



# 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 MINUTES

Tuesday, November 5, 2024, 10:30 a.m.

(Meeting Started at 10:40 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 (All Present):** Nicole Murati Ferrer; Christine A. Elow; and Thomas Cahill, Jr.

**Staff Member Present:** Christopher O'Neil.

**Decisions:** All decisions, unless otherwise stated, were 3-0, and by roll call.

### Public Testimony Matters

1. **Application #1139781** Firehouse Inn, LLC d/b/a Kendall Hotel, 350 Main Street, All Alcohol Innholder License, has applied for a Change of Ownership Interests and a Change of LLC Managers.

**Present:** Nicholas Fandetti.

**Documents Considered:** Application and documents attached thereto; pending application #1138790; and file.

**Summary:** This is a corrective application to have the approved manager of record, Nicholas Fandetti, as a 10% holder of the LLC added. This was a gift from his mother, Charlotte Forsythe who remains 90% owner. There are no changes to the business, other than the property was sold and there is currently an application to transfer the license to Pyramid Cambridge Management, LLC. This application/transaction needs to be approved first before the transfer can happen.

**Decision:** Granted.

2. **Board Vote [Deferred from October 9, 2024 Hearing] Application #1138790 (p/k/a 280604)** Pyramid Cambridge Management, LLC d/b/a The Kendall Hotel/Kendall House/Black Sheep, 350 Main Street, to transfer the existing All Alcohol Innholder License (#10896) held by The Firehouse Inn, LLC at the same location. Shannon Keefe as proposed Manager of Record of a premises described as: Hotel with 8 floors, including garage, and 77 rooms for a total square footage of 40,508. Includes dining room, kitchen, and bar on 2nd floor. Storage in basement. Spa and conference room on 7th floor. Outdoor patio on 1st floor and outdoor roof deck on 7th floor.

**Summary/Decision:** Matter continued to December meeting per applicant's request.

3. **Application #1139405** Sweetcream Foods, Inc. d/b/a Café Luna, 612 Main Street, Common Victualler All Alcoholic Beverages License, has applied for a Change of Stock Interests.

**Present:** Matt Haymer.

**Documents Considered:** Application and documents attached thereto.

**Summary:** This is a corrective application to update the percentage of stock interest held by the approved beneficial interest holders (all family members). The affidavit submitted explains the change – it is a redistribution to reflect the involvement of each of the family members. There were no monies/consideration exchanges for the redistribution, and there are no changes to the business operation.

**Decision:** Granted.

**4. Application #1139160** Lou's Harvard Square, LLC d/b/a Lou's Harvard Square, 13 Brattle Street, has applied to transfer to the same location the existing Common Victualler All Alcohol License #11480 held by Wheelings Brattle, LLC. Applicant is proposing seating for 304 inside, an inside occupancy of 368, and 8 patio seats on private property. The proposed hours of operation are 10:00 a.m. to 1:00 a.m. Sunday, 8:00 a.m. to 1:00 a.m. Monday through Wednesday, and 8:00 a.m. to 2:00 a.m. Thursday through Saturday. Judith Kirsten Edmunds as proposed manager of a premises described as: Ground floor general on-premises establishment consisting of approximately 9,947 sf with three bars, dining room, performance area and stage. Outdoor patio on private property. Applicant is also applying for Entertainment to include: Recorded music above conversation level, live music with amplification, dancing by patrons, floor show, DJ, and comedy show.

**Present:** Attorney James Rafferty; Thomas Keene; Phil Cunningham; John DiGiovanni; and Judith Kirsten Edmunds.

**Documents Considered:** Application and documents attached thereto.

**Summary:** There is a presumption of need because of the existing license. This is a joint venture by LFD Family Trust, whose majority ownership is held by John DiGiovanni and the rest by his brother Matthew DiGiovanni, and the Churchill James Management, LLC who is owned by an experienced restaurant group which includes Thomas Keane. This would be DiGiovanni's first interest in a liquor license. Keane operates several restaurants (Flat Bread) but this is a different concept. The enterprise is largely unchanged and there is a heavy emphasis on entertainment. They are planning it to be a light fare tavern. The floor plan has only moderately changed and the alternate floor plan represents a return to live entertainment. There is a stage and the seats/tables in front of the stage would be removed for the full on dance experience when necessary.

