

CAMBRIDGE LICENSE COMMISSION HEARING

CITY OF CAMBRIDGE

IN RE: LICENSE COMMISSION HEARING

LICENSE COMMISSION BOARD MEMBERS:

CHAIR ANDREA JACKSON

POLICE COMMISSIONER ROBERT HAAS

ASSISTANT FIRE CHIEF GERARD MAHONEY

STAFF: EXECUTIVE ASSISTANT ELLEN WATSON

AT: Michael J. Lombardi Building
Basement Conference Room
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

DATE: February 24, 2015

TIME: 5:03 p.m.

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DISCIPLINARY:

ALL COMMON VICTUALER, DISPOSAL AND USED CAR DEALER
LICENSES FAILED TO COMPLETE 2015 LICENSE RENEWAL
PROCESS

RATIFICATIONS APPROVED BY EXECUTIVE DIRECTOR

P R O C E E D I N G S

February 24, 2015

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ELLEN WATSON: Good evening. We're at the meeting of the Cambridge License Commission. Today is Tuesday evening, February 24th. It is 5:03 p.m. and we are in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room.

At the meeting tonight, Chairperson Andrea Jackson, Police Commissioner Robert Haas and Assistant Fire Chief Gerard Mahoney.

Please, if you have an electronic device, if you could silence it and leave the back door open.

This meeting is being audio and video recorded.

And there are a couple of items that have been taken off the agenda tonight. If you are

here for either Ten Tables or Uno's, those items have been continued.

REVOCATION: CONTINUED FROM FEBRUARY 3, 2015

HI-FI PIZZA, INC. D/B/A HI-FI PIZZA

ELLEN WATSON: The first item on the agenda, Revocation: Continued from February 3, 2015, Hi-Fi Pizza Inc., doing business as Hi-Fi Pizza, Francis Holland, manager, holder of a wine and malt beverages restaurant license at 496 Massachusetts Avenue pursuant to Mass. General Law Chapter 138 Section 77.

The licensing authorities may, after hearing or reasonable opportunity, cancel any license issued under this chapter if the licensee ceases to conduct the licensed business.

CHAIR ANDREA JACKSON: Is there anyone here for this matter?

FRANCIS HOLLAND: Yes.

CHAIR ANDREA JACKSON: Good evening.

FRANCIS HOLLAND: How are you doing?

CHAIR ANDREA JACKSON: If you could please state your name for the record.

FRANCIS HOLLAND: My name is Francis Holland. I'm the owner -- I was the owner of Hi-Fi Pizza.

CHAIR ANDREA JACKSON: I need you to slow down just a wee bit, slow down, speak up. And if you could spell your first name and last name.

FRANCIS HOLLAND: F-R-A-N-C-I-S.
H-O-L-L-A-N-D.

CHAIR ANDREA JACKSON: Thank you.

FRANCIS HOLLAND: You're welcome.

CHAIR ANDREA JACKSON: And you were the owner of Hi-Fi Pizza, correct?

FRANCIS HOLLAND: Correct.

CHAIR ANDREA JACKSON: Mr. Holland, you were before this Board back in July of 2014 and

you asked for a six month of leaving your license as inactive and you were looking to sell it.

FRANCIS HOLLAND: Yes, I was and I still am.

CHAIR ANDREA JACKSON: And that was going to be my next question.

FRANCIS HOLLAND: I'm in the process of getting another broker because the first broker I had I didn't really see that much action from him, so I'm in the process right now of going with someone else.

CHAIR ANDREA JACKSON: And how far into that process are you?

FRANCIS HOLLAND: They told me that they basically had an offer and I told them what I was looking for and they would get back to me. I called him up today and apparently he's on vacation for a week.

CHAIR ANDREA JACKSON: And this is with

the new broker?

FRANCIS HOLLAND: Correct.

CHAIR ANDREA JACKSON: How long was it listed with the former broker?

FRANCIS HOLLAND: Six months.

He actually I didn't hear from him only once, and at the time he had someone interested but they ended up getting a license from you people instead of buying one. That's what I was informed by him.

CHAIR ANDREA JACKSON: So we brought you in today because the six-month period obviously expired.

FRANCIS HOLLAND: Correct.

CHAIR ANDREA JACKSON: And we didn't receive anything from you asking for an extension. We are here this evening to determine whether or not we were going to revoke your license.

FRANCIS HOLLAND: I didn't realize the process of all this. If I had known that, I would have requested an extension.

I didn't really realize I needed a lawyer.

CHAIR ANDREA JACKSON: So are you saying you need more time in trying to sell your license?

FRANCIS HOLLAND: Yes.

CHAIR ANDREA JACKSON: How much more time is that?

FRANCIS HOLLAND: Hopefully six months.

CHAIR ANDREA JACKSON: I know that we have received a letter in opposition to extending it. The letter was sent by via email from Robert Schneider, Esquire (phonetic) and I can read the email.

"Dear Chairwoman Jackson - I'm writing to explain why Mr. Michael Simon and I will not be

attending the hearing on Tuesday relative to this property at 494-496 Massachusetts Avenue. I will be out of town and Mr. Simon, who had intended to appear, must be in New York for a family funeral. Please see the letter dated October 25, 2014 that was submitted in October, which I have attached hereto. Mr. Simon's position has not changed. Considerable work on the premises has proceeded, and we look forward to a long and beneficial relationship with Clover. We submit that the interest of the public in general and the interest of the citizens of Cambridge will be served by denying Mr. Holland's application."

That's the letter we received from the landlord and I wanted to read that into the record.

Do you have any questions before I call for public comment?

POLICE COMMISSIONER ROBERT HAAS: I want

to understand, the new broker you have now indicated to you that there's a potential offer on that table that they're waiting to hear back on?

FRANCIS HOLLAND: Yes, yes.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: All set.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
When did you cease operations?

FRANCIS HOLLAND: About nine months ago.

ASSISTANT FIRE CHIEF GERARD MAHONEY: And you had no offers for the license?

FRANCIS HOLLAND: I did have one offer.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
And?

FRANCIS HOLLAND: And the broker told me that they ended up coming before the Board and they received a license --

ASSISTANT FIRE CHIEF GERARD MAHONEY: A
license from the Board.

FRANCIS HOLLAND: -- from the Board.
That's what I was informed.

CHAIR ANDREA JACKSON: Before we have any
further discussion, are there any members of the
public that wish to be heard in this matter?

Please come forward. Please feel free to
have a seat.

Good evening. If you could please state
your name for the record spelling your first name
and last name, please.

AYR MUIR: My name is Ayr Muir, A-Y-R,
that's the first name. Last name M-U-I-R.

CHAIR ANDREA JACKSON: Mr. Muir, if you
could just speak up a little bit. It's hard to
hear.

AYR MUIR: Sure. Sorry. I'm the founder
and CEO of Clover Food Lab.

CHAIR ANDREA JACKSON: And what did you want to tell us this evening.

AYR MUIR: I just wanted -- we're the new tenant in the space and I learned a lot about this thing called pocket licenses that I didn't know about before, but I -- as I'm sure you are all aware, we're unable to move forward or make any application while this license is attached to this premises, which I believe is why the Cambridge ordinance doesn't provide for renewal of pocket licenses when the owner of the license doesn't have control of the space it's attached to. That's a part of the ordinance that's in writing from the '90s.

And I think it's just to deal with this kind of situation where a business like mine is held hostage. We've actually made an offer for this license which was rejected.

And I went to look through the records in

Cambridge as to beer and wine licenses that have been sold in the last ten years and we haven't found any evidence of any that have been sold.

I think perhaps the problem selling it is there is not a good market for these sort of licenses, but I don't know, given that there haven't been any sold -- there isn't any of evidence of anything being sold in ten years, I don't know how long this will go on if we wait for a buyer to come.

And, obviously, it has an adverse impact on our ability to operate, as well as our landlord's ability to create something meaningful in that space.

CHAIR ANDREA JACKSON: When do you think you are slated to open?

AYR MUIR: We would like to open as early as March. Although work being done there is substantially complete, and we will be -- I mean,

we will be operating with or without a beer license, but we would like the restaurant to be consistent with our others in Cambridge, and we've found restaurants where we don't have beer licenses our dinners are much slower than some places that they do.

So I think the impact on -- wouldn't be that we wouldn't open but it would impact how many people I can employ and how successful the business is.

CHAIR ANDREA JACKSON: Are you at liberty to say when you made the offer?

AYR MUIR: That was before the first time that Mr. Holland came in for the hearing, so that was right when we were signing a lease, which would have been back in June.

I mean I would have to look exactly, but it would've been June time frame, June/July time frame.

CHAIR ANDREA JACKSON: Okay.

POLICE COMMISSIONER ROBERT HAAS: So you have since been granted a nontransferable, no value license, right?

AYR MUIR: As a alternative, yes.

POLICE COMMISSIONER ROBERT HAAS: You don't have a license yet or --

AYR MUIR: Not that site, no. We're not allowed to apply currently.

POLICE COMMISSIONER ROBERT HAAS: Okay.

CHAIR ANDREA JACKSON: Have you finished reviewing all of the files in terms of looking to see whether or not there actually has been?

AYR MUIR: We haven't gotten through all of them yet.

CHAIR ANDREA JACKSON: Okay, I know that there were a lot.

AYR MUIR: So we have been going through office going through them as fast as we can get

them one but I don't believe we've gotten through all of them yet. But of the ones we've looked at, we haven't yet found any evidence.

There are a lot of full liquor licenses, obviously, that have transferred over the years but beer and wine only, we haven't found any evidence of any being sold.

CHAIR ANDREA JACKSON: Okay, you said you are looking at possibly a March opening?

AYR MUIR: Yes.

CHAIR ANDREA JACKSON: March -- oh, gosh that's next week.

AYR MUIR: Middle to end of March, yeah.

CHAIR ANDREA JACKSON: Okay. Do you have any questions?

POLICE COMMISSIONER ROBERT HAAS: No.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: I don't think so, no.

CHAIR ANDREA JACKSON: No questions yet for you, so we're all set. Thank you.

