



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER, ESQ.

CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW

POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.

FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER

EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Thursday, January 15, 2026, at 11:00 a.m.

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_ti_8HVrjTP6vkOFmUMICOg

This meeting is being held remotely in accordance with Chapter 2 of the Acts of 2025, adopted by the Massachusetts General Court and approved by the Governor.

Public Testimony Matters

The following are matters that 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 (please reference the application number in your email).

- 1. Application #1193117** Patrick Crosby, John Moriarty & Associates Inc., for a Special Noise Variance from 1/21/26 – 4/1/26, Monday through Friday, at 75 Broadway, 6:00 a.m. to 9:00 p.m. for concrete slab placements using concrete trucks and slab finishing equipment. Variance would be exercised a maximum of four (4) times over the course of the approved duration. After the fourth use, the variance will no longer be exercised. The variance is sought to extend the workday to comply with the structural requirements & specifications for placing large post-tension concrete slabs.
- 2. Application #1186826** TAV SRC, LLC d/b/a Alice, 238 Main Street, for a new Common Victualler All Alcohol License. The proposed hours are 11:00 a.m. to 2:00 a.m. all days with seating for 185 and a total occupancy of 285. Daniel Roughan as proposed Manager of Record of a premises described as: Bi-level (first floor and basement) restaurant, bar and lounge. The first floor (main level) is equipped with a full dining room, bar, kitchen and office. The lower level is equipped with bathrooms, a full bar, lounge and private event space along with a prep kitchen. Applicant is also applying for a Pledge of License and an Entertainment License to include recorded music with amplification, DJ, and 5 TV's.
- 3. Application #1191962** Raj Auto Sales, LLC, 2380 Massachusetts Avenue, for a Class II Used Car Dealers License (office only) operating Monday, Wednesday and Friday from 11:00 a.m. – 3:00 p.m. Roberto Cean as owner and manager of record.
- 4. Application #1190269** Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, Common Victualler All Alcohol License #174713, has applied for a Change of Stock Interests and manager of record.
- 5. Disciplinary** Gustazo Cuban Kitchen and Bar, Inc. d/b/a Gustazo Cuban Kitchen and Bar, 2067 Massachusetts Avenue Common Victualler All Alcohol License #13535, for point of sale system allegedly miscalculating the totals for meals taxes, suggested tips amounts, and totals, in violation of Massachusetts General Laws, including but not limited to M. G. L. c. 93A, c. 138, §§ 23 and 64, c. 140, 204 C.M.R. 2.01(8), and the Board's Rules 2.3, 2.5, 5.1, and 14.

6. Application #1192792 Restaurant Associates, LLC, One Memorial Drive, for a New Common Victualler License with seating for 149 inside, an inside occupancy of 341, 33 outdoor patio seats on private property and a total outdoor occupancy of 146 with proposed hours of 6:00 a.m. to 8:00 p.m. all days. Brian Rice as proposed Manager of Record.

7. Application #1192789 Star Markets Company, Inc., 699 Mount Auburn Street, All Alcohol Package Store License #11306, for a Change of Officers/Directors.

8. Disciplinary Turnip, LLC d/b/a Parsnip, 91 Winthrop Street, Common Victualler All Alcohol License #11507, to consider whether to indefinitely suspend the license and/or deny the renewal for allegedly failing to update the officers/directors and failure to respond to the Alcoholic Beverages Control Commission requests, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1, and 14.

9. Disciplinary Prince of Arcadia Real Estate, 179 Prospect Street, Lodging House License #10768, to determine whether to approve the license renewal application or revoke/suspend/cancel/modify the license due to the manner in which the business is being conducted.

10. Disciplinary New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, to determine whether to approve the license renewal application or revoke/suspend/cancel/modify the license due to the manner in which the business is being conducted.

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.

11. Application #1194358 Thomas Agresta, Siena Engineering Group, for a Special Noise Variance from 1/15/26 – 1/16/26, Alternate Dates 2/5/26 - 2/6/26, at 420 Broadway, 8:00 p.m. to 4:00 a.m., for fiber optic splicing using a vac truck. The variance is sought to extend the workday to accommodate the full scope of work.

12. Application #1191320 Everybody Gotta Eat, Inc. d/b/a Everybody Gotta Eat, 290 Main Street, for a new Common Victualler License. Inside maximum capacity of 11. Sunday through Thursday 10:30 a.m. to 9:00 p.m. Friday and Saturday 10:30 a.m. to 10:00 p.m. Proposed manager Maiysha Jacob of a premises described as: Within MIT Eastern Edge Food Hall, counter service business with seats attached. Total of 385 square feet at booth location commonly known as Vented B.

13. Application #1193261 Clover MIT East LLC d/b/a Clover, 290 Main Street, for a new Common Victualler License. Inside seating capacity of 6. Hours Sunday - Thursday 10:00 a.m. - 9:00 p.m., Friday and Saturday 10:00 a.m. - 10:00 p.m. Proposed manager Kevin Lawton-Smyth of a premises described

as: Within MIT Eastern Edge Food Hall, counter service business with seats attached. Total 317 square feet at booth location commonly known as Vented F.