Judith Kirsten Edmunds has experience in the food and beverage industry. Has not been the manager of record on a liquor license before but has managed many restaurants and been the general manager. Edmunds is familiar with the rules and regulations of the Board, the ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Edmunds provided TIPS certificate as proof of training in the safe service, sale and delivery of alcohol. Edmunds also

clarified they would be on premises 40 hours per week, and the ABCC application will be updated to reflect that.

The issue of the outdoor area not being referenced on the lease (or part of the floor plan which is an exhibit to the lease) was also raised. Counsel acknowledged they would correct.

**Decision:** Granted.

**5. Application #1141032** DMG Food Enterprises, LLC d/b/a 730 Tavern Kitchen & Patio, 730 Massachusetts Avenue, Common Victualler All Alcohol License #11613, for a Change of Manager to Marcio Figueiredo.

**Present:** Attorney Andrew Upton; and Marcio Figueiredo.

**Documents Considered:** Application and documents attached thereto.

**Summary:** Counsel represented Marcio Figueiredo had extensive experience in the industry and has an ownership interest in the business since it opened. The Board acknowledged Figueiredo had disclosed experience as a chef. Figueiredo confirmed they had never worked as a server or in the direct handling and service of alcohol and had never been a manager of record on a liquor license. Figueiredo stated they were familiar with the rules and regulations of the Board, the ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Figueiredo provided TIPS certificate as proof of training in the safe service, sale and delivery of alcohol.

**Decision:** Granted.

**6. Application #1140511** Tria Cambridge Concessions, LLC d/b/a Freeport Hotel, All Alcohol Innholder License, 220 Alewife Brook Parkway, for a Change of Manager of Record to Thomas McKenney.

**Present:** Attorney Andrew Upton; and Thomas McKenney.

**Documents Considered:** Application and documents attached thereto.

**Summary:** Thomas McKenney has been on site for a few months and has been offered a full time job. McKenney has 30 years experience as general manager of hotels, and has been the manager of record on an innholder liquor license before with no disciplinary issues with the local board or ABCC. McKenney is familiar with the rules and regulations of the Board, the ABCC and the laws of the Commonwealth of Massachusetts with regard to the running of a hotel and sale and service of alcohol. McKenney provided TIPS certificate as proof of training in the safe service, sale and delivery of alcohol.

**Decision:** Granted.

**7. Disciplinary** MC Landscaping & Construction Tree Service for allegedly operating a leaf blower at 91 Pearl Street: (1) without a permit in violation of 8.16.081.3(6) [three counts – July 13, August 17 and August 31, 2024]; (2) during a prohibited period, in violation of CMC 8.16.081.3(1) [three counts - July 13, August 17, and August 31, 2024]; and (3) prior to 9:00 a.m. on a Saturday, in violation of CMC 8.16.081.3(4) [one count - July 13 at 8:40 a.m.].

**Present:** Noé Méndez; and Investigator Tyler Bubenik.

**Documents Considered:** Hearing notice and documents attached thereto.

**Summary:** This matter was originally considered by the Board on September 11, 2024, and the company did not appear. At the hearing, the Board found seven violations of the Ordinance and issued a total of \$2,200 in fines and fees [(\$300/violation) + \$100 hearing fee for failure to appear]. Subsequently, Noé Méndez requested the matter be reheard as they had been unable to attend the hearing as they were out of the country.

Investigator Bubenik presented the same evidence as during the September 11 hearing establishing that through two reports via SeeClickFix and a third via email there was leaf blower operation at 91 Pearl Street. Media supporting each violation was present in the reports. The first was on Saturday, July 13, at 8:40 a.m., the second on August 17, and the third on August 31. MC Landscaping was sent a cease and desist letter on April 17, 2024 of which notice Méndez confirmed at the hearing. Although Méndez submitted a leaf blower application (#1138309) on October 2, they had not completed it.

Méndez testified they have been operating in Cambridge for at least two years without a permit. Méndez also confirmed the reason they have not completed the application is because they do not have compliant leaf blowers. The Board noted how that is an additional violation, but since it was not noticed, the Board could not act upon it. Méndez explained they only use the leaf blower for fifteen minutes and questioned the need for a permit or compliant equipment.

**Decision:** Vacated vote of September 11, 2024. Violation on all seven counts: (1) operating without a permit in violation of 8.16.081.3(6) [three counts – July 13, August 17 and August 31, 2024]; (2) operating during a prohibited period, in violation of CMC 8.16.081.3(1) [three counts - July 13, August 17, and August 31, 2024]; and (3) operating prior to 9:00 a.m. on a Saturday, in violation of CMC 8.16.081.3(4) [one count - July 13 at 8:40 a.m.]. \$300 fine per count, for a total fine of \$2,100.

**8. Disciplinary** Nolasco Enterprise, LLC, for allegedly operating a leaf blower without a permit in the vicinity of Hastings Avenue & St. John's Road on October 4, 2024, in violation of CMC 8.16.081.3(6).

**Present:** Investigator Tyler Bubenik. No one appeared on behalf of Nolasco Enterprise, LLC.

**Documents Considered:** Hearing notice and documents attached thereto.

**Summary:** Through an email complaint with a picture, it was established that the company was operating a leaf blower on October 4 on Lesley's University campus. Lesley University confirmed it employs Nolasco for the leaf blowing service. To date, Nolasco has not obtained a permit. The company has a disciplinary (and fine) history with the Board.

**Decision:** Violation, \$300 fine, and \$100 hearing fee for failure to appear, for a total fine of \$400. Notice of violation to Lesley University and notification that if future violations are alleged, Lesley University may also be brought in for a violation hearing.

### **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.*

**9. Reconsideration of Evidence/Vote [Matter Heard October 9, 2024] Disciplinary - Tree Tech, Inc.** for allegedly operating a leaf blower during a prohibited period without a permit at 6 Riedesel Avenue on September 11, 2024, in violation of CMC 8.16.081.3(1) & (6). Board did not vote on all counts.

**Summary:** We had two counts – operating during a prohibited period and operating without a permit. To date the business has not obtained or applied for a permit. At the hearing, the ownership did not contest any of the violations.

**Decision:** Affirm previous findings, and amend with violation on two counts – operating without a permit and operating during a prohibited period. \$300 fine/count for total fine of \$600.

**10. Board Acknowledgement** Zavoo, Inc. d/b/a Evoo/Za, 350 Third Street, Common Victualler All Alcohol License #11650, has closed the business and surrendered the license.

**Decision:** Acknowledged.

### **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.*

**11. Application #1139447** Robin Gurung, Tamu Samaaj (Society) of Boston, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 12/27/24 from 6:00 p.m. – 12:00 a.m. for a

New Year's celebration with patrons dancing, performers/entertainers dancing, DJ, live music, amplification system, floor and light show. Expected attendance – 400.

**Decision:** Granted pending submission of proof of non-profit status; if cannot be provided, granted as malt and wine only.

**12. Application #1139543** Sasha Hoffman, The Sash Edition LLC, for a hawker/peddler license for (5 vendors) at 101 Rogers Street, on 11/22/24 from 6:30 p.m. – 10:30 p.m. to sell textiles (napkins, sheets), lamps, clothing, game boards and jewelry.

**Summary:** The application is now for a total of 8 vendors.

**Decision:** Granted.

**13. Application #1140020** Boris Kusturic, St. Sava Serbian Orthodox Cathedral, for an all alcohol and entertainment license at 41 Alewife Brook Pkwy, on 11/9/24 from 5:00 p.m. – 12:00 a.m. for a fundraiser banquet with patrons dancing, live music and amplification system. Expected attendance – 150.

**Decision:** Granted with amended start time of 6:00 p.m. per permission letter, and the condition that there must be a limited number of alcoholic drinks (4) associated with the admissions price, otherwise/thereafter, the alcohol must be sold.

**14. Application #1140151** Paul Clark for a malt and entertainment license at 64 Sidney Street, on 12/8/24 with rain date of 12/15/24 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music, DJ, live music and amplification system. Expected attendance – 2800.

**Decision:** Granted with the conditions that: the area where the alcohol is served, sold and consumed must be enclosed from the public way; and alcohol service, sale, delivery, possession or consumption cannot commence prior to 10:00 a.m.

