



# 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

Tuesday, March 26, 2024, 11:00 a.m.

By Remote Participation

Link: [https://cambridgema.zoom.us/webinar/register/WN\\_x8p6nSMdRIWn5vu8j4r1Hw](https://cambridgema.zoom.us/webinar/register/WN_x8p6nSMdRIWn5vu8j4r1Hw)

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

### Public Testimony Matters

*The following are matters which the Chair reasonably anticipates will be discussed, and for which public testimony may be taken. The public may also submit comments on any of the below via email at [license@cambridgema.gov](mailto:license@cambridgema.gov) (please reference the application number in your email).*

- 1. Application #258572** TPBHS Harvard, Inc. d/b/a The Painted Burro, 32 Church Street, Common Victualler All Alcoholic Beverages License, for an Alteration of Premises to include a seasonal outdoor patio on the city sidewalk and into the parking lane. The proposed premises description is: Approximately 7,199 sq. ft., 3,192 square feet on the first floor and 4,007 square feet in the basement. Ground floor contains bar, kitchen and two dining areas. Basement level includes bar, dining area, and two kitchen areas. Additional seating of 443 square foot patio on public property.
- 2. Application #231081** The Coast Café, LLC d/b/a The Coast Café, 233 River Street, for a new Common Victualler License with 9 seats inside and a total occupancy of 17 with proposed hours of 3:00 p.m. to 8:00 p.m. Wednesday through Thursday and 12:00 p.m. to 8:00 p.m. Friday and Saturday. The proposed premises is: One floor 400 sq. ft. - 370 sq. ft. of Kitchen and 30 sq. ft. for customer, Front door for customer and Back door for employees. Basement 400 sq. ft. for prep and storage.
- 3. Application #260103** Moona Main Street, LLC d/b/a Moona, 750 Main Street, for a new Common Victualler All Alcohol License with seating for 97 inside and proposed hours of 8:00 a.m. to 1:00 a.m. all days with alcohol service starting after 10:00 a.m. on Saturday and Sunday and after 11:00 a.m. Monday through Friday. Mohamad El Zein as proposed Manager of Record of a premises described as: 3,365 square foot restaurant and bar with one entrance/exit for the public. No basement. The kitchen will have three exits.
- 4. Application #259188** Abodez Acorn Concord LLC, 605 Concord Avenue, for a new Garage License for 71 parking spaces and 710 gallons of gasoline in the tanks of autos only.
- 5. Application #255578** Soden ST LLP, 10 Soden Street, for a new Open Air Parking Lot License for 32 parking spaces.
- 6. Application #260842** IS AIMN DOM, LLC d/b/a McCarthy's, 1920 Massachusetts Avenue, to transfer the Common Victualler All Alcohol License held by Golden Toad, Inc., at the same address. The applicant proposes seating for 260 inside, an inside occupancy of 324, and 24 patio seats on the public sidewalk with hours of 10:30 a.m. to 1:00 a.m. Sunday, 11:30 a.m. to 1:00 a.m. Monday through Wednesday, 11:30 a.m. to 2:00 a.m. Thursday and Friday, and 10:30 a.m. to 2:00 a.m. Saturday. Joanne

Conroy as proposed manager of record of a premises described as: In one room on ground floor comprised of various dining areas, bar, and restrooms; in one additional room on second floor comprised of two additional dining areas, second bar, kitchen, and additional restrooms; in one additional room on ground floor (cocktail lounge) with additional bar, seating areas and performance area; basement for storage. Seasonal outdoor seating area on public property.