14. Application #1194428 Hult International Business School, Inc. d/b/a Hult Student Lounge/Little Lingo, 1 Education Street, Common Victualler Wine & Malt Educational License #11551, changing the manager to Christina Sherwood. Sherwood was recently approved by the Board as the manager of record of the sister restaurant.

15. Application #1193453 Michael Rentschler, United Civil, for a Special Noise Variance from 1/17/26 – 3/7/26 (Alt. 1/24/26 – 3/14/26), at a segment of Second Avenue between Linskey Way and Athenaeum Street, on Saturdays only from 7:00 a.m. to 9:00 a.m., to perform underground utility construction using excavators, pavement saws, concrete saws, jackhammers (as needed), dump/trailer/concrete trucks, portable generators, portable compressors, compacting equipment, and vac excavation trucks. The variance is sought in the interest of safety, as well as minimizing impacts to vehicular traffic and extending the day to accommodate the full scope of work. This application is intended to serve as an extension to SNV #1185178.

16. Application #1193276 Third Time Ice Cream, LLC d/b/a Third Time Together, 399 Binney Street, for a new Common Victualler License. Inside seating for 20 and maximum occupancy of 25. Hours: Sunday 10:00 a.m. – 9:00 p.m., Monday-Wednesday 7:00 a.m. – 9:00 p.m., Thursday and Friday 7:00 a.m. – 10:00 p.m., Saturday 9:00 a.m.-9:00 p.m. Proposed manager Nick Ladin-Sienne of a premises described as: approximately 1,100 square feet located on the ground floor. The space is oriented with a Southern wall adjacent to Binney Street, a Northern wall adjacent to the Landmark Cinema at Kendall Square, an Eastern wall adjacent to a shared plaza used by the tenants of the building, and a Western wall adjacent to office space (which is in turn adjacent to Cardinal Medeiros). The entrance and exits are both located on the Eastern Wall. The kitchen and most storage constitutes the majority of the space, with only an accessible corridor running from the entrance and exit on the Eastern Wall along the Southern Wall to the bathroom on the Western Wall. The seating area is located along the Southern Wall between the Eastern Wall and the bathroom at the Western Wall. This location has been previously licensed.

17. Disciplinary WIN Waste Innovations of Northern New England, Solid Waste Hauler License #273096, Waiver of Hearing submitted by Matt Hill (General Manager, WIN Waste) on January 5, 2026 accepting that waste was collected outside of the allowable hours in the vicinity of 9-11 Chester Street on December 17, 2025 (5:30 a.m.), in violation of CMC 8.16.080(E).

18. Board Vote Reins International Massachusetts, Inc. d/b/a Gyu Kaku Restaurant, 16 Eliot Street, Common Victualler Malt & Wine License #1185111, to change manager and one officer. Continued from October 28, 2025, hearing.

19. Board Approval/Ratification – Extension of Hours on New Year's Eve – per Board policy, only a maximum extension of one (1) hour is allowed for alcohol, and two (2) hours for food and entertainment. Under no circumstances can alcohol be served, sold, or delivered after 2:00 a.m.

Decision Note: Unless otherwise indicated, the requests were granted as filed and listed on the agenda. If they were denied or granted with conditions or modifications the vote is indicated in italicized letters.

Cambridge Cuisine, LLC d/b/a Puritan & Company, 1166 Cambridge Street, Common Victualler All Alcohol License #11463, extending alcohol, food, and entertainment from 11:00 p.m. to 1:00 a.m. *Denied as requested. Granted a 12:00 a.m. closing for alcohol and 1:00 a.m. closing for entertainment and food.*

Central Sandwich, LLC d/b/a The Smoot Standard, 313 Massachusetts Avenue, Common Victualler All Alcohol License #267061, extending its alcohol and entertainment from 1:00 a.m. to 2:00 a.m.

SLMS Nightlife Ventures, LLC d/b/a Dx, 33 Dunster Street, Common Victualler All Alcohol License #270007, extending its alcohol from 2:00 a.m. to 3:00 a.m. and entertainment from 2:00 a.m. to 4:00 a.m. *Denied as requested. Entertainment granted until 3:00 a.m. with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

Facility Concession Services, LLC d/b/a The Sinclair, 52 Church Street, Common Victualler All Alcohol License #11598, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Top Mix Flagship, LLC d/b/a Top Mix Bar & Kitchen Cambridge, 50 Cambridgepark Drive, Common Victualler All Alcohol License #231029, extending its alcohol, food, and entertainment from 2:00 a.m. to 3:00 a.m. *Denied as requested. Food and entertainment granted until 3:00 a.m. with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

Industry, LLC d/b/a Manray, 40 Prospect Street, General on Premises All Alcohol License #132709, extending its entertainment from 2:00 a.m. to 3:00 a.m. *with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

20. Acknowledgement Industry, LLC d/b/a Manray, 40 Prospect Street, General on Premises All Alcohol License #132709, capacity updated to match new architectural plans and updated Certificate of Inspection.

