:30 p.m. per event registration form, and condition that applicant must request police details.

49. Applications #284356 & 284362 Ryan Masse, Margaret Fuller Neighborhood House, for entertainment and one day amusement licenses at 60 Columbia Street, on 8/24/24 (rain date 9/7/24) from 8:30 a.m. – 5:00 p.m. for a block party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and bounce house. Expected attendance – 600.

Summary: Request was with an end time of 5:30 p.m.

Decision: Granted pending submission of City permits and subject to any conditions and modifications therein.

50. Application #284368 Maia Paterno, Harvard University Graduate Commons Program, for an entertainment license at 900 Memorial Drive, on 9/7/24 (rain date 9/8/24) from 5:30 p.m. – 7:00 p.m. for a block party with patrons dancing, DJ and amplification system. Expected attendance – 250.

Decision: Granted.

51. Application #284438 Veer Dedhia, Boston Intergenerational Dance Advocates, for an entertainment license at 1950 Massachusetts Avenue, on 9/1, 9/15, 9/22, 10/6, 10/20, 10/27, 11/3, 11/17, 12/1/24 from 6:00 p.m. – 11:00 p.m. for social dance with patrons dancing, live music and amplification system. Expected attendance – 200. (requesting a waiver/reduction of fee)

Summary: The request for a fee waiver/reduction is based on their non-profit status and the fact the event access is only by donation, and some people do not even donate. The Board has in the past granted a reduction for this event.

Decision: Granted, license fee will be a one-time entertainment license fee.

52. Application #284348 Anju Thapa, Greater Boston Nepali Community, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 9/2/24 (rain date 9/6/24) from 4:00 p.m. – 10:00 p.m. for a cultural celebration with patrons dancing, performers/entertainers dancing, recorded music, DJ and live music. Expected attendance – 350.

Decision: Granted pending submission of permission letter and subject to any conditions and modifications therein.

53. Application #284091 Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, Common Victualler All Alcohol License #174713, for an entertainment license, on 8/17/24 from 2:00 p.m. – 10:00 p.m. for a birthday celebration with patrons dancing and live music. Expected attendance – 100.

Summary: This is for an event tomorrow and the applicant has failed to provide responses to questions sent and information as to the event that is germane to the consideration of it – i.e. where they are going to be located, if within licensed premises, outside of licensed premises and on private or public property.

Decision: Denied.

54. Application #283778 Sarania Lazar for an entertainment license at 1500 Massachusetts Avenue, on 8/24 from 8:00 a.m. – 10:00 p.m. & 8/25 from 8:00 a.m. – 3:00 p.m. for a community event with recorded music and amplification system. Expected attendance – 100.

Decision: Granted.

Matters Considered At Meeting, Not Previously Posted on Agenda

Unless otherwise indicated, all the below listed matters were considered and voted upon by the Board without public testimony. They were decided upon by the Board members' individual review of the papers/applications/matter before them. The summary of what is considered is the identifying information of the matter as listed herein.

55. Application #281363 Paisani, LLC d/b/a Paisani for a new annual Hawker/Peddler's License to sell food, including Italian Sandwiches throughout the City of Cambridge and on the Cambridge Commons on Fridays 11:30 a.m. to 3:00 p.m. Tommy Southwick as manager of record.

Decision: Granted.

56. Application #284647 Yejin Park, MIT Korean Graduate Student Association, for an entertainment license at 142 Memorial Drive, on 9/7/24 from 5:00 p.m. – 10:00 p.m. for a welcome party with recorded music. Expected attendance – 200

Decision: Granted, with condition that the applicant must request police details.

57. Application #284682 Derek Luangrath and David Oshima, Charlie's Kitchen, for a malt and wine license at 10 Eliot Street, on 8/17/24 (rain date 8/18/24) from 3:00 p.m. – 4:00 p.m. set up 4:00 p.m. – 8:00 p.m. for a Hawaiian Luau. Expected attendance - 1000.

Decision: Granted with amended event hours of 4:00 – 8:00 p.m., set up may commence at 2:00 p.m. per City permit and the condition that must implement a system of identifying of legal drinking age attendants.

58. Application #284809 Kara Delisser for a wine and entertainment license at 250 Water Street, on 8/20/24 (rain date 8/21/24) from 12:00 p.m.- 4:00 p.m. for an employee picnic with amplification system. Expected attendance – 110.

Decision: Granted.

59. Application #284892 Mike O'Brien, EF Education First, for an entertainment license at 2 Education Circle, on 8/16/24 from 7:00 p.m. – 10:00 p.m. for a concert with live music and amplification system. Expected attendance – 75.

Decision: Granted with amended maximum attendance/capacity of 70.

60. Application #284904 Grace Anderson, MIT Musical Theatre Guild, for an entertainment license at 48 Massachusetts Avenue, on 8/30, 8/31, 9/1, 9/5, 9/6 & 9/7/24 from 5:30 p.m. – 10:30 p.m. on 8/30, 8/31, 9/5 and 9/6; 12:00 p.m. – 4:30 p.m. on 9/1; 4:00 p.m. – 8:30 p.m. on 9/7 for a theater

performance with performers/entertainers dancing, live music and amplification system. Expected attendance – 100.

Decision: Granted.

61. Application #284919 Patrick Magee, East Cambridge Business Association, for an all alcohol license at 55 Broadway, on Aug 28 – Sept. 29, 2024, from 11:00 a.m. – 8:00 p.m. (specific event time may vary but not exceed these hours) for a Rollerama. Expected attendance – 500.

Decision: Granted.

62. Application #285166 Amanda Henley, Harvard Square Business Association, (Hip hop/car show event) for a hawker/peddler license for four vendors at Brattle Street, on 8/17/24 from 1:00 p.m. – 6:00 p.m. to sell merchandise: goods, arts & crafts.

Decision: Granted.

63. Application #284613 Amanda Henley, Harvard Square Business Association, for a hawker/peddler license (3 vendors) at Winthrop Street, on 8/17/24 from 1:00 p.m. – 8:00 p.m. to sell food and merchandise.

Decision: Granted with amended start time of 4:00 p.m., may commence set up at 2:00 p.m. per City permits.

64. Application #285200 Etsegenet Asefaw for an all alcohol and entertainment license at 2254 Massachusetts Avenue, on 8/24/24 from 5:30 p.m. – 12:00 a.m. for a banquet with recorded music and amplification system. Expected attendance – 200.

Decision: Granted with amended end time of 11:00 p.m. per permission letter.


Minutes Approved: September 9, 2024

Minutes Posted: September 9, 2024

By the Board of License Commissioners



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner