



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

Monday, December 1, 2025, at 10:30 a.m.

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_15d9HPPYQzaCUvGyuyLPDQ

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 #1190704** Danny Frias, Consigli Construction, for a Special Noise Variance from 12/2/25 - 3/15/26 (Alt. 12/4/25 - 4/25/26), at 6 Alewife Park, for all hours on an as-needed basis, to operate generators and heaters to maintain the integrity of building materials over winter months when temperatures are lower.
- 2. Application #1181712** Eugene F. Lynch Post 30 United American Veterans, 1 Cedar Street, All Alcohol Club License #11627, for an Alteration of Premises.
- 3. Application #1184531** 290 Binney Street, LLC for a New Garage and Flammables License for 529 parking spaces, 5,290 gallons of Class I (gasoline) in the tanks of autos only, and 14,900 gallons of Class II (diesel).
- 4. Application #1188847** AUM Management Corp. d/b/a City Market, 1695 Massachusetts Avenue, Wine and Malt Package Store License #245333, for a Change of Stock Interests/Transfer of Stock/New Stockholder and a Change of d/b/a to City Beer Wine and Smoke.
- 5. Application #1186172** FBBMR, LLC d/b/a Cambridge Street Market, 873 Cambridge Street, for a new Wine & Malt Package Store License. The proposed hours are 9:00 a.m. to 11:00 p.m. all days. Bzumina Becho as proposed Manager of Record of a premises described as: The premises consist of a single-story commercial unit with a total area of 800 square feet. It includes one open room that serves as a retail and service space, with one public entrance/exit located at the front of the building.
- 6. Application #1186706** Veggie Galaxy, LLC d/b/a Veggie Galaxy, 450 Massachusetts Avenue, Common Victualler Wine, Malt, and Cordials License #11444, for a Change of LLC Managers, Change of Ownership Interest, Change of Manager, and Change of License Category to All Alcoholic Beverages.
- 7. Application #1148619** Bagelsaurus LLC d/b/a Bagelsaurus, 1796 Massachusetts Avenue, Common Victualler License #12259, increasing capacity from 40 to 65 and alteration of premises.

8. **Application #1184329** Interstate Management Company, LLC d/b/a The Charles Hotel, One Bennett Street, All Alcohol Innholder License #10894, for a Change of Ownership Interests which happened in 2019 (corrective application) and Change of Officers/Directors/LLC Managers and a Change of Ownership Interests for 2025.
9. **Application #1189388** Washwell LLC d/b/a Krispy Krunchy Chicken, 336 Rindge Avenue, Common Victualler License #236054, for a Change of Hours of Operation to open from 11:00 a.m. to 11:00 p.m. all days to 10:00 a.m. to 2:00 a.m. all days.
10. **Application #1188697** Hersha Hospitality Management, L.P. d/b/a AC Hotel Boston Cambridge, 10 Acorn Park Drive, Innholder All Alcohol License #1145738, for a Change of Manager to Daniel Gomez.
11. **Application #1188861** Selhi & Sons Associate 1, LLC d/b/a McDonald's, 186 Alewife Brook Parkway, Common Victualler License #16199, to change the closing hour from 2:00 a.m. to 4:00 a.m. The hours of 2:00 a.m. to 4:00 a.m. will be for delivery pick-up only.
12. **Application #1188263** Poke CSG, LLC d/b/a Pokeworks, 60 First Street, for a new Common Victualler License with seating for 34 inside and a total occupancy of 60. The proposed hours are 10:00 a.m. to 10:00 p.m. all days. Qide Zhu as manager of a premises described as: In Suite 160, approximately 1,689 sq. ft. in one room with public access, entrance facing the building hallway, the kitchen and storage area located in the back part of the premises, no basement on site.
13. **Application #1188426** Love Art Sushi One Canal, LLC d/b/a Love Art Sushi, 1 Canal Park, for a new Common Victualler License with seating for 30 inside and 30 patio seats on private property. The proposed hours are 7:00 a.m. to 11:00 a.m. all days for inside and outside areas. Wilson Hui as manager of a premises described as: Quick service restaurant, 2106 square feet, with seating situated on the ground floor and corner of the building. Kitchen in the back of the unit. 2 Bathrooms. One entrance.
14. **Application #1186355** Hersha Cambridge Concessions, LLC d/b/a Holiday Inn Express & Suites Cambridge, 250 Monsignor O'Brien Highway, Package Store Malt & Wine License #29342, for a Change of Manager to Paul Gutierrez.
15. **Disciplinary** Josphe Miner Horticultural Services, Leaf Blower Permit #10669, for alleged simultaneous operation of multiple leaf blowers within 100 feet of one another at 121 Brattle Street on November 4, 2025, in violation of CMC 8.16.081.3(10).
16. **Disciplinary** Deanta Corporation, Inc., d/b/a Phoenix Landing, All Alcohol Common Victualler License #11656, 512 Massachusetts Avenue, for unlicensed Entertainment on August 10, 2025, an alleged 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.

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.

17. Application #1189820 Luxor Café, LLC d/b/a Luxor Café, 148 Mt. Auburn Street, Common Victualler License #1189820, for a temporary amendment to its license to extend its closing hour from 10:00 p.m. to 12:00 a.m. Monday thru Thursday, and 11:00 p.m. to 2:00 a.m. Friday and Saturday, for the month of Ramadan (February 18, 2026 to March 19, 2026).

18. Application #1190175 Rick Jenkins d/b/a The Comedy Studio, 5 JFK Street, All Alcohol General on Premises License #167949, for a one-day amendment to its license to display nudity on April 16, 2026 (rain date April 17, 2026), from 10:00 p.m. to 1:00 a.m. for a film festival.

19. Application #1190362 Café Mami, Inc. d/b/a Café Mami, 1815 Massachusetts Avenue, for a new Common Victualler License. Hours of operation 11:45 a.m. to 9:00 p.m. all days. Inside seating capacity of 13. Proposed manager Oscar Guerra of a premises described as: In one room on the first floor with kitchen and storage in the rear. This location was previously licensed.

20. Application 1190489 Blueland LLC d/b/a Sumi House, 359 Huron Avenue, for a new Common Victualler License. Inside seating for 22. 7:00 a.m. to 11:00 p.m. all days, with recorded music at or below conversation level. Proposed manager Liling Chen of a premises described as: approximately 1,100 sq ft in total, with about 550 sq ft on each floor. The first floor serves as the customer-accessible area and includes the main dining room, a sushi bar, seating tables, a cooking station, and the primary entrance/exit. A small service section with sinks, coffee machine, and ice maker is also located on this level. A stairway leads to the basement, which has a similar footprint (approx. 550 sq ft) and is used exclusively for food preparation, storage including refrigeration, dry storage, and other non-public utility areas, and restroom. This location was previously licensed.

21. 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.*

New Towne Line Liquors, Inc. d/b/a Norton's Liquors, 2451 Massachusetts Avenue, All Alcohol Package Store License #30004, to extend closing hour from 11:00 p.m. to 1:00 a.m. *Granted with amended closing hour of 11:30 p.m. per state law.*

Boston Convenience Enterprises, Inc. d/b/a Boston Convenience, 1 Leighton Street, Wine & Malt Package Store License #192598, to extend closing hour from 11:00 p.m. to 11:59 pm. *Granted with amended closing hour of 11:30 p.m. per state law.*

2322 Wine Bar Limited d/b/a Zusammen, 2322 Massachusetts Avenue, Unit 1, All Alcohol General on Premises License #283872, to extend closing hour from 12:00 a.m. to 1:00 a.m.

The Comedy Studio Inc. d/b/a The Comedy Studio, 20 Brattle Street, All Alcohol General on Premises License #167949, to extend entertainment and closing hour from 1:00 a.m. to 2:00 a.m.

Filarmonica Santo Antonio Inc. d/b/a Filarmonica Santo Antonio, 575 Cambridge Street, All Alcohol Club License #11629, to extend entertainment, food, and closing hour from 1:00 a.m. to 2:00 a.m.

The English Major, LLC d/b/a The Sea Hag Restaurant & Bar, 49 Mount Auburn Street, All Alcohol Common Victualler License #221527, to extend entertainment from 1:00 a.m. to 3:00 a.m., alcohol from 1:00 a.m. to 2:00 a.m., and end food service from 1:00 a.m. to 10:00 p.m.

C-Side Bar, Inc. d/b/a C-Side Bar, 100 Cambridgeside Place, All Alcohol General on Premises License #272930, to extend closing hour from 11:00 p.m. to 12:00 a.m.

616 City Liquor LLC d/b/a City Liquors, 620 Cambridge Street, All Alcohol Package Store License #57647, to extend closing hour from 11:00 p.m. to 1:00 a.m. *Granted with amended closing hour of 11:30 p.m. per state law.*

The Comedy Studio, LLC d/b/a The Comedy Studio, 20 Brattle Street, All Alcohol General on Premises License #167949, to extend closing hour from 1:00 a.m. to 2:00 a.m.

22. Board Acknowledgement/Ratification – Changes Made to Records Via Renewal Application

Remnant Brewing, LLC d/b/a Remnant Brewing Satelli, 877 Cambridge Street, Unit 1, All Alcohol Common Victualler License #228964, adding karaoke.

HUB Donuts, Inc. d/b/a Dunkin' Donuts, 517 Concord Avenue, Common Victualler License #12242, changing the manager to Tabassum Khalifa.

President and Fellows of Harvard College d/b/a Harvard Dining Service – Harkbox Café, The Pub Grille & Harkness Care, 1585 Massachusetts Avenue, Common Victualler License #146078, changing the manager to Joseph Iovino.

Hersha Hospitality Management, L.P. d/b/a Holiday Inn Express & Suites Cambridge, 250 Monsignor O'Brien Highway, Innholder/Lodging House License #10882, changing the manager to Paul Guterrez.

Clover Fast Food, Inc. d/b/a Clover Fast Food, 496 Massachusetts Avenue, Common Victualler License #11599, surrendering alcohol license, changing the manager to Kevin Lawton-Smyth, and updating ownership.

Albadera International Inc, 235 Western Avenue, Unit 2, Used Car Dealer License #161215, changing the corporate name.

President and Fellow of Harvard College d/b/a Lowell Lecture Hall, 17 Kirkland Street, Entertainment License #11010, changing the manager to Andrew Gitchel.

Housecorp, Inc. d/b/a Housecorp Inc., 69 Chestnut Street, Innholder/Lodging House License #10752, changing the manager to Lauren Tencate.

City of Cambridge d/b/a Cambridge Hospital, 1493 Massachusetts Avenue, Common Victualler License #12421, changing the manager to Erin Ismail.

Circus Cooperative Café, Inc. d/b/a Circus Cooperative Café, 31 Putnam Avenue, Common Victualler License #234796, removing Bartholomew Cass and Sofia Rose as owners and adding Dan Blair and Soren Rose as owners.

Ono Poke Bar, Inc. d/b/a Ono Poke Bar, 1923 Massachusetts Avenue, Common Victualler License #358206, changing the manager to Hong Qing Chen, and changing their Monday, Wednesday, and Thursday hours from 11:00 a.m. to 9:30 p.m. to 4:00 p.m. to 9:30 p.m.

Massachusetts Institute of Technology d/b/a 70 Amherst Street, 70 Amherst Street, Innholder/Lodging House License #10804, changing the number of rooms from 132 to 135.

Massachusetts Institute of Technology d/b/a MIT Open Space Programming, 292 Main Street, Common Victualler License #208433, increasing its capacity from 331 to 365.

Cambridge Multicultural Arts Center, Inc. d/v/a Cambridge Multicultural Arts Center, Inc., 41 Second Street, Entertainment License #10940, updating its ownership to Kashif Hoda (President), Ron Savage (Treasurer), and Lijia Want (Secretary).

23. Board Vote [Matter heard November 13, 2025] Kirie, Inc. d/b/a Shay's Pub & Wine Bar , All Alcohol General on Premises License #11273, 58 JFK Street, for alleged violations of G. L. c. 138, §§ 23, 63A & 64, G. L. c. 140, and Board Rules 2, 5.1, 5B.10, 13.5, and 14 - failure to provide proof of training in the safe service, sale and delivery of alcohol; failure to cooperate with investigators; and hindering an investigation. Also, consideration of Kirie, Inc.'s Motion to Allow Testimony from a Newly Discovered Witness.

24. Board Vote [Matter Heard September 25, 2025] Chazumba, LLC d/b/a Felipe's Taqueria, All Alcohol General On Premises License #11516, 21 Brattle Street, for allegedly serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on March 27-28, 2025 and April 1-2, 2025, in violation of G.L. c. 138, §§ 23, 64-64A, 69, G. L. c. 140, and Board's Rules 2, 5.1, 12B.6, and 12B.7.

25. Consideration of Statements of Reasons [Matters heard November 13, 2025]

Casella Waste Service, Solid Waste Hauler Permit #14070, for allegedly collecting waste outside of the allowable hours at 1573 Cambridge Street on October 12, 2025 (6:20 a.m.), in violation of CMC 8.16.080(E).

Century Linen & Uniform for allegedly loading and unloading outside of the allowable hours at 1575 Cambridge Street on October 21, 2025 (6:53 a.m.), October 22, 2025 (6:52 a.m.), October 23, 2025 (6:51 a.m.), October 27, 2025 (6:51 a.m.), October 29, 2025 (6:49 a.m.), and October 30, 2025 (6:45 a.m.), in violation of CMC 8.16.080(E).

26. Consideration of Meeting Minutes November 13, 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.

27. Application #1189643 Paul Clark for a malt and entertainment license at 64 Sidney Street, on 12/7/25 with rain date of 12/14/25 from 10:00 a.m. – 12:00 p.m. for a post-race party with recorded music, DJ, live music and amplification system. Expected attendance – 2750.

28. Application #1189967 Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 12/1/25 with rain date of 1/10/26 from 6:00 p.m. – 12:00 a.m. for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.