AYR MUIR: Thanks.

CHAIR ANDREA JACKSON: So, Mr. Holland, I guess I'd ask you, has an offer been made?

FRANCIS HOLLAND: I believe so. Like I said, I called today and I was told he was on vacation.

CHAIR ANDREA JACKSON: Do you know when he's due back from vacation?

FRANCIS HOLLAND: He said a week.

CHAIR ANDREA JACKSON: Ellen, do you have a calendar handy as it relates to upcoming hearings?

ELLEN WATSON: I don't, but let me pull one up.

CHAIR ANDREA JACKSON: Okay.

ELLEN WATSON: March 17th.

CHAIR ANDREA JACKSON: I've got the 17th,

the 31st, a Decision Hearing after the 31st.

April 9th.

I guess what I'm struggling with is giving Mr. Holland time to sell the license that he's had for a long time, but also weighing that with the fact that we do have someone else who is going into that space who wants a license and not necessarily wanting to hamper the efforts of Mr. Muir in terms of getting a new license.

I know that we recently had that where we did give the previous owner of that location the opportunity to sell the license. I don't know if I'd want -- how far out I would like to go.

I would like to be able to give you an opportunity.

FRANCIS HOLLAND: I would definitely like that. I do want to sell it.

CHAIR ANDREA JACKSON: I guess in my head I'm looking at more along the lines of definitely

not a six month, that's just my own personal preference, I'm thinking more along the lines of April 9th to come back at a Decision Hearing to give us a status update, which is very similar to what we did before.

So I can make a motion, I may or may not have the votes for it, but I make a motion that we continue the license for Hi-Fi inactive until April 9th at which time we would have it back in for -- on the agenda for a Decision Making Hearing.

Is there a second?

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: Aye.

So you have until April 9th.

FRANCIS HOLLAND: And I'll have representation then also. Thank you very much.

CHAIR ANDREA JACKSON: You're welcome.

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APPLICATION: LIQUITERIA MASS AVE, LLC,

D/B/A LIQUITERIA

ELLEN WATSON: Application: Liquiteria Mass. Ave, LLC, d/b/a Liquiteria, Heather Koleser, manager, has applied for a common victualer license to be exercised at 1440 Massachusetts Avenue. Said license, if granted, would allow food and nonalcoholic beverages to be sold, served and consumed on said premises with an occupancy of 13.

The proposed hours of operation are 7 a.m. to 9 p.m. seven days a week.

CHAIR ANDREA JACKSON: Good evening.

ATTY JAMES RAFFERTY: Good evening, Madam Chair and Members of the Commission.

For the record, my name is James Rafferty, R-A-F-F-E-R-T-Y, I'm an attorney with offices at 675 Massachusetts Avenue in Cambridge, and seated to my right is Ms. Heather -- Heather, could you give us the spelling of your last name?

HEATHER KOLESER: K-O-L-E-S-E-R.

ATTY JAMES RAFFERTY: And Ms. Koleser is the proposed manager at this location.

This space is probably known to the Commission. It's a prominent corner right in Harvard Square. It's the corner of Mass. Ave and Church Street. Currently it's the home of The Body Shop. I have a photo just to familiarize the Commission with the location.

It's not a particularly large space but it's in an active pedestrian block across from the Church Street entrance for the T and I have

for the Board some photographs of another Liquiteria. This would be Cambridge's first and Massachusetts' first Liquiteria.

Liquiteria operates five locations in New York, and it essentially is involved in the preparation and sale of pressed juice and other healthy items. You can see in the menu there they sell soups and oatmeal. Lovely products like marinated kale is one of their more popular items. Because if you're ever had kale without the marinade, I'm sure you wouldn't find it anywhere near as appealing once they've applied the marinade. They can't keep the stuff on the shelves.

So they think Harvard Square will be a popular spot for this. They did receive a fast food special permit from the Board of Zoning Appeal in part because of the unique product mix they would be providing.

If you have had an opportunity to see the floor plan you will see there's an area by the door that will contain a counter, and that counter would essentially accommodate stand-up patrons. The process for ordering the -- I have just two.

So there will be some food consumed on the premises but there won't be seating. The space is rather small, perhaps not unlike the Otto space next -- a door or two down, the pizza place, which also has a counter, which is popular. It's a prominent corner there and people will probably stay and have their pressed fruit drink. Is it --

HEATHER KOLESER: Cold pressed juice.

ATTY JAMES RAFFERTY: Cold pressed juice right at that location.

When the weather starts to thaw, Heather informs me that they are considering working with

their landlord putting outside seating.

The potential may exist but they have to get some dimensions on the sidewalk, and as you know, work with DPW to see how many seats could work there.

It's a wide area but it's a very active pedestrian area. At the moment that's not part of the application but the potential exists in the future, so that's the sum and substance.

As I said, it's a popular food option. It has been in New York City now and it is a very healthy food product and it attracts a strong clientele, and I think the belief is there's not much else in the Harvard Square area that's providing this quality of food product, so they are excited to be here and due to begin construction in this space within the next few days.

CHAIR ANDREA JACKSON: And again, there's

no seats at all?

ATTY JAMES RAFFERTY: There are no seats.
There are no seats.

As I said, it's a small place, if you look at the floor plan. There's a portion of the premises that has -- that operates a little bit more like a retail grocery store, what they call their grab-and-go products. So those products are available now.

As I said, someone could choose one of those and may choose to select one of those and may choose to stand at the counter, it's a great location. If you're meeting someone, you can see them coming from every location. So they see that counter window as a nice place, but if they put stools in there, it would crowd, sometimes the line would bump into it, so their plan is to have just the counter because it's not a place where people spend a lot of time consuming

product, but it is -- there is probably a reasonable amount of business that may wind up with food being consumed on the premises, particularly the soups and oatmeal and some of the hot items.

CHAIR ANDREA JACKSON: Can I have back those other pictures?

And is it Ms. Koleser?

HEATHER KOLESER: Yes.

CHAIR ANDREA JACKSON: You are going to be the manager of record?

HEATHER KOLESER: Yes.

CHAIR ANDREA JACKSON: I noticed when I looked through the file on your resume you had a New Jersey address. Are you relocating here?

HEATHER KOLESER: I plan on being the opening manager, and as time allows, we'll find a permanent manager in the Cambridge area.

ATTY JAMES RAFFERTY: But you are

planning to relocate to the Boston area for the short term with the store?

HEATHER KOLESER: Uh-huh.

ATTY JAMES RAFFERTY: She has family members in the area.

We raised the same question, Madam Chair.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Is it a franchise or is it --

HEATHER KOLESER: We have currently five locations, we've been around for 18 years, so we're all company owned. We have not franchised as of yet.

ASSISTANT FIRE CHIEF GERARD MAHONEY: All the locations currently in the city in New York?

HEATHER KOLESER: Yes.

ATTY JAMES RAFFERTY: You know, maybe you could share what the --

HEATHER KOLESER: Sure. So our original location is on 2nd Avenue and 11th Street in East

Village.

We also have one in the Chelsea section on 15th Street and 8th Avenue.

We also have two in the Union Square area, one on 17th Street and one on 13th Street.

Our newest location we opened 8th Street and 6th Avenue.

POLICE COMMISSIONER ROBERT HAAS: What made you decide to venture out of New York City and come to Cambridge?

HEATHER KOLESER: You know what, Boston and Cambridge are great, great areas, and we know that there isn't -- there hasn't been a large market for cold pressed juice.

New York is oversaturated with juice. It has been juice crazy. So we really wanted to get into a market that we could introduce people to cold pressed juice and give healthier choices and we felt that Cambridge was a great opportunity.

CHAIR ANDREA JACKSON: And have you run the other locations?

HEATHER KOLESER: Uh-huh, certainly do.

CHAIR ANDREA JACKSON: Sir, you cannot sit in the doorway. That's a fire hazard for us. So you can either bring a chair up and sit in the front but we just cannot have the doorway or the aisle blocked.

UNIDENTIFIED PERSON: Thank you.

CHAIR ANDREA JACKSON: I just wanted the record to reflect that we received pictures of the outside of the location that shows The Body Shop, a picture of the interior that says Liquiteria, two interior pictures, and then another picture that has Our Menu on it.

Any questions?

POLICE COMMISSIONER ROBERT HAAS: No questions.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: Are there any members of the public that wish to be heard in this matter?

Seeing none --

ELLEN WATSON: Actually, I have two items missing, a d/b/a certificate and a final BZA sign-off. It just says "pending BZA sign-off."

ATTY JAMES RAFFERTY: Okay. Do you want a copy of the decision?

ELLEN WATSON: That would be great. And then we need the d/b/a certificate.

ATTY JAMES RAFFERTY: Okay, are we trying to see whether the -- it would need a d/b/a because it's Mass. Ave, LLC, and you want a d/b/a Liquiteria?

ELLEN WATSON: Correct.

ATTY JAMES RAFFERTY: We can provide that tomorrow. I apologize.

CHAIR ANDREA JACKSON: You said you can

provide that tomorrow?

ATTY JAMES RAFFERTY: Yes.

CHAIR ANDREA JACKSON: I'll make a motion that we approve the application for Liquiteria Mass. Ave, LLC, doing business as Liquiteria for a CV license for 1440 Massachusetts Avenue contingent upon the receipt of the d/b/a certificate with the hours as stated on the agenda.

Is there a second?

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: You are all set.
Congratulations.

HEATHER KOLESER: Thank you very much.

ATTY JAMES RAFFERTY: Thanks very much.

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APPLICATION: CAMBRIDGE LODGING, LLC

D/B/A HOTEL MARLOWE

ELLEN WATSON: Application: Cambridge Lodging, LLC, d/b/a, Hotel Marlowe, Joseph Capalbo, holder of all alcoholic beverages hotel license at 25 Edwin Land Boulevard has applied for a change of beneficial interest.

ATTY MICHAEL BRANGWYNNE: Good evening, Madam Chair and Commissioners.

CHAIR ANDREA JACKSON: State your name for the record spelling your first name and last name.

ATTY MICHAEL BRANGWYNNE: My name is Attorney Michael Brangwynne. That's M-I-C-H-A-E-L B-R-A-N-G-W-Y-N-N-E.

I'm from the law offices of DiNicola,

Seligson & Upton, with a business address of 185
Devonshire Street, Suite 902, Boston,
Massachusetts 02110.

I'm here on behalf of Cambridge Lodging
LLC, doing business as the Hotel Marlowe, and the
applicant has requested a change in beneficial
interest, and I can briefly explain the
application if --

CHAIR ANDREA JACKSON: Yes, please.

ATTY MICHAEL BRANGWYNNE: The grandparent
company, I guess you could say, of the licensee
is currently being transferred.

There's a high-level purchase going on
where the grandparent company will be replaced by
the new grandparent entity, so when I say
"grandparent company," it's currently Kimpton
Group Holdings, LLC, which has three members that
have been disclosed to the Board previously.

That entity, Kimpton Group Holdings, is

being completely replaced by a new entity
Dunwoody Operations, Inc., if I recall correctly.

And Dunwoody is a corporation with
officers and directors different from that of
Kimpton Group Holdings.

Below that level, at the parent level,
which is Kimpton Hotel and Restaurant Group, and
then the licensee, Cambridge Lodging, LLC,
everything is remaining the same. Both of those
entities are, I guess you could say, there's no
people involved with either of those entities,
they are both LLCs. The grandparent entity is
the sole member of the parent company and the
parent company is the sole member of the
licensee, Cambridge Lodging, LLC, so in terms of
disclosures, we have provided the information on
Dunwoody, its ownership and also the new officers
and directors that would be responsible at that
level.

I'm happy to answer any questions, but in terms of at the hotel, everything will remain the same, the managers remain the same, hours, the premises. The only change is at a higher up ownership level.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So it would still be known as a Kimpton Hotel, correct?

ATTY MICHAEL BRANGWYNNE: Hotel Marlowe, the d/b/a, yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I think in their signage somewhere doesn't it say a Kimpton Hotel?

ATTY MICHAEL BRANGWYNNE: It may. I haven't been over there recently. They know the official d/b/a is Hotel Marlowe.

ASSISTANT FIRE CHIEF GERARD MAHONEY: That's fine.

ATTY MICHAEL BRANGWYNNE: But there is

Kimpton involved in a lot of the names and that's definitely a possibility that that --

CHAIR ANDREA JACKSON: And why is the change being made?

ATTY MICHAEL BRANGWYNNE: It's a merger of two companies.

Actually, if you go all the way up the chain, it's IHG, which is Intercontinental Hotel Group, is making some changes.

I actually can't even speak to why exactly they are making these changes, the reason behind that, but I know that they are making a lot of these filings with some other hotels that are owned by these entities, Nine Zero in Boston, for example, is the only other Massachusetts hotel. It's just a corporate restructuring that is impacting the beneficial interest holders.

CHAIR ANDREA JACKSON: So the same restructuring would effect the property that's

located in Boston as well?

ATTY MICHAEL BRANGWYNNE: Yes. We have applied for the same change in beneficial interest there.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: No questions.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: All set.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none -- Ms. Watson?

ELLEN WATSON: On the previous transfer, it did not have Kimpton Group Holdings, LLC as being transferred to. So that was the last transfer that you approved and that was I believe last year.

CHAIR ANDREA JACKSON: Uh-huh. Tell me where you are looking.

ELLEN WATSON: The bottom.

That's who it was transferred to last time and this is the current ownership. This entity, that's not approved under the last transfer. That's Kimpton H&R Restaurant Group, which is this.

ATTY MICHAEL BRANGWYNNE: I'm happy to take a look at the transfer and try and straighten it out.

ELLEN WATSON: Okay. So last transfer was from here to here.

ATTY MICHAEL BRANGWYNNE: Okay.

ELLEN WATSON: You are asking to go from here, so this should match from here.

ATTY MICHAEL BRANGWYNNE: I think I can explain. It looks like on this previous transfer, it was to the intermediary company, the

parent company, Kimpton -- it's abbreviated here, Kimpton Hotel and Restaurant Group, LLC, which is the licensee.

Whoever filed this transfer didn't include the grandparent company that's actually the company being switched, so it was a transfer to Kimpton Hotel and Restaurant Group as a licensee. This looks like it was a change in officers here. I think this form is used for -- let me take a look -- new officer, directors.

It looks like somebody in this transfer was changing officers and didn't include the grandparent company in this transfer, this petition for transfer, but I don't know who prepared this one but --

ELLEN WATSON: He did.

ATTY MICHAEL BRANGWYNNE: He may just have not thought it was necessary to disclose the grandparent company, but looks like it was --

just because it was a change in officers he didn't think it was necessary to put the grandparent in there.

The only difference on this, there would be an extra box here where KHG would be here as grandparent company, zero percent ownership, and then it would be here also again in the transfers, zero percent ownership. But if you want us to do some supplemental filing to show that...

POLICE COMMISSIONER ROBERT HAAS: So you are saying the parent company still remains the same even with this grandparent --

ATTY MICHAEL BRANGWYNNE: The actual -- both the licensee and the parent company remain the same.

And if -- there's an organizational chart that might be helpful, it shows kind've a layer, you know, a step down. It's two steps up that's

being changed. So that company is being replaced by a new company.

POLICE COMMISSIONER ROBERT HAAS: Do you have an organizational chart?

ATTY MICHAEL BRANGWYNNE: I do.

And I'll explain. The one that shows the current or the proposed ownership, Dunwoody is the proposed new beneficial interest holder and that is being replaced.

So I think the reason on that officer -- the new officers, maybe he felt that it wasn't relevant to that filing where that Kimpton Hotel and Restaurant Group that you see on there, that's staying the same, so Dunwoody's just filling in or taking that spot in the chain.

POLICE COMMISSIONER ROBERT HAAS: Can I keep this?

ATTY MICHAEL BRANGWYNNE: Yes.

CHAIR ANDREA JACKSON: The record can

reflect we are receiving an ownership chart for Cambridge Lodging, LLC.

ATTY MICHAEL BRANGWYNNE: And there should be a copy of that also with the application package. You are welcome to keep that one as well.

CHAIR ANDREA JACKSON: I'll make a motion that we approve the change of beneficial interest of Cambridge Lodging, LLC, doing business as Hotel Marlowe, Joseph Capalbo, manager.

Is there a second?

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Aye.

CHAIR ANDREA JACKSON: You are all set.

ELLEN WATSON: The next item, Ten Tables
has been continued.

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APPLICATION: THELONIOUS MONKFISH, LTD

ELLEN WATSON: The next application they
Thelonious Monkfish, LTD, Jamme Chantler, manager,
holder of an all alcoholic beverages restaurant
license at 526 Massachusetts Avenue has applied
for an alteration of premise to expand into an
adjacent space. And there's also streaming media.

ATTY KEVIN CRANE: Yes.

ELLEN WATSON: So streaming media as
well. Indoor radio.

CHAIR ANDREA JACKSON: Good evening.

ATTY KEVIN CRANE: Good evening, Madam
Chair and Members of the Commission.

My name is Attorney Kevin Crane,
C-R-A-N-E, 104 Mt. Auburn Street in Cambridge. I
represent the petitioner.

To my left is Jamme Chantler, J-A-M-M-E.
The last name is C-H-A-N-T-L-E-R.

I do have my notices here. I'll give
these to the Executive Director pro tem.

The operation of the restaurant has been
in existence now for fours years. Actually, Mr.
Chantler informed me tonight this is the
fourth-year anniversary of the restaurant, and
they've had a beer and wines license for three
years and the Board thankfully allowed us to
upgrade it a couple months to go to all
alcoholic.

Mr. Chantler is now proposing to take
over the space, he signed a lease to take over
the space to the immediate right of the present
establishment where there used to be an Italian
clothing store, which I believe has vacated the
premises, and he has a lease to go into that
space.

The present location has a capacity of 49 and the new capacity would be 91, with 47 seats in the new space consisting of 11 at a new bar area and 36 table seating. I do have a number of floor plans here.

One was submitted with the application, but I will give these for the Board as well.

And basically we'll be knocking down a wall between the two spaces and combining it. There will be a piano set up in the new spot, and there will be probably -- we applied for the entertainment, which presently exists, includes live entertainment with amplification, and we look to have a soft jazz type setting over in that space as well.

And the capacity actually on the existing space will go down a little bit from 49 to 44, but the overall capacity will be 91, and I do have a number of petitions in support that Mr.

Chantler just informed me is just under 500, and he's put his John Hancock on it too.

And there will be an additional exit in the back of the new space, so there will be two exits in the rear, and there will be one entranceway, which is the present entranceway.

If you have any questions, we'll try and answer them.

Do you want to see what it actually is going to look like?

POLICE COMMISSIONER ROBERT HAAS: A rendering of the space?

ATTY KEVIN CRANE: Yes. He anticipates spending about \$175,000 on the renovation.

JAMME CHANTLER: There are several pictures if you want to look at them.

CHAIR ANDREA JACKSON: Is this something you can email into the office so that way we can have it in the file?

JAMME CHANTLER: Sure.

ASSISTANT FIRE CHIEF GERARD MAHONEY: It is currently a one-story building. What is the fire protection?

JAMME CHANTLER: Right now we have an alarm system. Like a big red box.

ASSISTANT FIRE CHIEF GERARD MAHONEY: It's not sprinklered?

JAMME CHANTLER: Not right now.

CHAIR ANDREA JACKSON: When you say "not right now," that means it will be?

JAMME CHANTLER: Well, depending on what his requirements are, that's right.

CHAIR ANDREA JACKSON: Okay.

So you weren't planning on having it sprinklered unless the Fire Department requires it?

JAMME CHANTLER: Right.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

It's under 100 so... we encourage an automatic sprinkler system. On code it's 100.

CHAIR ANDREA JACKSON: I just want the record to reflect that we have received a floor plan for the build-out space.

When are you looking to start renovations?

JAMME CHANTLER: Next month.

CHAIR ANDREA JACKSON: How long do you think it will take?

JAMME CHANTLER: Probably four months.

CHAIR ANDREA JACKSON: Are you planning on still keeping the restaurant open during the build-out?

JAMME CHANTLER: Yes.

CHAIR ANDREA JACKSON: Hours and everything else are staying the same, correct?

JAMME CHANTLER: Yes.

CHAIR ANDREA JACKSON: Do you have any

questions?

POLICE COMMISSIONER ROBERT HAAS: No other questions.

CHAIR ANDREA JACKSON: Do you have any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: No.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none, I make a motion that we approve the application by Thelonious Monkfish, LTD, Jamme Chantler, manager, for an alteration of premises to expand into an adjacent space with the seating as noted.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: You are all set.

Good luck.

ATTY KEVIN CRANE: Thanks very much.

ELLEN WATSON: And streaming video.

CHAIR ANDREA JACKSON: Not video.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Streaming media. Pandora.

CHAIR ANDREA JACKSON: Media.

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APPLICATION: STOKED PIZZA CO.

D/B/A STOKED PIZZA

ELLEN WATSON: Application: Stoked Pizza
Co, d/b/a Stoked Pizza, Torim Miller, manager,
has applied for a peddler/vendor license to
operate a mobile food truck every Tuesday from 11
a.m. to 2 p.m. from 32-34-36 Cambridgepark Drive
on private property.

TOIRM MILLER: Good evening.

CHAIR ANDREA JACKSON: Good evening. If you could please state your name for the record spelling your first name and last name.

TOIRM MILLER: Sure. It's Toirm Miller, T-O-I-R-M. Miller, traditional spelling M-I-L-L-E-R.

CHAIR ANDREA JACKSON: And Mr. Miller, can you tell us your position with Stoked Pizza?

TOIRM MILLER: Owner/operator.

CHAIR ANDREA JACKSON: Tell us about your business.

TOIRM MILLER: Sure. We're a food truck. We vend in Boston and in Cambridge. We make pizza, made-to-order, one product.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Soft drinks or anything?

TOIRM MILLER: Sorry. We sell sodas and water, yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY: How many vehicles?

TOIRM MILLER: One.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Just one.

CHAIR ANDREA JACKSON: How long have you been in business?

TOIRM MILLER: Since April of 2014.

CHAIR ANDREA JACKSON: Where do you currently operate?

TOIRM MILLER: We currently operate in several locations in Boston, on Rose Kennedy Greenway as well as Belvidere Street and Clarendon Street in Boston. Designated food truck spaces.

POLICE COMMISSIONER ROBERT HAAS: So this is your only site in Cambridge?

TOIRM MILLER: Our only site, yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Where's your base of operations?

TOIRM MILLER: Malden Mass. Stock Pot
Malden. It is a shared commissary.

ASSISTANT FIRE CHIEF GERARD MAHONEY: 32
to 36 Cambridgepark Drive, is that Pfizer?

TOIRM MILLER: Vecna Corporation. Vecna
V-E-C-N-A.

CHAIR ANDREA JACKSON: Have you operated
there before with one-day licenses?

TOIRM MILLER: We have, yes.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: No
other questions.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: No.

CHAIR ANDREA JACKSON: Paperwork is all
in order?

ELLEN WATSON: Yeah, his state
vendor/peddler's license just expired at the end

of January, so we need a new one.

TOIRM MILLER: I'll submit that.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none, I make a motion that we approve the application for a peddler/vendor license for Stoked Pizza Company, doing business as Stoked Pizza to operate a mobile food truck every Tuesday 11 to 2 at Cambridgepark Drive, 32-34-36 Cambridgepark Drive on private property.

Is there a second?

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: You are all set.

TOIRM MILLER: Thank you very much folks.

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APPLICATION: THE COOKIE MONSTAH COMPANY

ELLEN WATSON: We are going to skip to The Cookie Monstah Company. Melissa Gale, manager, has applied for a peddler/vendor license to operate a mobile food truck every Wednesday from 11 a.m. to 6 p.m. at 300 Technology Square on private property.

CHAIR ANDREA JACKSON: Good evening. If you could both state your name for the record spelling your first name and last name.

MELISSA GALE: Melissa Gale,
M-E-L-I-S-S-A. Last name Gale, G-A-L-E.

SCOTT LINDEMAN: Scott Lindeman. Scott,
S-C-O-T-T, Lindeman, L-I-N-D-E-M-A-N.

CHAIR ANDREA JACKSON: If you can tell me your positions within The Cookie Monstah?

SCOTT LINDEMAN: I'm a truck operator and my wife is the owner, CEO.

MELISSA GALE: Baker.

SCOTT LINDEMAN: She's the boss.

CHAIR ANDREA JACKSON: Smart man.

Can you tell us about The Cookie Monstah?

MELISSA GALE: So we are a three, going on four-year-old cookie company.

We are based out of Danvers, Massachusetts and we serve up fresh-baked cookies. We have several -- 15 types of ice cream and we have a menu that everyone comes up and they pick a cookie and particular ice cream.

SCOTT LINDEMAN: Made-to-order ice cream sandwiches.

MELISSA GALE: Or just cookies.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Even in this weather, huh?

SCOTT LINDEMAN: No, not this year. In

our third year we finally decided not to do
January, February. For some reason the ice cream
sandwiches weren't -

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Flying?

SCOTT LINDEMAN: Yeah.

So we do most of our vending on the
Greenway now in the City of Boston but we have
done a lot of events here in Cambridge for
different corporations, one-day events. Now
primarily we are at the Carousel on the Greenway
and right in front of South Station on the
Greenway with our other trucks, but there's a --
Technology Square, the property management
company, wanted to have us come out one day a
week or every other week from -- what was the
time?

MELISSA GALE: Like 11 to 5.

You know, I kind've left it loose that if

it's a lunch event, then we'll do lunch and leave. If they want us there a little longer, you know, we're willing to stay.

ASSISTANT FIRE CHIEF GERARD MAHONEY: How many vehicles do you own?

SCOTT LINDEMAN: Now we have three.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Really?

CHAIR ANDREA JACKSON: Three trucks out regularly weather permitting.

MELISSA GALE: Yes.

CHAIR ANDREA JACKSON: Anywhere other than Boston?

MELISSA GALE: No.

SCOTT LINDEMAN: Not currently.

CHAIR ANDREA JACKSON: So you are looking to go just one day a week, according to the application, 11 to 6?

MELISSA GALE: Yes.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: No questions.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: I have nothing further.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none I make a motion that we approve the vendor/peddler license for Cookie Monstah Company, Melissa Gale as manager, to operate a mobile food truck every Wednesday 11 to 6 to 300 Technology Square on private property.

Is there a second?

SCOTT LINDEMAN: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Second.

CHAIR ANDREA JACKSON: All those in favor

signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: You are all set.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Thanks. Good luck.

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APPLICATION: KING SELHI, LLC D/B/A MCDONALD'S

ELLEN WATSON: Application: King Selhi, d/b/a McDonald's Robert King, manager, has applied for a common victualer license to be exercised at 186 Alewife Brook Parkway. Said license, if granted, would allow food and nonalcoholic beverages to be sold, served and consumed on said premises with a total occupancy of 59.

The proposed hours of operation are 6 a.m. to 2 a.m. seven days a week.

VIJAY SELHI: Hi. How are you doing?

CHAIR ANDREA JACKSON: If you could please state your name for the record spelling your first name and last name.

VIJAY SELHI: Vijay V-.I-J-A-Y. Last name is Selhi, S-E-L-H-I.

CHAIR ANDREA JACKSON: So can you tell me what is the operating name? Is it King Selhi? Or Selhi Associates?

VIJAY SELHI: King Selhi. We are the LLC.

CHAIR ANDREA JACKSON: No "associates"?

VIJAY SELHI: No "associates."

ELLEN WATSON: You need to change your d/b/a if it gets approved.

VIJAY SELHI: Okay.

King Selhi d/b/a we have three other McDonald's.

CHAIR ANDREA JACKSON: So tell me a

little bit about your business. Now, is this the McDonald's that you are taking over at Alewife Parkway?

VIJAY SELHI: Yes, we bought the store December 17th. We have 14 McDonald's.

CHAIR ANDREA JACKSON: You have 14 McDonald's?

VIJAY SELHI: Yes. I'm director of operations, part owner in this McDonald's.

CHAIR ANDREA JACKSON: When did you purchase this one?

VIJAY SELHI: December 17th.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Where are the other McDonald's? Any others in Cambridge or --

VIJAY SELHI: Yeah. We have Western Ave in Cambridge. We have Allston.

CHAIR ANDREA JACKSON: No. That would be Western Ave, Brighton.

VIJAY SELHI: I'm sorry. Not in Cambridge. We have Somerville, South Station, Saugus, Roxbury, Dorchester, West Roxbury, Hyde Park.

ASSISTANT FIRE CHIEF GERARD MAHONEY: All right in Greater Boston?

VIJAY SELHI: Yes, sir.

CHAIR ANDREA JACKSON: Hours of operations are staying the same, seating capacity is the same?

VIJAY SELHI: Yes.

CHAIR ANDREA JACKSON: Is that the only other issue, Ellen, if I remember correctly, as it related to the file, was the name?

ELLEN WATSON: Correct.

CHAIR ANDREA JACKSON: How long has that McDonald's been on Alewife Brook Parkway?

VIJAY SELHI: I think 1995.

CHAIR ANDREA JACKSON: Do you foresee

making any changes within the structure at all?

VIJAY SELHI: No. We will refresh the lobby and replace some chairs next couple months weather permitting and --

CHAIR ANDREA JACKSON: Just more of an update, update look?

VIJAY SELHI: Yes.

CHAIR ANDREA JACKSON: Any questions?

POLICE COMMISSIONER ROBERT HAAS: No questions.

CHAIR ANDREA JACKSON: Any questions.

ASSISTANT FIRE CHIEF GERARD MAHONEY: All set.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none, I make a motion that we approve the CV license to be exercised at 186 Alewife Brook Parkway for King Selhi, LLC, doing

business as McDonald's, Robert King manager.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: Thank you.

All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: You are all set.

Congratulations. Good luck.

VIJAY SELHI: Thank you.

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APPLICATION: CONTINUED FROM DECEMBER 9, 2014 AND

JANUARY 29, 2015 GUGGY, LLC, D/B/A STUDIO MANTRA

ELLEN WATSON: Last application,
continued from December 9, 2014 and January 29,
2015, Guggy, LLC, doing business as Studio
Mantra, Sarabjeet Pabla, manager, has applied for
a transfer of all alcoholic beverages restaurant

license currently held by F&D Restaurant Corporation, Donald Holland, manager.

The proposed hours of operation are 11 a.m. to 1 a.m. Sunday through Wednesday and 11 a.m. to 2 a.m. Thursday through Saturday and a proposed seating capacity of 82.

Applicant is also applying for a change of location from 21 Brookline Street to 577 Massachusetts Avenue, pledge of license, and an entertainment license to include dancing by patrons, live music with amplification, DJ, audio tape machine/CD playing music below, at, or above conversation level and six TVs.

ATTY JON AIETA: Good evening, Madam Chair. My name is Attorney Jon Aieta, it's J-O-N A-I-E-T-A. And I'm with the firm of Cassis & Cayer, 18 Russell Park in Quincy. I'm here representing Guggy, LLC.

With me, to my immediate right, is

Sarabjeet Pabla. Sarabjeet is the 50 percent member manager of the LLC as well as the proposed manager of record, and to her right is Anish Ramdev. He's an employee of the LLC. He's going to be acting in a supervisory role.

CHAIR ANDREA JACKSON: If you can please spell those names for us so we have it for the record.

ATTY JON AIETA: Sure. Sarabjeet is S-A-R-A-B-J-E-E-T. And Pabla is spelled P-A-B-L-A.

Anish is A-N-I-S-H. Ramdev is R-A-M-D-E-V.

ATTY JON AIETA: Madam Chair, this is continued because last time we spoke there were concerns or questions of the Commission relative to the size of the kitchen which would service the first floor, only located in the first floor.

Since that time we have gone to an

architect, designer and resubmitted floor plans both for the first floor and second floor.

Hopefully you have those in front of you. If not, I do have additional copies as well.

CHAIR ANDREA JACKSON: If you have additional copies, that would be great.

ATTY JON AIETA: Okay. In addition to that, there was some clarification of paperwork just to -- for purposes of disclosure, Sarabjeet is a director of one of the corporations that does hold a liquor license, which she just was involved as of last year, so we wanted to update the Board on the application form as well as any personal information forms.

To that end, I did realize that the manager application also does ask about any prior ownership in an entity that owns a liquor license, so I do have a revised, signed manager application I would like to submit as well.

On top, I've stapled the packets, to make it easy, the top portion are the floor plans, the documents behind are the documents I just spoke to regarding the change, with the floor plan as I can discuss, so the first one you are looking at is the first floor, which is at 577 Massachusetts Avenue. To the right is Shalimar Indian Food and Spices, which is a retail shop. In the back portion of that, right-hand side, is Dosa Factory and that is the kitchen space that is currently in existence and also to be utilized for the second floor space. We'll talk more about that. That's approximately 350 square feet.

The second page is --

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Excuse me. Let me interrupt you, if I may, so--

ATTY JON AIETA: That's Mass Ave.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So this is Mass Avenue?

ATTY JON AIETA: That's correct.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

This is the existing liquor store?

ATTY JON AIETA: That is Libby's, yup.

The other one that says "existing store" is
Shalimar Food.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Okay. And you mentioned when you referred to
Dosa Factory, that's this little --

ATTY JON AIETA: That is the seating
there, yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY: The
elbow in the back?

ATTY JON AIETA: Yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Thank you.

ATTY JON AIETA: And, again, for
clarification as well, we've gone back, I think
last time I mentioned Dosa Factory had 45 seats,

it's actually 36 seats, and I know that was a concern as well in terms of the total number of seats and what the kitchen could service.

The larger changes, renovations, take place on the second floor, which is the restaurant space, so that should be hopefully the second page in the packet there. There's a stairway that is leading up to the second floor in existence. Also proposed is a new elevator, which is right off of that area.

If you come up into the restaurant space and into the dining room, there are booth seats. Initially it was proposed to have 82 seats with a restructuring of an additional kitchen preparation area, we've eliminated ten seats, so actually the seating in this space, second floor would be 72 seats, which would include 56 table booth seating and 16 at the bar area.

The new kitchen area is approximately 150

to 200 square feet, and that is in the back portion. It should be entitled "kitchen preparation area." And it's also an area for the liquor storage well.

Within that area there are two dumb waiters, which would help bring not only the food from downstairs for the hot items, the prepared items, but also a way to remove the dishes and things like that and can facilitate that.

Upstairs, as I mentioned, it's still a significant amount of space upstairs, which would be a service area, preparation area, plating area.

And again, they took great lengths to find the appropriate size and space in this. They feel that this is -- they are very confident this is going to help relieve and alleviate any concerns that the Commission has and certainly make it a workable space for the restaurant.

I think also the elimination of the ten seats is going to reduce the overall, you know, patrons and that would help, as well as the correct numbers on the Dosa Factory below, so that's reducing by nine seats as well the amount of patrons that will be servicing and using that kitchen space.

It's going to be a complete rebuild. They are going to -- it is their intention as well to install a fire suppression system even though they are underneath the 100-seat requirement. They want to make this a modern space and have a really nice, clean modern dining experience.

Again, as a reminder, it's French cuisine with Indian influences, tapas, small plates, so therefore, it is a different style of service, and therefore, the dual kitchens, they feel, would be a -- they would be able to accommodate

that without any problem.

ASSISTANT FIRE CHIEF GERARD MAHONEY: You mentioned a elevator on it.

ATTY JON AIETA: Okay, so it says "new lift platform." It's --

ASSISTANT FIRE CHIEF GERARD MAHONEY: Right here?

ATTY JON AIETA: Let's see which way you are holding it. Yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Okay.

ATTY JON AIETA: There's also the main egress in and out through the stairs, there's also a rear egress to the back of the building from the second floor.

ASSISTANT FIRE CHIEF GERARD MAHONEY: But the stairs for the -- I'm assuming the stairway for patrons to enter is that front stairway.

ATTY JON AIETA: That would be the main

stairway for patrons.

ASSISTANT FIRE CHIEF GERARD MAHONEY: The back stairway would be the emergency egress?

ATTY JON AIETA: That is correct.

And the third page, again, is a -- kinda the elevations, front facade, as well as what the proposed facade would look like.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Libby's is staying there?

ATTY JON AIETA: Staying there, that is correct.

CHAIR ANDREA JACKSON: Are the law offices on the side, are those currently occupied?

ANISH RAMDEV: Yes, they are.

ATTY JON AIETA: They are, yes.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I'm a little curious about how do people access the law firm?

ATTY JON AIETA: The main -- the stairs going up, there's a little hallway, so there would be an entrance into the dining area and a hallway down to where the law offices are.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So what --

ATTY JON AIETA: There's like a double door, if you come up the stairs, there's a hallway all the way down to the back staircase.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So I --

ATTY JON AIETA: You would enter the restaurant --

ASSISTANT FIRE CHIEF GERARD MAHONEY: I'm going to come up the stairs?

ATTY JON AIETA: Yup.

ASSISTANT FIRE CHIEF GERARD MAHONEY: To the second floor. I'm going into the restaurant, I guess I'm going to take a right?

ATTY JON AIETA: You could take a right.

ASSISTANT FIRE CHIEF GERARD MAHONEY: And another right?

ANISH RAMDEV: Just one right.

ATTY JON AIETA: One right through the double set of doors and you are into the restaurant area. If you're taking the elevator up, it would have direct access into the restaurant area. There's a little vestibule or walk-in area where there's a hostess or a host table.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Is that hallway for the law firm, is that going to be secured after hours, after hours for them?

ATTY JON AIETA: Their area will be secured, is that what you mean? There's liquor storage, and the -- I put in long hours, I don't know if they would be up until 1 or 2 a.m. It is a law office, but yeah, the restaurant itself

would be completely locked off and secured, so --

ASSISTANT FIRE CHIEF GERARD MAHONEY: So
what I mean is, is if somebody comes up those
stairs --

ATTY JON AIETA: Uh-huh.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
-- you don't know where they are coming into your
restaurant and they're gonna walk down that
hallway and try to get into one of those law
offices, is that correct? That's just my --

ANISH RAMDEV: And I think as far as we
have spoken with the landlord, and I think they
are gonna be moving their offices from there
eventually, but we don't know that for a fact.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So
they might move?

ANISH RAMDEV: They might.

CHAIR ANDREA JACKSON: And if for some
reason they did move, would that mean you would

be looking to expand your space even more?

ANISH RAMDEV: That has not been decided as of yet.

POLICE COMMISSIONER ROBERT HAAS: Just remind me what the seating capacity is.

ATTY JON AIETA: Sure. So the original application had 82 seats. There's a booth towards the end where it's presently now identified as "liquor storage," that's being removed, so that's ten less seats, so it would be 72 seats. 56 at the booths and 16 at the bar.

ASSISTANT FIRE CHIEF GERARD MAHONEY: The standing capacity is still going to be -- what does that say, 78?

ATTY JON AIETA: I don't know, yeah, that's misidentified. I don't know where the 78 -- okay, yeah, they've got listed 160. It's probably -- they have it here 66 seats. They didn't reduce the ten. So it should actually be

-- the 78 would be standing. It should be 150 for a total.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So 16 at the bar, 56 in booth, 78 standing. 150.

ATTY JON AIETA: 150.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Okay.

ATTY JON AIETA: Give or take, it's about 2,800 square feet.

CHAIR ANDREA JACKSON: Assuming that the law offices stay, how do you propose to be good neighbors?

I would assume if someone is there late at night working and you have music going, how do you propose to be good neighbors?

ATTY JON AIETA: They intend to have as much sound-proofing as they can installed but I think the best thing is just to -- it's no surprise that they're going in here but they want

to be good neighbors. They'll try to work with them. Obviously, if there's a function, event, party type of thing, they would put them on notice well in advance if there's any problems.