7.     **Application #238903**   Mission Hill Donuts, LLC d/b/a Dunkin Donuts, 655 Massachusetts Avenue, for a New Common Victualler License with 14 seats, a total occupancy of 21, and proposed hours of 5:00 a.m. to 10:00 p.m. all days. Rich Vincent as manager of a premises described as: 1,259 square feet on first floor with back of the house dry storage, kitchen prep area, refrigeration, unisex bathroom and mop sink. Front of house with bakery case, sandwich station, serving and sales area.
8.     **Application #250844**   African Community Economic Development Of New England (ACEDONE), 11 Green Street, for a Lodging House License with 27 rooms and 33 beds.
9.     **Application #250845**   African Community Economic Development Of New England (ACEDONE), 15 Green Street, for a Lodging House License with 24 rooms and 30 beds.
10.    **Application #255582**   Meetacross Investment LLC, 24 Union Street for a New Lodging House License with 24 rooms and 18 beds.
11.    **Application #250155**   Cambridge Weston Academy, LLC, 14 Wendell Street, for a New Lodging House License with 17 rooms and 17 beds.
12.    **Application #257703**   North Point Café, Inc., d/b/a Lingo, 8 Education Street, Common Victualler All Alcohol License #11346, for approval of a management agreement with Aramark Services, Inc., and change of manager to Patrick Ford.
13.    **Application #250980**   Hult International School of Business, Inc. d/b/a Hult Student Lounge/Little Lingo, 1 Education Street, All Alcohol Educational License, for approval of a management agreement with Aramark Services, Inc., and change of manager to Patrick Ford.
14.    **Application #261263**   Caissie Niles, Turner Construction, for a Special Noise Variance on 6/7/24 – 9/6/24 (No alternate specified), at 290 Binney Street, from 7:00 a.m. – 11:00 p.m. on weekdays only, for an extension to an existing application to deliver, shakeout, and install steel using hand and welding tools, cranes, trucks, generators, and hoisting equipment. The variance is sought in the interest of limiting impacts to and from vehicular traffic.
15.    **Application #262431**   Susan Ciulla, M.I.T. for a for a Special Noise Variance from 3/27/24 to 12/31/24, (No alternate dates), to operate leaf blowers on Monday-Friday 7:00PM to 5:00PM; Saturdays 7:00AM-5:00PM. The variance is needed to clean areas of MIT for Commencement, Campus Events, Freshman Orientation and Convocation.

#### **Administrative Matters**

*The following are matters which the Chair reasonably anticipates will be discussed without accepting, soliciting, or taking public testimony at the hearing. Anyone wishing to be heard on the below should contact the Board at least 24 hours prior to the hearing and/or submit your statement in writing to [License@cambridgema.gov](mailto:License@cambridgema.gov).*

- 16. Application #261964** Luxor Corporation, 2 Putnam Gardens, #19, for a new livery license. Mohamed Elsayed as owner, manager and sole driver.
- 17. Application #26426** Sean Flynn, Beacon Piping Company, for a Special Noise Variance on 4/6/24-4/6/24 (Alternate dates 4/13/24 – 4/13/24), at 52 Oxford Street, 6:00 a.m. – 9:00 a.m. for a crane set up and hoisting mechanical equipment to the rooftop using delivery trucks and a crane. The variance is needed to extend the workday to accommodate the full scope of work.
- 18. Application #261258** Caissie Niles, Turner Construction, for a Special Noise Variance on 4/12/24 – 5/21/24 (No alternate specified), at 290 Binney Street, to work continuously from Friday at 6:00 p.m. until the following Monday at 7:00 a.m., on three (3) weekends to assemble and disassemble a crane to install a transfer truss steel shell using hand and welding tools, generators, cranes, trucks, and heavy equipment. The variance is sought in the interest of extending the day to accommodate the full scope of work, minimize impacts to vehicular/pedestrian traffic, and for public safety.
- 19. Consideration of Waiver of Hearing** Disciplinary - Sancta Maria Nursing Facility, 799 Concord Avenue, admitting violations of CMC 8.16.080(e), loading and unloading outside allowable hours, at 6:14 a.m. on February 28, 2024, and 6:30 a.m. on March 8, 2024.
- 20. Board Vote [Matter Heard March 26, 2024]** Application #257794, Arrow Street, LLC d/b/a Arrow Street, 2 Arrow Street, for a new Entertainment License for indoors and outdoors to include: Recorded music above conversation level with amplification; Dancing by Patrons; Live music with amplification; Theatrical Exhibitions; Floor Shows; Light Shows; Dynamic Audio/Visual Show; DJ; Comedy Show; Karaoke; Acrobatic Show; Beauty Contest; Wrestling; Talk Show; Magic Show; Readings of Poetry; 4 TV's; Theatrical Stage; and 2 Stages. Board deferred vote to ensure abutters were provided sufficient notice and to consider any comments sent in by the abutters as to the application; none were received.
- 21. Board Vote [Matter Heard March 26, 2024]** Application #253901, Overlind Industries, LLC d/b/a The Red House, 98 Winthrop Street, Common Victualler All Alcohol License #111650, to Remove Entertainment Conditions of license: *While live entertainment (limited to no more than five (5) acoustic performers and/or musicians with no amplification except one microphone) is operating, the windows and doors must be closed to contain the noise from emanating outside of the indoor licensed premises.* Board deferred its vote to consider all testimony heard.
- 22. Review of Board Vote** [Matter Heard and Decided October 12, 2023] Application #242185, Guanlan, Inc. d/b/a Lanner Noodles & Bar, 24 Pearl Street, for a transfer of the Malt and Wine license issued to Rangzen Tibetan Restaurant, at the same location. Board granted the application, the ABCC returned the application no action because the minority holder had a pending criminal case, which came