29. Application #1189981 Mario Damiata, Georgetown Club of Boston, for a wine license at 101 Rogers Street, on 12/4/25 from 6:00 p.m. – 8:00 p.m. for a briefing/speakers. Expected attendance – 25.

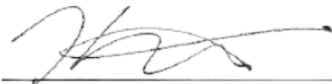
30. Application #1190162 Harvard Square Business Association for an entertainment license at 27 Brattle Street, on 12/6/25 from 12:00 p.m. – 4:00 p.m. for a tree kickoff with live music and amplification system. Expected attendance – 40.

31. Application #1190212 Harvard Square Business Association for an entertainment license at 27 Brattle Street, on 12/13/25 from 12:00 p.m. – 4:00 p.m. for a Hanukah celebration with patrons dancing, performers/entertainers dancing, live music and amplification system. Expected attendance – 100.

32. Application #1190217 Harvard Square Business Association for an entertainment license at 27 Brattle Street, on 12/20/25 from 12:00 p.m. – 4:00 p.m. for a concert with live music and amplification system. Expected attendance – 50.

33. Application #1190543 Joshua Valenzuela, The Student Center at Harvard Griffin GSAS, for a malt, wine and entertainment license at 8 Harvard Yard, on 12/6/25 from 7:00 p.m. – 10:00 p.m. for a formal dance with patrons dancing, performers/entertainers dancing, recorded music, dj, live music and amplification system. Expected attendance – 300.

- 34. Application #1190565** Jonathan King, Cambridge Residents Alliance, for an all-alcohol license at 101 Rogers Street, on 12/12/25 with rain date of 12/13/25 from 6:00 p.m. – 8:30 p.m. for a holiday party. Expected attendance – 40.
- 35. Application #1190572** Revels, Inc. for a one-day hawker/peddler license at 45 Quincy Street, on 12/11-28/25 from 12:00 p.m. – 10:00 p.m. to sell books, cd's cards and ornaments.
- 36. Application #1190762** Eunsu Choi, Dance Troupe, for an entertainment license at 84 Massachusetts Avenue, on 12/4 8:00 p.m. – 10:00 p.m.; 12/5 6:00 p.m. – 11:00 p.m. & 12/6/25 1:00 p.m. – 3:00 p.m. for a dance showcase with performers/entertainers dancing, recorded music, amplification system and light show. Expected attendance – 250.
- 37. Application #1190914** Christmas Revel (PMCK Concessioner), Christmas Revels, for a malt and wine license at 45 Quincy Street, on 12/11-12/14; 12/19-12/21; 12/23 & 12/26-12/28/25 from 11:00 a.m. – 10:00 p.m. for a musical theater. Expected attendance – 1000.
- 38. Application #1190921** Sharmendra Gurung, Gurung Samaaj of Boston, for an all-alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 12/27/25 with rain date of 12/28/25 from 6:00 p.m. – 11:00 p.m. for a party with patrons dancing, performers/entertainers dancing, recorded music and DJ. Expected attendance – 300.
- 39. Application #1190951** Daniel Kim, Harvard College (Adams House), for an all-alcohol and entertainment license at 26 Plympton Street, on 12/5/25 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 450.
- 40. Application #1190958** Kuumba Singers of Harvard College, for a one-day hawker/peddler license at 1446 Massachusetts Avenue, on 12/5-12/6/25 from 8:00 p.m. – 10:00 p.m. to sell merchandise, sweatshirts and bags.
- 41. Application #1191062** The Flavor Continues for an all-alcohol license at 101 Rogers Street, on 12/6/25 from 3:00 p.m. – 11:00 p.m. for an annual fundraiser. Expected attendance – 200.
- 42. Application #1191102** Ying Qi Waring, Montai Therapeutics, for a malt and wine license at 20 Sidney Street, on 12/9/25 from 12:00 p.m. – 8:00 p.m. for a holiday party. Expected attendance – 60.
- 43. Application #1190914** Pedro Morales, Christmas Revels, for a wine, malt and entertainment (performance and live music) license at the Sanders Theater on December 11, 12, 13, 14, 19, 20, 21, 23, 26, 27, 28 from 11:00 a.m. – 10:00 p.m. for a Musical Theater Performance. Expected attendance – 1000.
- 44. Application #1190070** Joseph Juknievich, The Dance Complex, 536 Massachusetts Avenue, Entertainment License #11133, for a wine and malt license on 12/6 & 7/25 from 8:00 p.m. - 9:30 p.m. and 7:00 p.m. – 8:30 p.m., respectively, for a concert. Expected attendance – 80.

A handwritten signature in black ink, appearing to read 'Kris C. Foster', written over a horizontal line.

Kris C. Foster, Executive Officer
Cambridge License Commission