I'm not sure exactly what type of law they practice but --

SARABJEET PABLA: The landlord --

ATTY JON AIETA: You talked to the landlord about this?

ANISH RAMDEV: Well, the landlord's daughter is the one who occupies the offices and she's been notified.

She's only at the premises until 3 or 4:00 in the afternoon.

CHAIR ANDREA JACKSON: Is the ownership of this proposed Studio Mantra the same as the ownership of the location that was previously in Boston?

ANISH RAMDEV: Yes.

CHAIR ANDREA JACKSON: So it is my understanding when the Boston location was open, there were several incidents of disciplinary action.

Can you explain to us how the management of -- if we were to approve this, how the management of this location would be different from the management of the location that was in Boston?

ANISH RAMDEV: To begin with, I think the space that we had in Boston was much larger, it was almost three times this space, and we had too many people that was in there most of the times, and we gonna make it more -- it is not gonna be a nightclub like the one we had in Boston, so it's gonna be more or less like a small plate, a little dance floor where you can have about ten to 15 people that can dance. It's --

ATTY JON AIETA: A different concept

altogether.

ANISH RAMDEV: Totally different concept.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

What was the location in Boston?

ANISH RAMDEV: 52 Temple Street.

CHAIR ANDREA JACKSON: And you're saying, you're claiming that was more of a dance club?

ANISH RAMDEV: It was more of a restaurant and then it would turn into a dance club.

ATTY JON AIETA: In other words, after the patrons --- after dinner service, it turned into more a nightclub atmosphere, and that's not their intention, obviously, with this location.

CHAIR ANDREA JACKSON: But in this location it would have a DJ and a dance floor, correct?

ATTY JON AIETA: It would be an occasional, they would like to offer that for the

lounge-type feel, again, I think we discussed jazz music and different DJs as well, to bring in and have a contemporary flair to the establishment.

CHAIR ANDREA JACKSON: I guess I'll let the record reflect I'm reviewing pages that we received from the City of Boston Licensing Board docket sheet as it related to Studio Mantra that was located on Temple Street -- Temple Place, 52 Temple Place, Unit 1, it was a license type with a CV, a seven-day all alcoholic beverage license, and it's pages and some of the descriptions, in my opinion, are somewhat troubling, so, I guess, that's why I'm just looking to make sure that we're not talking about the same type of establishment.

Some of the incidents that are noted, large fight involving patrons, two were minors, employees on premise drinking after closing hour.

Patrons found unconscious outside. Several incidents of suspension. I just want to make sure I get a better understanding in terms of --

ATTY JON AIETA: Right. I think in that instance the atmosphere, location was an issue.

They've gone a completely different turn in this instance. This is intimate dining with the tapas, small plates.

It's not going to be a nightclub crowd. It's not going to be a rowdy or loud crowd. It is sit-down dining, there will be some music, background music, there will be a chance for dancing, a DJ.

But it's not a situation that's gonna lend itself to a nightclub feel at all. And, you know, I think they can speak to that. I think what happened was, in Boston, to the best of my understanding, the size of the space, they tried to utilize it as much as possible.

They realized you can't have a restaurant for all the hours in Boston at that location with the size and they felt they could also incorporate a nightclub into that and that's kind've what it became and turned into and that's certainly not what they are looking do at this location. So I think in a way they are a victim of the size and of the location.

This is a very small intimate space. They have their other businesses downstairs. They're certainly not looking to jeopardize that or bring something else that's unsavory into the location.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
What is the timeline of the establishment in Boston, how long ago was this?

ANISH RAMDEV: Well, we shut down the business about two years ago, sir.

ASSISTANT FIRE CHIEF GERARD MAHONEY: How

long was it in operation?

ANISH RAMDEV: Roughly about ten years.

About ten years.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Ten years, and it has been closed for two?

ANISH RAMDEV: Correct.

ASSISTANT FIRE CHIEF GERARD MAHONEY: And have you been operating a restaurant since?

ANISH RAMDEV: Yeah, we have other entities that we're running. But we shut that.

ASSISTANT FIRE CHIEF GERARD MAHONEY: They are located where?

ANISH RAMDEV: Newbury Street in Boston, Tremont Street in South End. Centre Street in Jamaica Plain. Davis Square.

ATTY JON AIETA: This is the family as a whole. You know, it's not all the same, exact same ownership structure.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I

understand.

ATTY JON AIETA: But it's, you know, interrelated, they work there, they supervise there, so they are all accountable to those groups.

Sarabjeet is currently running Dosa Factory along with Dalvinder, the other member manager, which is at this location in the first floor, and that's the Indian street food, and therefore, that was the idea, the whole -- it came from that, to expand. Dosa Factory, there's only so much expansion you can do, the second floor became available, and they decided to do this you know, fine cuisine, French cuisine, Indian influenced, and to really have a different flair for the city.

ANISH RAMDEV: May I?

We're actually looking to bring in a specialty chef from India who is a very

well-known chef to be the chef at the restaurant
so...

ATTY JON AIETA: The focus will be food
here. That's without a doubt.

POLICE COMMISSIONER ROBERT HAAS: Who was
the manager at the 52 Temple Place?

ANISH RAMDEV: He's no longer with the
company.

POLICE COMMISSIONER ROBERT HAAS: So he
won't be coming over to this?

ANISH RAMDEV: No.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I
think one of the things that kind've concerns me
is, I appreciate your saying that this -- the
intent here is not to be a nightclub but to focus
more, I think, you used the words intimate
dining, but what troubles me somewhat is the
presence of a DJ booth, and this big open floor
space that's a little hard to read, but I want to

say it's -- it looks like it's going to be 20 feet by eight to ten, somewhere around there.

ATTY JON AIETA: It could be 100, 150 square feet maybe for a dance area.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
That's a pretty big wide open floor area that's --

ATTY JON AIETA: Again, if we're gonna have dancing, there's gotta be some area we're not bumping into other patrons and things like that.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I agree, but that's my whole point, is that --

ATTY JON AIETA: It's probably this size space here, is my guess. It's probably -- so it's not -- 150 feet, this is probably a 12-by-12.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
This is about 15 across by --

ATTY JON AIETA: Based from where I'm sitting back but it's probably not much larger than this.

I mean, you have to have some open area anyways for people getting in and out from the bar area to the booth area. There is a DJ booth. They just wanted to dedicate an area, if there is a set-up, if there's a jazz musician, if there's an actor or anything like that in terms of the live entertainment.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Are you putting in, you know, for lack of a better term, dance lighting and so forth?

ANISH RAMDEV: No, there's no dance lighting.

POLICE COMMISSIONER ROBERT HAAS: Who is the manager of record -- who will be the manager of record?

ATTY JON AIETA: Sarabjeet will be the

manager of record, and she has close to 20 years of experience in the restaurant business, retail business, and is currently operating and running Dosa Factory, which is five years now.

SARABJEET PABLA: Five years. Since -- Shalimar and Spice is since 1999 since in the Cambridge area.

We want to bring a different concept to the -- in Cambridge.

CHAIR ANDREA JACKSON: Speak up.

SARABJEET PABLA: We just want to bring like a different concept there because we have next door is -- what's the name of it? Next door, is --

ANISH RAMDEV: Restaurant.

SARABJEET PABLA: I forget the name.

CHAIR ANDREA JACKSON: A restaurant?

SARABJEET PABLA: A restaurant.

CHAIR ANDREA JACKSON: Brick & Mortar?

SARABJEET PABLA: Brick & Mortar.

ANISH RAMDEV: The one next door to us.

SARABJEET PABLA: Every time we close at 10:00 there's a lot of crowds outside, they love to go for the dance, for the -- so we have feel like we can open a new concept with the food and dance. I think it's a really great idea. We speak with some other customer, they said, Oh, why don't you bring the license for the Dosa Factory. So we just feel after Dosa Factory, these people really love to come for our food, so we can serve like upstairs and...

CHAIR ANDREA JACKSON: Do you foresee needing to reconfigure the kitchen for Dosa Factory? Is that going to be the kitchen that supplies the food upstairs for well?

ANISH RAMDEV: I think the kitchen should be sufficient after we add the space upstairs to the second floor.

SARABJEET PABLA: The Dosa Factory close at 10:00 at night, so after that, we can like do --

ATTY JON AIETA: The other kitchen's open full-time. The second floor kitchen will be full-time, and there's, again, a lot of prep.

With Dosa Factory it's the street food, so it's really prepared, a lot of stuff prepared in advance, and then it's just putting together the plate as the customer orders it, so there's --

CHAIR ANDREA JACKSON: So you said that Dosa Factory is open until 10 p.m.?

ATTY JON AIETA: 10 p.m.

CHAIR ANDREA JACKSON: So then where is the other food coming from?

ATTY JON AIETA: From upstairs and from the prep areas and things like that. So there's sufficient space, based on what we talked about

to the designers, the architects, the kitchen designers and the like, so there's a certain amount of prepared food that will be stored upstairs, because it's tapas, it can be plated upstairs as well and served to customers, and they feel there's gonna be no lag time or a back-up between the two facilities.

It's a different type of food, different service as well, so there's different areas of the kitchen that are going to be used during peak hours. They don't feel they will be overlapping one another at any time.

I mean, all in all, there's 500, 550 square feet of kitchen, which is sizeable kitchen space, so if that helps in terms of -- the kitchen space versus the size of the restaurant, it's almost a quarter to a fifth of the size, so...

CHAIR ANDREA JACKSON: I could be wrong,

but is the management then of this restaurant the same as the one -- was there recently a lawsuit that was settled as it related to -- I know I can't believe everything that I necessarily read, but I think it was regarding wages that were withheld or something along those lines?

ATTY JON AIETA: I don't know that information.

ANISH RAMDEV: Actually, you are correct. There was something that we went through in Davis Square in Somerville, but --

CHAIR ANDREA JACKSON: Could you tell us about that, please.

ANISH RAMDEV: I think we did go through that process and we landed up paying it and taking care of the issue.