about after the Board heard and granted the application. The case has been dismissed. The applicant's attorney has asked for the matter to be resubmitted to the ABCC for reconsideration.

**23. Board Consideration on Motion to Reconsider Vote** Perennial Landscape Corporation filed a request for the Board to reconsider the fines imposed on February 1, 2024 for the December 1, 2023, violations of Cambridge Municipal Code 8.16.081 at 38 Carver Street: simultaneously operating multiple leaf blowers within the same 10,000 square foot area, 8.16.081.1(f); operating a non-compliant leaf blower, 8.16.081.2(e); and operating without a permit, 8.16.081.1(b) and 8.16.081.2(c). \$300 fine per violation, for a total fine of \$900. Notice of violations and fines to be sent to property owner as well.

**24. Consideration of Statement of Reasons**

- [Corrected Version – Matter Heard February 1, 2024] Perennial Landscape Corporation, on December 1, 2023, at 38 Carver Street, violations of Cambridge Municipal Code 8.16.081: simultaneously operating multiple leaf blowers within the same 10,000 square foot area, 8.16.081.1(f); operating a non-compliant leaf blower, 8.16.081.2(e); and operating without a permit, 8.16.081.1(b) and 8.16.081.2(c). \$300 fine per violation, for a total fine of \$900. Notice of violations and fines to be sent to property owner as well. *Original Statement of Reasons improperly stated that the Board voted on March 11, when in fact it voted on February 1. No other changes were made to the previously issued Statement of Reasons.*
- [Matter Heard March 11, 2024] Shojo Cambridge, LLC d/b/a Shojo, Common Victualler All Alcohol License #193948, 425 Massachusetts Avenue, violation for operating over the licensed capacity on February 23, 2024, G. L. c. 138, §§ 12, 23 and 64, G. L. c. 140, and Board's Rules 2.3, 2.5, 5.1, and 9. Issued – 2 days suspension.

**25. Consideration of Meeting Minutes** [Corrected – to show all votes 2-0, no other changes made] February 29, 2024; and March 11, 2024.

**One Day License Applications**

*The following are matters which the Chair reasonably anticipates will be discussed without accepting, soliciting, or taking public testimony at the hearing. Anyone wishing to be heard on the below should contact the Board at least 24 hours prior to the hearing and/or submit your statement in writing to [License@cambridgema.gov](mailto:License@cambridgema.gov).*

**26. Application #256364** Madeline Colker, Cambridge Public Library, for an entertainment license with live music for a concert at Joan Lorentz Park on 4/8/24 from 12:00 p.m. – 2:30 p.m. Expected attendance 500.

