



CAMBRIDGE LICENSE COMMISSION

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EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Wednesday, January 28, 2026, at 10:00 a.m.

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_P1gKOGXAShGEoFuc97skhA

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 #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.
- 2. Application #1194695** Hinoki Cambridge, Inc. d/b/a Chanh Chanh, 1092 Cambridge Street, for a new Common Victualler All Alcohol License. The proposed hours are 11:00 a.m. to 11:00 p.m. all days with seating for 57. Xiang Zhang as proposed Manager of Record of a premises described as: Approximately 2,000 sq. ft. with fully equipped kitchen, dining room and restrooms. One entrance and two exits. Storage in basement.
- 3. Application #1194690** Eugene F. Lynch Post 30 United American Veterans, 1 Cedar Street, All Alcohol Club License #11627, for Change of Officers/Directors.
- 4. Application #1195727** Will-George, Inc. d/b/a Frank's Steak House, 2310 Massachusetts Avenue, Common Victualler All Alcohol License #11687, for a Change of Manager to George Ravanis. Also applying for an Alteration of Premises to remove the outdoor patio on public property.
- 5. Disciplinary** S&K Waste Services, Solid Waste Hauler Permit #242927, for alleged violations of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 101 Western Avenue on December 15, 2025 (5:45 a.m.), December 22, 2025 (5:45 a.m.), December 29, 2025 (5:30 a.m.), and December 31, 2025 (6:30 a.m.).
- 6. Application #1196039** Zachary Viegas, on behalf of Turner Construction, for a Special Noise Variance from 2/12/26 – 5/7/26, at 121 Broadway, 6:00 a.m. - 7:00 a.m. and 6:00 p.m. - 11:00 p.m., for second shift deliveries, shakeout for material, and equipment using cranes, hoisting equipment, material hoist, trucks, and generators. The variance is sought to extend the workday to accommodate the full scope of work.

- 7. Disciplinary** Turnip, LLC d/b/a Parsnip, 91 Winthrop Street, Common Victualler All Alcohol License #11507, for alleged failure to update the officers/directors and failure to respond to the Alcoholic Beverages Control Commission requests, transferring or making changes to the beneficial interest holders, officers or directors of the license without approval, making false statements in renewal applications, failing to comply with provisions of the license, and non-use of license, in violation of M.G.L. c. 138, §§ 1, 15A, 16A, 23, 64, 77 204 C.M.R. 2.01(8), G. L. c. 140, §§ 5, 6, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5A.1, 5B.2, 5C.3, 13.1, and 14.
- 8. Disciplinary** Accardi Foods for alleged violation of CMC 8.16.080(e), loading/unloading outside of the allowable hours, at 2225 Massachusetts Avenue on November 22, 2025 (8:42 a.m.).
- 9. Disciplinary** Outdoor Perspective for alleged violations of operating without a permit and simultaneously operating leaf blowers less than 100 feet from each other at 145 Brattle Street on December 4, 2025, in violation of CMC 8.16.081.3(6) and (10).
- 10. Disciplinary** Republic Services, Solid Waste Hauler Permit #14078, for alleged violation of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 47 Windsor Street on November 3, 2025 (5:21 a.m.).

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. Board Discussion** On procedure of how to remove outdoor areas from licensed premises.
- 12. Board Discussion** License fee for General on Premises licenses. For all business type models, except the private clubs, in terms of the license fee, the capacity or "size" of the operation is considered as enforcement and administrative costs rise. The proposal is to treat the license type as similarly situated restaurant types by including a \$1 per occupant added to the standard license fee.
- 13. Application #1195433** Yaser Samerrai, City of Cambridge, for a Special Noise Variance from 2/8/26 – 2/20/26 (Alt. 2/22/26 – 2/27/26), on a segment of Massachusetts Avenue between Inman and Douglas Streets, from 9:00 p.m. - 5:00 a.m. the following mornings, beginning for the week on Sunday nights and ending on Friday mornings, to perform pipe and siphon cleaning using a vac truck. The variance is sought in the interest of minimizing impact to pedestrian, bicycle, and bus traffic.
- 14. Application #1195475** Michael Rentschler, United Civil, for a Special Noise Variance from 1/31/26 – 5/30/26 (alt. 2/7/26 – 6/6/26), at 121 Broadway, from 7:00 a.m. - 9:00 a.m. on Saturdays, to perform underground utility construction using excavators, pavement/concrete saws, jackhammers, dump trucks and trailer trucks, 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.

15. Application #1193762 Call Me Honey, LLC d/b/a Call Me Honey, 441 Cambridge Street, for a new Common Victualler License. Inside seating capacity of 15, maximum occupancy of 30. Hours: Monday through Friday 7:00 a.m. to 3:00 p.m.; Saturday and Sunday 8:00 a.m. to 3:00 p.m. Proposed manager Karissa Regan of a premises described as: The location is 441 Cambridge St. and it's the entire first floor is one room with a bathroom. There is no "kitchen" but there are 2 waffle irons under a vent as well as fridges and coffee equipment behind the counter. There is storage within the space and an entrance in the front as well as an emergency exit that leads both to the backyard and hallway with another front door that is connected to the apartments that are upstairs of the business. There are speakers within the space that play background music. This is a previously licensed location.

16. Application #1195099 CASCAP Realty Inc. d/b/a Cascap Realty Inc., 35 Harvey Street, Innholder/Lodging House License #10806, to change the manager to Giovanni Vega.