21. Consideration of Statements of Reasons

[Matters heard December 16, 2025]

Ripple Café Cambridge d/b/a Ripple Café, 314 Main Street, Common Victualler License #235860, one-day suspension held in abeyance for one year for operating without a valid Certificate of Inspection, in violation of Massachusetts State Building Code, Sec. 110.7; M.G.L. c. 140, § 9; and Rules and Regulations of the City of Cambridge Board of License Commissioners 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.2, 13.3.

Ricen LLC d/b/a Ricen, 1906 Massachusetts Avenue, Common Victualler License #227026, revoking the June 29, 2023 grant of Application #227026 and the May 21, 2025 grant of Application #259168 for failing to timely complete the local and Alcoholic Beverages Control Commission processes, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1, and 14.

AY Restaurants, Inc. d/b/a Mae Asian Eatery, 781 Main Street, Common Victualler All Alcohol License #25132, one-day suspension held in abeyance for one year for operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

M&R Hospitality Group, Inc. d/b/a Moona Restaurant, 243 Hampshire Street, Common Victualler All Alcohol License #11581, one-day suspension held in abeyance for one year for operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

Hot Chix Boston, Inc. d/b/a Hot Chix Boston, 1218-1228 Cambridge Street, Unit 1220, Common Victualler Wine & Malt License #126266, one-day suspension held in abeyance for one year for operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

[Matter heard December 1, 2025]

Deanta Corporation, Inc., d/b/a Phoenix Landing, Common Victualler All Alcohol License #11656, 512 Massachusetts Avenue, warning for unlicensed Entertainment on August 10, 2025, a violation of M.G.L. c. 138 & 140, Cambridge Mun. Code c. 8.16, and Rules and Regulations of the City of Cambridge Board of License Commissioners.

22. Consideration of Meeting Minutes December 16, 2025

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.

23. Applications #1190400, 1190401, and 1193673 Taylor Hansen, The Multicultural Arts Center, 41 Second Street, Entertainment License #10840, for a malt and wine license on 1/30, and 2/27/26 from 7:30 p.m. – 10:30 p.m., and 2/21/26 from 8:00 p.m. – 11:00 p.m. for a comedy (1/30), fashion (2/21) and theatrical (2/27) shows. Expected attendance – 100.

24. Application #1194307 George Koldzic, St. Sava Cathedral, for an all alcohol and entertainment license at 41 Alewife Brook Parkway, on 1/31/26 from 3:00 p.m. – 12:00 a.m. for a fundraising concert

with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 275.

25. Application #1193896 Samuel Galler, MIT Tango Club, for an entertainment license at 84 Massachusetts Avenue, on 1/28/26 from 6:00 p.m. – 11:00 p.m. for a dance with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 150.

26. Application #1194331 Steve Tang, Mighty Squirrel Waltham LLC d/b/a Mighty Squirrel food truck, - for a one-day hawker/peddler license at 450 Kendall Street, on 2/8/26 from 8:00 a.m. – 3:00 p.m. to sell food.

27. Application #1194627 Alexander Maciel, Brotherhood of Saint John, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 1/31/26 from 6:00 p.m. – 12:00 a.m. for a dinner dance with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 250.

28. Application #1194700 Bill Manley, Harvard Square Business Association, for an entertainment license at Brattle Street from Deguglielmo Plaza to Church Street and Deguglielmo Plaza, on 1/24/26 from 11:00 a.m. – 4:30 p.m. for a chocolate tasting event with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system, floor show and dynamic audio/visual show live/recorded. Expected attendance – 1000.

29. Application #1194845 Frank Iossa, Yarzin Sella Inc., for a malt and wine license at 100 Binney Street, on 1/29/26 from 5:00 p.m. – 8:00 p.m. for an employee happy hour. Expected attendance – 120.

30. Application #1194510 David Craft, Gallery 263, for an all alcohol and entertainment license at 263 Pearl Street, on 2/14/26 from 5:00 p.m. – 9:00 p.m. for an art show with recorded music and theatrical exhibition/play/moving picture show. Expected attendance – 40.

31. Application #1195039 Riley Mulroy, Lovestruck Books and Café, 44 Brattle Street, Common Victualler Malt, Wine and Cordials License #280683, for an entertainment license on 1/31/26 from 6:30 p.m. – 10:00 p.m. for an anniversary party with patrons dancing and DJ. Expected attendance – 90.

32. Application #1195057 Jason Doo, Wusong Road, LLC d/b/a Wusong Road, 2 Bennett Street, Common Victualler All Alcohol License #112007, for an entertainment license on 2/13/26 with rain date of 2/17/26 from 6:00 p.m. – 9:00 p.m. for a cultural event with performers/entertainers dancing. Expected attendance – 100.



Kris C. Foster, Executive Officer
Cambridge License Commission