**27. Application #258233** Nuria Chimeno, Friends of the Morse School, for a hawker/peddler license at 40 Granite Street, on 5/19/24 with rain date of 5/18/24 from 11:00 a.m. – 4:00 p.m. to sell food, snacks, and drinks.

- 28. Application #256364** Madeline Colker, Cambridge Public Library, for an entertainment license with live music for a concert at Joan Lorentz Park on 4/8/24 from 12:00 p.m. -2:30 p.m. Expected attendance – 500. (continued from 3/11)
- 29. Application #261272** Anju Thapa, Greater Boston, Nepali Community, for a malt and wine and entertainment license at 400 Cardinal Medeiros Avenue, on 4/13/24 with rain date of 4/15/24 from 6:00 p.m. – 11:30 p.m. for Nepali new year with patrons dancing, performers/entertainers dancing, recorded music, dj, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 350.
- 30. Application #261264** Kate Silverman Wilson, MIT Museum, for an entertainment license at 314 Main Street, on 4/2/24 with rain date of 4/9/24 from 7:00 p.m. – 10:00 p.m. for a play reading with theatrical exhibition/play/moving picture show. Expected attendance – 85.
- 31. Application #261455** Miguel Tejada for an entertainment license at 1 Harvard Yard, on 4/7/24 from 4:00 p.m. – 8:00 p.m. for a concert with patrons dancing, performers/entertainers dancing, recorded music, dj, live music, amplification system, light show and dynamic audio/visual show live/recorded. Expected attendance – 4000.
- 32. Application #261518** Alex Maciel, St John Holy Ghost, for a malt and wine and entertainment license at 400 Cardinal Medeiros Avenue, on 5/18/24 from 12:00 p.m. – 12:00 a.m. and 5/19/24 from 10:00 a.m. – 10:00 p.m. for a feast with patrons dancing, dj, live music and amplification system. Expected attendance – 400.
- 33. Application #261521** Philip Chaves, Saint Anthony Parish, for a malt and wine and entertainment license at 400 Cardinal Medeiros Avenue, on 6/8/24 12:00 p.m. – 12:00 a.m. and 6/9/24 from 12:00 p.m.- 10:00 p.m. for a feast with patrons dancing, performers/entertainers dancing, dj, live music and amplification system. Expected attendance 600.
- 34. Application #261495** Paul Clark for a malt and entertainment license at 64 Sidney Street, on 4/21/24 with rain date of 4/28/24 from 10:00 a.m. – 1:00 p.m. for a road race with recorded music, live music and amplification system. Expected attendance – 2500.
- 35. Application #261477** Talon Flodman, Immediate Gratification Players, for an entertainment license at 1 Oxford Street, on 4/5/24 with rain date of 4/6/24 from 8:00 p.m. – 9:00 p.m. for a performance with theatrical exhibition/play/moving picture show. Expected attendance – 300.
- 36. Application #261460** Philip Chaves, Saint Anthony Parish, for a malt and wine and entertainment license at 400 Cardinal Medeiros Avenue, on 5/3-5/5/24 6:00 p.m. – 12:00 a.m.; 12:00 p.m. – 12:00 a.m.; 12:00 p.m. – 10:00 p.m. for a feast with patrons dancing, performers/entertainers dancing, dj, live music and amplification system. Expected attendance – 500.
- 37. Application #261524** Tony Felicio, Brazilian Community Apostolate, for a malt and wine and entertainment license at 400 Cardinal Medeiros Avenue, on 7/13/24 from 3:00 p.m. – 12:00 a.m. for a festival with patrons dancing, recorded music, dj and amplification system. Expected attendance – 800.