CHAIR ANDREA JACKSON: And was the issue that wages were not being paid to workers?

ANISH RAMDEV: It was paid late.

CHAIR ANDREA JACKSON: Was that recently settled?

ANISH RAMDEV: It was settled a few years ago, ma'am. It was basically after the whole market crashed and we were trying to keep up all our businesses and that was the reason, but we did take care of the issue.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: I think mine have been answered.

Now, I understand correctly, you stated that they will put a full fire suppression system in, they're gonna sprinkler the building?

ATTY JON AIETA: Yes, they will put a fire suppression system on the second floor for the restaurant space.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Is the building currently sprinklered?

When you say "fire suppression," are you

talking fire suppression for the kitchen area?

Or are you talking an automatic sprinkler system?

ATTY JON AIETA: I believe the kitchen area downstairs is already --

ANISH RAMDEV: We do have a -- currently the first floor space does have an ansul system, and we do propose to do it. If needed, we will put one on the second floor as well.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Ansul system, though, that's --

ANISH RAMDEV: The fire, the fire system.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Okay, what I'm trying to get to is, will the building be sprinklered?

ATTY JON AIETA: In other words, the ansul system is --

ASSISTANT FIRE CHIEF GERARD MAHONEY: Ansul is to protect the cooking equipment.

ANISH RAMDEV: Correct.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

That's fire suppression for the cooking equipment.

A sprinkler system is for the entire occupancy.

ANISH RAMDEV: If needed, we will.

POLICE COMMISSIONER ROBERT HAAS: See, I'm a little troubled by it because before your attorney represented there would be a fire suppression, now you're telling us that if it's needed, you'll do it, so I'm trying to -- is it your part of your plan or isn't it a part of your plan to sprinkle the building?

ANISH RAMDEV: Well, what I was trying to get to, if it's certainly needed, then we will go ahead and do the -- install it.

ATTY JON AIETA: It's probably not needed. I guess they're asking you whether you're going to -- intend to put the complete

suppression system?

ANISH RAMDEV: We do have the intentions to do it.

POLICE COMMISSIONER ROBERT HAAS: So going back to the Chief's question, what you say "suppression," what do you mean by "suppression"? What are you talking about?

ANISH RAMDEV: No, I wasn't saying "suppression." I was just saying --

ASSISTANT FIRE CHIEF GERARD MAHONEY: You said "suppression system."

POLICE COMMISSIONER ROBERT HAAS: What do you mean, just tell us what you mean by that.

ANISH RAMDEV: You know, maybe I wasn't thinking. Suppression, I didn't -- not suppression system. I was trying to get -- the sprinkler system.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Let me rephrase this.

So, No. 1, what's THE timeline on the build-out?

ANISH RAMDEV: We are looking at another six months, sir.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Okay, and I assume you are paying for the entire -- the entire renovation cost is being borne by you and not the landlord?

ANISH RAMDEV: It's been borne by us.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Do you know if the building currently is sprinklered?

ANISH RAMDEV: I am not sure. We can certainly get you that.

ASSISTANT FIRE CHIEF GERARD MAHONEY: I'm not sure either. It may be. I'm not sure.

So I just like to -- and it very well may be required because of the occupancy numbers and the type of establishment it is and that would be

addressed in the State building code.

ATTY JON AIETA: Absolutely. I think in their discussions with the architects and things like that, I think those conversations have come up saying, You'll likely need it, and of course, I think the response is, Well, obviously we'll put that in, so I think that's maybe the -- if I misspoke saying that, We'll do it regardless, I don't know if that's the intention or not, but I think it makes good sense, and if -- certainly they are putting a lot of money and investment into this anyway, so they'll probably likely decide that's the decision to be made.

CHAIR ANDREA JACKSON: So in terms of the transfer of the all alcoholic beverage license, can you talk to us about that?

ATTY JON AIETA: Sure. So the existing licensee is F&D Restaurant Corp., so it would be coming from 21 Brookline Street to this location,

still within the same neighborhood.

In terms of like -- if I didn't discuss it the last time, I certainly will be more than -- excuse me. In terms of public need, the current operators, which are Sarabjeet Pabla and Dalvinder Pabla, they run and operate Shalimar Foods and Spices as well as Dosa Factory.

These two locations have been combined in business for over 20 years in the city. They have a great reputation for those two businesses. They have run quality business.

It has been the patrons that have come to them, as Sarabjeet referenced before, regarding the service of alcohol for Dosa Factory.

Size alone and the type of businesses they ran at Dosa, it just was not something that was ever -- could be a possibility.

When the second floor space became available, that's when they started looking into

things further, they still had the support of their customers, as we heard last time, as well as in addition to the Central Square Business Association that have spoken to their experience and their operation in their past businesses.

The alcohol will be a supplement to the food. They are looking to have, in terms of percentages, 70 percent food, 30 percent alcohol at this location.

Sarabjeet will be in the process of getting.

21 Proof training as well as crowd management training for this location. All the servers that will handle and serve alcohol will be trained as well.

They feel it's going to be a great addition to this location. There's already two restaurants in the location, patrons already go down there, they want to make a whole atmosphere

for dining, a dining experience for this location. They feel that this is something that the city does not have. It is a sit-down fine dining French cuisine with Indian influence.

It has not been done and they feel there is a trend towards this. There's been -- customers at Dosa are very loyal, they like to have something in addition to the street food, which is a quicker-service-food, and again, they have been in business for five years, Shalimar Food and Spices has been 17 years, so between the two they have a very large following for the Indian cuisine, and again, they feel that this will be an addition, a good asset to this location.

It is utilizing the existing license that had not been in use for several years, and they feel that this is the time and the appropriate space to make this happen.

Again, at the last hearing when we met, there was some neighbors and patrons in support as well as the business association as well, and I think, you know, they have been there, they have been a longstanding presence in the city and they would like to continue to do so and expand the use of a space that's not being currently used.

CHAIR ANDREA JACKSON: What was the capacity at Manray?

ANISH RAMDEV: I'm sorry?

CHAIR ANDREA JACKSON: The capacity at Manray?

ATTY JON AIETA: Mr. Holland, what was your capacity, sir?

DONALD HOLLAND: 850.

ATTY JON AIETA: Madam Chair, if you recall as well, and I'm sure Mr. Holland can speak to it, there were several prior deals that

had fallen through whether it's the location was not quite right or he -- the offer wasn't quite right, or whatever, again, I wasn't present for those, but I was reading back in the minutes, so what we have here is a proven operator in terms of the food operation and also a retail operation, Shalimar Food, that has been in the city, that is accountable, and is looking to add to the ambience of the city, add to the restaurant scene of the city, and they feel they can do that quite adequately and to the satisfaction of this Commission as well.

CHAIR ANDREA JACKSON: Are you comfortable as it relates to the fire suppression or --

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Yeah, I think I am.

POLICE COMMISSIONER ROBERT HAAS: So when we make a determination on the sprinkler whether

it's --

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Well, if, in fact, the building code requires it, it's gonna to be a moot point.

ATTY JON AIETA: They don't have a choice, right.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Looking at it right now, without having a copy of the code in front of me, I think it's gonna require it.

The other thing is, the building may already be sprinklered. I'm not certain. It's easy enough to find out.

CHAIR ANDREA JACKSON: Any further questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: I have nothing further at this time.

POLICE COMMISSIONER ROBERT HAAS: I'm all set.

CHAIR ANDREA JACKSON: Are there any members of the public that wish to be heard in this matter?

Seeing none -- Ms. Watson, everything in the file is order?

ELLEN WATSON: Counsel had said he was going to submit an amendment for the application to reflect that she also had ownership interests. You submitted it for her -- the manager page but not the application itself.

ATTY JON AIETA: I did prior by email to Elizabeth, so it may have been a month or so ago, but also it should be in the back of that packet as well. It should be those pages that should be supplemented as well. I just wanted to bring a hard copy so --

ELLEN WATSON: Thank you. Otherwise it's all set.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So

the total capacity is 150, correct?

ATTY JON AIETA: Correct.

CHAIR ANDREA JACKSON: Would a DJ and dancing be every night?

ATTY JON AIETA: No, it would not be, no.

ANISH RAMDEV: Mostly over the weekend from Thursday to Saturday.

ATTY JON AIETA: Thursday, Friday Saturday most likely, and it would vary, too. In other words, it wouldn't always be one or the other.

CHAIR ANDREA JACKSON: And the proposed hours of operation are 11 to 1 Sunday through Wednesday and 11 to 2 Thursday through Saturday, is that correct?

ATTY JON AIETA: That's correct.

CHAIR ANDREA JACKSON: And when will food service stop?

ATTY JON AIETA: Most likely probably 12
midnight the food service.

POLICE COMMISSIONER ROBERT HAAS: All
during the whole week?

ATTY JON AIETA: The whole week.

ANISH RAMDEV: Whole week.

CHAIR ANDREA JACKSON: One last question,
I think, the placement of, it says, six TVs.
Where are the six TVs placed at, according to the
floor plan?

ANISH RAMDEV: Most of them -- three of
them will be behind the bar area and then they'll
be placed in the corners.

ATTY JON AIETA: They are out of the way
of the dining area but so -- in the bar area
itself.

ANISH RAMDEV: Correct.

CHAIR ANDREA JACKSON: Abutters were
notified?

ELLEN WATSON: They would have been notified of the original hearing and this has been continued so we have those original notifications.

CHAIR ANDREA JACKSON: Okay.

ATTY JON AIETA: Madam Chair, I did include a school and a church as well, which were notified, and a separate letter was sent to them.

CHAIR ANDREA JACKSON: Is that the Henry --

ATTY JON AIETA: Henry Getz (phonetic).

CHAIR ANDREA JACKSON: And St. Paul?

ATTY JON AIETA: St. Paul, exactly.

CHAIR ANDREA JACKSON: Then what about the increase in trash disposal in that area, is that going behind the building or --

ATTY JON AIETA: Yeah, it would be -- there's dumpsters right now behind.

ANISH RAMDEV: Well, yeah, we still have

that issue going on with the city and we are trying to resolve it.