17. Application #1195510 LCW Associates, Inc. d/b/a Royal East Restaurant, 782 Main Street, Common Victualler All Alcohol License #11272, removing outdoor area from the licensed premises.

18. Consideration of Statements of Reasons

[Matter heard September 25, 2025]

Chazumba, LLC d/b/a Felipe's Taqueria, 21 Brattle Street, Common Victualler All Alcohol License #11516, violation for serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on March 27-28, 2025 and April 1-2, 2025, G.L. c. 138, §§ 23, 64-64A, 69, G. L. c. 140, and Board's Rules 2, 5.1, 12B.6, and 12B.7. Five (5) days suspension, three (3) days to be served, two (2) days to be held in abeyance for one (1) year.

[Matters heard January 15, 2026]

Prince of Arcadia Real Estate, 179 Prospect Street, Lodging House License #10768, violation for operating without a valid Certificate of Inspection, seven (7) days suspension held in abeyance for one (1) year. License renewal approved.

New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Common Victualler Wine & Malt License #185250, violation for operating with an unapproved plan and additional chairs, two (2) days suspension to be held in abeyance for one (1) year. License renewal approved. Licensee must submit a Change of Manager of Record application within fourteen (14) days, otherwise license will be subject to disciplinary action.

Gustazo Cuban Kitchen and Bar, Inc. d/b/a Gustazo Cuban Kitchen and Bar, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, no violation as to calculations of totals for meals taxes, suggested tips amounts, and totals calculations, G. L. c. 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. Licensee ordered to create a document explaining how the kitchen appreciation fee, taxes and suggested tips are calculated. This document is to be posted conspicuously on the premises, or in the alternative it must be provided to each customer when the bill is provided to them.

19. Consideration of Meeting Minutes January 15, 2026.

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.

20. Application #1194331 Steve Tang, Mighty Squirrel Waltham LLC d/b/a Mighty Squirrel Food Truck, for a hawker/peddler license at 650 East Kendall Street, on 2/8/26 from 8:00 a.m. – 3:00 p.m. to sell food.

21. Application #1195157 John Kincaid, Quincy House of Harvard College, for a malt, wine and entertainment license at 58 Plympton Street, on 2/6/26 with rain date of 2/7/26 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, DJ, and live music. Expected attendance – 200.

22. Application #1195211 Daisy Nussbaum, Hasty Pudding Theatricals, for an entertainment license at Harvard, Quincy and Holyoke Street, on 1/30/26 from 11:30 a.m. – 3:00 p.m. for a parade with patrons dancing, performers/entertainers dancing and live music. Expected attendance – 700.

23. Application #1195289 Daisy Nussbaum, Hasty Pudding Theatricals, for a malt and wine license at 12 Holyoke Street, on 1/30/26 from 7:00 p.m. – 9:00 p.m. for a Woman of the Year event. Expected attendance – 250.

24. Application #1195297 Daisy Nussbaum, Hasty Pudding Theatricals, for a malt and wine license at 12 Holyoke Street, on 2/6/26 from 7:00 p.m. – 9:00 p.m. for a Man of the Year event. Expected attendance – 250.

25. Application #1195309 Sonia Santos-Soares, Brotherhood of the Children, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 2/7/26 from 6:00 p.m. – 12:00 a.m. for a dinner dance with patrons dancing, recorded music and live music. Expected attendance – 300.

26. Application #1195481 Christina Schmidt-Hong, MIT Mocha Moves Dance Square, for an entertainment license at 142 Memorial Drive, on 2/13-2/14/26 from 9:00 p.m. – 11:00 p.m. for a dance showcase with performers/entertainers dancing, recorded music, DJ, amplification system, floor, light show and dynamic audio/visual show live/recorded. Expected attendance – 170.

- 27. Application #1195613** J. Alain Ferry, RACE Cancer Foundation, for a malt, wine and entertainment license at 650 East Kendall Street, on 2/8/26 with rain date of 4/5/26 from 10:30 a.m. – 3:00 p.m. for a road race and after party with DJ, live music and amplification system. Expected attendance – 600.
- 28. Application #1195671** Jose da Silva, Patagonia Cambridge, for a malt and entertainment license at 39 Brattle Street, on 1/29/26 from 7:00 p.m. – 10:00 p.m. for a film screening with theatrical exhibition/play/moving picture show. Expected attendance – 100.
- 29. Application #1195807** Bailey Bailey, MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Common Victualler Malt & Wine License #279043, for an entertainment license to include patrons dancing, DJ, and amplification system on 2/13/26 from 7:00 p.m. – 10:00 p.m. for a party. Expected attendance – 35.
- 30. Application #1195907** David Oshima, Charlie's Kitchen, for a malt and wine license at Brattle Street Square, on 1/31/26 from 1:00 p.m. – 4:00 p.m. for a chocolate festival. Expected attendance – 2000.
- 31. Application #1195956** Sam Natarajan, MIT Musical Theatre Guild, for an entertainment license at 48 Massachusetts Avenue, on 2/5 & 6 from 8:00 p.m. – 11:00 p.m. on 2/7/26 from 3:30 p.m. – 9:00 p.m. for a musical theatre performance with live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 200.
- 32. Application #1196070** Bill Manley, Harvard Square Business Association, for an entertainment license at Deguglielmo Plaza and Brattle Street from Eliot Street to Church Street, on 2/7/26 with rain date of 2/8/26 from 11:00 a.m. – 5:00 p.m. for a tasting event with patrons dancing, performers/entertainers dancing, DJ, live music and amplification system. Expected attendance – 800.


Kris C. Foster, Executive Officer
Cambridge License Commission