**15. Application #1140216** Nanako Tamaru, Boston Network for International Development, for a malt and wine license at 101 Rogers Street, on 11/12/24 from 5:30 p.m. – 8:00 p.m. for a networking event. Expected attendance – 150.

**Decision:** Granted with the condition that there must be a limited number of alcoholic drinks (2) associated with the admissions price, otherwise/thereafter, the alcohol must be sold.

**16. Application #1140497** Tejaswi Polimetla for an entertainment license at 8 Harvard Yard, on 11/9/24 from 6:30 p.m. – 10:30 p.m. for a social event with patrons dancing, DJ and amplification system. Expected attendance – 350.

**Decision:** Granted.

**17. Application #1140609** Grace Anderson, MIT Musical Theatre Guild, for an entertainment license at 84 Massachusetts Avenue, on 11/15-17 and 11/21-23/24 from 6:00 p.m. – 10:00 p.m. on 11/15, 11/16, 11/21 and 11/22; 12:00 p.m. – 4:00 p.m. on 11/17 and 4:00 p.m. – 8:00 p.m. on 11/23 for a theater performance with performers/entertainers dancing, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 100.

**Decision:** Granted.

**18. Application #1140664** Andrea Campbell for an entertainment license at 48 Massachusetts Avenue, on 11/17/24 from 4:00 p.m.- 7:00 p.m. for a concert with live music. Expected attendance – 500.

**Decision:** Granted.

**19. Application #1140694** Kellian Adams Pletcher, Playable Theater Project, for an all alcohol and entertainment license at 1950 Massachusetts Avenue, on 12/6-8, 12/13-14/24 from 6:00 p.m. – 11:00 p.m. for a theater production with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, theatrical exhibition/play/moving picture show and floor show. Expected attendance – 180.

**Decision:** Granted.

**20. Application #1140765** Abena Kyereme-Tuah, MIT Ridonkulous, for an entertainment license at 48 Massachusetts Avenue, on 11/22-23/24 from 8:00 p.m. – 11:00 p.m. for a dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 160.

**Decision:** Granted.

**21. Application #1141044** Kate Silverman Wilson, MIT Museum, for a malt, wine and entertainment license at 314 Main Street, on 11/16/24 with rain date of 11/17/24 from 6:00 p.m. – 9:00 p.m. for a reception with DJ. Expected attendance – 250.

**Decision:** Granted, applicant must request police detail.

**22. Application #1141183** Adan Ramirez Figueroa for an entertainment license at 1 Harvard Yard, on 11/16/24 from 5:00 p.m. – 11:00 p.m. for a cultural celebration with patrons dancing, performers/entertainers dancing, recorded music, DJ, amplification system and light show. Expected attendance – 200.

**Decision:** Granted.

**23. Application #1141427** Candace Bass, Graham and Parks School, for an entertainment license at 106 Raymond Street, on 11/27/24 with rain date 12/4/24 from 9:00 a.m. – 12:00 p.m. for a turkey trot event with patrons dancing, recorded music and DJ. Expected attendance – 300.

**Decision:** Granted, no license fee.

**24. Application #1141609** Jose da Silva, Patagonia Cambridge, for a malt and entertainment license at 39 Brattle Street, on 11/7/24 from 7:00 p.m. – 10:00 p.m. for a film series with theatrical exhibition/play/moving picture show. Expected attendance – 100.

**Decision:** Granted with the condition that must implement a system identifying of legal drinking age attendees.

**25. Application #1141606** Alison Ekizian, Holy Trinity Armenian Church, for an all alcohol with entertainment (live amplified music and patrons dancing) license at Charles and Nevart Talanian Cultural Hall, 145 Brattle Street, on January 4, 2024 from 5:00 p.m. – 11:30 p.m. (with set up and sound check starting at 3 p.m.) for a 100 year anniversary banquet. Expected attendance – 240.

**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.*

**26. Application #1140102** Jessica Lu, MIT, for an entertainment license at 345 Vassar Street, on 11/9, 11/10 and 11/11/24 from 10:00 a.m. to 10:00 p.m. for a theatre performance with theatrical exhibition/play/moving picture show. Expected attendance – 100.