- 38. Application #261544** Madeline Colker, Cambridge Public Library, for an entertainment license at 449 Broadway, on 6/15/24 with rain date of 6/22/24 from 12:00 p.m. – 3:30 p.m. for a performance with patrons dancing, live music and amplification system. Expected attendance – 100.
- 39. Application #261701** Hridibrata Pal, Sangam, for an entertainment license at 84 Massachusetts Avenue, on 4/6/24 from 2:00 p.m. – 9:00 p.m. for a concert with live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 250.
- 40. Application #261612** Paddy's Lunch Inc. d/b/a Paddy's Lunch, 260 Walden Street, Common Victualler All Alcohol License #11694, for an entertainment license on 4/27/24 from 11:00 a.m. – 3:00 p.m. for a celebration of life with live music. Expected attendance – 60.
- 41. Application #261794** Erik Sarno, Central Square Business Improvement District, for an entertainment license at 877 Main Street, on 4/5/24 with rain date of 4/12/24 from 12:00 p.m. – 2:00 p.m. for a music event with patrons dancing, recorded music, live music and amplification system. Expected attendance – 100.
- 42. Application #261822** Erik Pryal, MIT Department of Mechanical Engineers, and Graduate Association of Mechanical Engineers, for a malt and wine and entertainment license at 50 Memorial Drive, on 4/6/24 from 4:30 p.m. – 11:30 p.m. for a gala with patrons dancing, dj and amplification system. Expected attendance – 200.
- 43. Application #261969** Kevin Ebert, Harvard Museums of Science and Culture, for an all alcohol license at 26 Oxford Street, on 3/28/24 from 5:00 p.m. – 9:00 p.m. for an open house. Expected attendance – 300.
- 44. Application #261924** Michael Jonas, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 4/6/24 with rain date of 4/27/24 from 6:30 p.m. – 12:00 a.m. for a swing dance with patrons dancing and amplification system. Expected attendance – 125.
- 45. Application #261947** Jane Finn-Foley, Black Policy Conference, for a malt and wine and entertainment license at 79 JFK Street, on 4/5/24 from 3:30 p.m.-6:00 p.m. for a conference kick-off with recorded music, dj and amplification system. Expected attendance – 200.
- 46. Application #262074** Cindy Spungin, MIT Sloan MBA Program Office, for an entertainment license at 292 Main Street, on 4/9/24 from 5:30 p.m. – 8:30 p.m. for a movie night with theatrical exhibition/play/moving picture show. Expected attendance – 85.
- 47. Application #262119** Raesia Straker, The Cambridge Jazz Foundation, for an all alcohol and entertainment license at 33 Dunster Street, on 3/28/24 from 8:00 p.m. – 1:00 a.m. for a party with patrons dancing, recorded music, dj and amplification system. Expected attendance – 200.
- 48. Application #262087** Raesia Straker, The Cambridge Jazz Foundation, for an all alcohol and entertainment license at 33 Dunster Street, on 3/30/24 from 7:00 p.m. – 12:00 a.m. for a concert with

patrons dancing, performers/entertainers dancing, recorded music, dj, live music and amplification system. Expected attendance – 325.

**49. Application #261325** Tsiyon Geremew, Harvard African Students Association, for an entertainment license at 52 Oxford Street, on 4/5/24 from 3:00 p.m. – 10:00 p.m. for a cultural event with performers/entertainers dancing, dj, amplification system and floor show. Expected attendance – 200.

**50. Application #262519** Gissell Chapa, Harvard Radcliffe Collegium Musicum, for a one day hawker/peddler license at 45 Quincy Street, on 3/30/24 from 7:00 p.m. – 8:00 p.m. to sell flowers.

**51. Application #262373** Robert Kelly-Morgan, Putinwork, for a one day hawker/peddler license at 1515 Massachusetts Avenue, on 3/30/24 from 12:00 p.m. – 8:00 p.m. to sell merchandise, clothing and art.

A handwritten signature in blue ink, appearing to read "Ch O'Neil", is positioned above a horizontal line.

Christopher O'Neil, Licensing Specialist