CHAIR ANDREA JACKSON: So if there's currently an issue already with trash disposal, how is this going to add to it? How are you going to manage it?

ANISH RAMDEV: Well, what we proposed to the city is that we're looking forward to working with either H Mart or Central Kitchen and they are looking to help us kind've work with them so we can work with the trash, just the trash aspect of it with H Mart, and then the recycling with Central Kitchen and it is still in the works.

CHAIR ANDREA JACKSON: Then parking, street parking, or in the lot behind you, or --

ANISH RAMDEV: Well, I think most of our patrons are using the lot in the back.

We are looking to target a lot of walkers and that's exactly what we are trying to do with

our employees as well, to encourage walking and living close by and using public transportation.

CHAIR ANDREA JACKSON: How many staff do you propose will be working there?

ATTY JON AIETA: Before they mentioned ten full-time.

ANISH RAMDEV: Ten full-time.

ATTY JON AIETA: Ten and 12 part-time.

ANISH RAMDEV: Ten full-time and ten to 12 part-time.

CHAIR ANDREA JACKSON: And this does not include people who are also working downstairs at Dosa?

ANISH RAMDEV: No, this would be a new set of employees for us.

CHAIR ANDREA JACKSON: Have you had 21 Proof training?

ANISH RAMDEV: No, we don't.

ATTY JON AIETA: They are aware of it,

and they are in the progress of scheduling that. Obviously, there's a little bit of time between now and the end of renovations, but they are planning on doing that sooner than later and have all the certainly managerial staff take that.

CHAIR ANDREA JACKSON: I think I'm done with my questions.

Any questions?

POLICE COMMISSIONER ROBERT HAAS: No questions.

CHAIR ANDREA JACKSON: Any questions?

ASSISTANT FIRE CHIEF GERARD MAHONEY: No questions.

CHAIR ANDREA JACKSON: Once again, are there any members of the public that wish to be heard?

Seeing none, I'm going to make a motion that to approve the application for Guggy, LLC, doing business as Studio Mantra with Sarabjeet

Pabla, manager, with a transfer of the all alcohol restaurant license currently held by F&D Restaurant Corporation, Don Holland, manager, with the proposed hours of operation 11 to 1 Sunday through Wednesday, 11 to 2 Thursday through Saturday with a proposed seating capacity of --

ATTY JON AIETA: 72.

CHAIR ANDREA JACKSON: -- 72.

That's also with the change of location of license from 21 Brookline Street to 577 Massachusetts Avenue, pledge of license, entertainment license to include dancing by patrons, live music with amplification, DJ, audio tape machine/CD playing music below, at, or above conversation level, 6 TVs, with the requirement of 21 Proof training, and a review in six months.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

ATTY JON AIETA: Thank you very much.

ELLEN WATSON: Can I clarify? Would that be six months after opening?

CHAIR ANDREA JACKSON: Yes.

ATTY JON AIETA: Thank you very much.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Thank you.

ATTY JON AIETA: Madam Chair, just for secretarial purposes you don't need three separate votes, that's all encompassed for the pledge as well in that?

CHAIR ANDREA JACKSON: I did it as -- all as one.

ATTY JON AIETA: All as one, that's fine.

I just want to make sure it was covered in this, your protocol. I just don't want the ABCC to come back saying --

CHAIR ANDREA JACKSON: Jill, if you can just read back to make sure that it was reflected in the vote, please.

(Reporter complies and confirms.)

DISCIPLINARY: ALL COMMON VICTUALER, DISPOSAL AND
USED CAR DEALER LICENSES FAILED TO COMPLETE 2015
LICENSE RENEWAL PROCESS

ELLEN WATSON: We've got some disciplinary. Common victualer disposal and used car dealers failed to complete the renewal process for their 2015 licenses. For used car dealers, we have Portland Auto Sales, Bernard Hicks and Fresh Pond Gas.

CHAIR ANDREA JACKSON: What was that one for?

ELLEN WATSON: Used car dealer.

CHAIR ANDREA JACKSON: Where was that located?

ELLEN WATSON: Mass Ave. I think it's like an office only. It's been there forever.

POLICE COMMISSIONER ROBERT HAAS: Is that the garage that's down there on Mass Ave?

CHAIR ANDREA JACKSON: Is that the garage that looks like abandoned stuff?

ASSISTANT FIRE CHIEF GERARD MAHONEY: You got it.

ELLEN WATSON: We have Bailey & Sage which is currently in the process of getting an all alcohol beverage license, and Rod Dee Thai Cuisine, which is up in Porter Square on Mass. Ave, and these people have gotten letters and phone calls, and then disposal companies we have City Compost and Mass Hauling.

CHAIR ANDREA JACKSON: Okay, so let's

break them out first. Let's do used car dealer license. How many of those?

ELLEN WATSON: Three.

CHAIR ANDREA JACKSON: So you've got three used car dealers that did not renew their applications, they have been sent documentation and you have confirmed they've received it?

ELLEN WATSON: Yes.

CHAIR ANDREA JACKSON: Was it delivered in hand or just --

ELLEN WATSON: I believe it was delivered by postal service.

CHAIR ANDREA JACKSON: Do we know if they are currently operating?

ELLEN WATSON: I do not.

CHAIR ANDREA JACKSON: You looked like you were going to say something.

ASSISTANT FIRE CHIEF GERARD MAHONEY: Are you here for Uno?

DENISE JILSON: Yes.

CHAIR ANDREA JACKSON: We started at 5
this evening, not 6.

ELLEN WATSON: Uno's was continued.

DENISE JILSON: Okay. Liquiteria is all
set?

CHAIR ANDREA JACKSON: Yes.

DENISE JILSON: And I got a parking space
outside.

CHAIR ANDREA JACKSON: You can stay. You
are more than welcome to.

DENISE JILSON: Have a great night.

CHAIR ANDREA JACKSON: You too.

So, Ms. Watson, are you looking for us to
make a decision as it relates to disciplinary for
these?

ELLEN WATSON: Yes. Usually what you do
is, you have somebody hand deliver a final
letter, go out on a last site visit is what the

usual protocol would be, and determine whether or not they are still in business.

CHAIR ANDREA JACKSON: Okay. So if you can read them all into the record again, please.

ELLEN WATSON: Portland Auto Sales, Bernard Hicks, and Fresh Pond Gas are used car dealers.

Common Victualers, Bailey & Sage, Rod Dee Thai Cuisine.

Disposal companies, City Compost and Mass Hauling.

CHAIR ANDREA JACKSON: Bailey & Sage, though, didn't we just approve them?

ELLEN WATSON: You just approved them.

ASSISTANT FIRE CHIEF GERARD MAHONEY: These are the ones for a common vic for alcohol.

ELLEN WATSON: Yup.

CHAIR ANDREA JACKSON: And they did not do --

ELLEN WATSON: The common vic.

CHAIR ANDREA JACKSON: I'll make a motion that we send a final letter of compliance to all entities, as read into the record, to be hand-delivered.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

ELLEN WATSON: Great. Thank you.

- - -

RATIFICATIONS APPROVED BY THE EXECUTIVE DIRECTOR

ELLEN WATSON: Last item is ratifications approved by the Executive Director for the medallions.

Medallion No. 116, refinance, 116 Cab,

Inc, debtor, First Trade Union, creditor.

Medallion 144, refinance, Crossroad
Trans, debtor, First Trade Union, creditor.

Medallion 213, refinance, Jave Cab, Inc.,
debtor, First Trade Union, creditor.

Medallion No. 210, refinance, Pidi Cab,
Inc., debtor, Progressive Credit Union, creditor.

Medallion No. 99, refinance, GL Cab,
Inc., debtor, Commerce Bank, creditor.

Medallion No. 122, refinance, Ousama Cab,
Inc, debtor, Processive Credit Union, creditor.

Medallion No. 28, refinance, Hernandez
Trans, debtor, Commerce Bank, creditor.

Medallion No. 47, refinance, GCF Taxi,
Inc., debtor, Medallion Financial, creditor.

Medallion No. 150, refinance, GCF Taxi,
Inc., debtor, Medallion Financial, creditor.

Medallion No. 247, refinance, GCF Taxi,
Inc., debtor, Medallion Financial, creditor.

Medallion No. 56, refinance, MGF Taxi,
Inc., debtor, Medallion Financial, creditor.

Medallion No. 192, refinance, MGF Taxi,
Inc., debtor, Medallion Financial, creditor.

Medallion No. 212, refinance, MGF Taxi,
Inc., debtor, Medallion Financial, creditor.

CHAIR ANDREA JACKSON: Thank you.

I make a motion that we accept the
ratifications as approved by the executive
director.

Is there a second?

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Second.

CHAIR ANDREA JACKSON: All those in favor
signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:

Aye.

CHAIR ANDREA JACKSON: I believe that's

everything.

I make a motion that we adjourn.

ASSISTANT FIRE CHIEF GERARD MAHONEY: So
moved. I second.

CHAIR ANDREA JACKSON: All those in favor
signify by saying aye.

POLICE COMMISSIONER ROBERT HAAS: Aye.

ASSISTANT FIRE CHIEF GERARD MAHONEY:
Aye.

(Hearing was adjourned.)

ERRATA SHEET

INSTRUCTIONS: After reading the transcript, note any change or correction and the reason therefor on this sheet. Sign and date this errata sheet.

PAGE	LINE	
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I have read the foregoing transcript, and except for any corrections or changes noted above, I hereby subscribe to the transcript as an accurate record of the statement(s) made by me.

CERTIFICATION

Commonwealth of Massachusetts
Norfolk, ss.

I, Jill Kourafas, Certified Shorthand Reporter, in and for the Commonwealth of Massachusetts, do hereby certify that the hearing herein before set forth is a true and accurate record of the proceedings with the exception that some statements may not appear due to heavy accents, unclear speaking, rapid and overlapping speaking, private conversations, those speaking too softly or incoherently, not identifying themselves and proper names/places will be spelled phonetically if not spelled while on the record.

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Jill Kourafas
Certified Shorthand Reporter - License No. 14903

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