**Decision:** Granted.

**27. Application #1141970** Shuqi Mao, MIT, for a wine license at 45 Hayward Street, on 11/7/24 from 7:30 p.m. – 9:30 p.m. for an educational wine tasting. Expected attendance – 40.

**Decision:** Granted with the conditions that: each tasting serving is limited to one (1) ounce per serving; there must be a limited number of wine tastings (8) associated with the admissions price, otherwise/thereafter, the tasting servings must be sold; and there must be food served with the tastings.

**28. Application #1142079** Shashank Deshpande, MIT, for an entertainment license at 142 Memorial Drive, on 11/9/24 from 5:00 p.m. – 10:00 p.m. for a Diwali celebration with live and recorded music, amplification system, performers/entertainers dancing, floor and light show and dynamic audio/visual show live/recorded. Expected attendance – 239.

**Decision:** Granted with amended start time of 7:00 p.m. per event registration form.



**29. Application #1141896** Page & Leaf Cafe, LLC d/b/a Page & Leaf Cafe, LLC, 1815 Massachusetts Avenue, for a new Common Victualler License at a previously licensed location. Courtney Verhaalen as one of the owners and manager of record of a premises described as: *Approximately 1,200 sq. ft. of an old cafe inside the Porter Square Books. Located in the front facing part of the Lesley University Building with access from the back side as well. Includes an outdoor area on the public and private way.* Indoor seating capacity of 28 with 12 standing for a total occupancy of 40 inside. Outdoor seating capacity of 6 with 10 standing for a total occupancy of 16 seats. Proposed hours of operation are 7:00 a.m. – 8:00 p.m. on weekdays and 8:00 a.m. – 8:00 p.m. on weekends.

**Summary:** This is part of the new Porter Square Books location in the Lesley University building. They are taking over the café and got tripped up through the permitting process. Other than providing a plan for the outdoor area and an exhibit to the sublease the application is complete. The Board discussed that since it would not meet until December, approving at this point would not unnecessarily delay the business from opening (especially since they represented they have already been inspected by building, health and fire).

**Decision:** Granted, pending submission of outdoor area plan and Exhibit A referenced in sublease.

**30. Board Vote [Matter Heard October 29, 2024] Application # 1139727** Jackson McDonald, Turner Construction, for a Special Noise Variance on Saturdays only from 11/12/24 - 6/1/25, at 121 Broadway, from 7:00 a.m. - 9:00 a.m., for installation of earth retention systems for future Eversource transmission line extensions and city stormwater culvert infrastructure using hand and welding tools, generators, compressors, a vac truck, excavation, trucking, and hoisting equipment. This variance is sought to extend the workday to complete the full scope of work where it interfaces and exists in the public way and to ensure public safety.

**Summary:** The Board discussed how it heard a version of this request on October 9 and at that time the applicant requested variance hours during the week and also Saturdays and Sundays. The Board granted the weekday hours and denied the weekend hours. The Board did not find an undue hardship based on the presentation and also due to the correspondence received from abutters in opposition to the request. The Board discussed how it told the applicants they should try to complete the work during the weekend during regular construction hours but if they could not, they could come back to request a variance limited to Saturdays since DPW had found Sunday problematic due to costs and coverage (on the City side). Less than 2 weeks, so in the Board's opinion, after no intent of working during regular hours, the request was resubmitted. In addition, different from the original request which ended in February 2025 this one seeks to extend through 6/2025. The Board did not see a need to grant the variance at this point. The Board understands they need to shut down the road and that is not something that gets impacted if they do it earlier on a Saturday or during regular construction hours. The Board acknowledged receipt of an email from DPW saying this was part of a conversation with them and negotiation with them, the Board found it could not ignore what was heard from the community on the original request or the factors considered and of which the applicant was informed, i.e. trying to do the work during regular hours and if it does not work, come back which they did not do.

**Decision:** Denied.


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**By the Board of License Commissioners**

**Minutes Approved:** December 2, 2024

**Minutes Posted:** December 2, 2024

  
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Nicole Murati Ferrer, Chair

  
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Thomas Cahill, Jr., Fire Chief

  
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Christine Elow, Police Commissioner