



# CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER, ESQ.  
CHAIRPERSON | BOARD MEMBER

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POLICE COMMISSIONER | BOARD MEMBER

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FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER  
EXECUTIVE OFFICER

## **BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA**

Thursday, February 12, 2026, at 10:00 a.m.

Zoom Link: [https://cambridgema.zoom.us/webinar/register/WN\\_19vVuE0\\_R1C0EH-1hT1Ydg](https://cambridgema.zoom.us/webinar/register/WN_19vVuE0_R1C0EH-1hT1Ydg)

*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](mailto:license@cambridgema.gov) (please reference the application number in your email).*

- 1. [Rehearing] Application #1191962** Raj Auto Sales, LLC, 2380 Massachusetts Avenue, for a new Used Car Dealers License (office only) with hours of operation of Monday, Wednesday and Friday from 11:00 a.m. 3:00 p.m. Robertho Cean as sole owner and manager of record. Matter was heard on January 15, 2026, but the applicant did not notify abutters.
- 2. Application #1195002** Humaari, LLC d/b/a Humaari, 56 JFK Street, for a new Common Victualler All Alcohol License. The proposed hours are 10:00 a.m. to 1:00 a.m. all days with seating for 49 inside, an inside occupancy of 75, and 22 patio seats on private property. Meredith Fitzgerald as proposed Manager of Record of a premises described as: 1,144 total sq. ft. of restaurant space on one floor and 400 sq. ft. outdoor patio space; two entrances and two exits.
- 3. Application #1143264** Little Crepe Cafe, LLC d/b/a Little Crepe Cafe, 102 Oxford Street, Common Victualler License #162162, to add Wine & Malt and Cordials/Liqueurs. The proposed hours are 10:00 a.m. to 9:00 p.m. Sunday, 8:00 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 9:00 p.m. Saturday with seating for 18 inside and occupancy of 27. Jean Dany Joachim as proposed Manager of Record of a premises described as: 1,200 sq. ft. on the ground level floor with open kitchen behind the counter, cafe/bistro style with an accessible entrance/exit facing Oxford Street. Basement for storage only.
- 4. Application #1196339** Kiin Thai Sushi, Inc., d/b/a Kiin Thai Sushi, 145 First Street, Common Victualler All Alcohol License #198849, for a change of hours for Friday and Saturday from 10:30 a.m. - 11:00 p.m. to 11:00 a.m. - 2:00 a.m. and on Sunday from 10:30 a.m. - 11:00 p.m. to 11:00 a.m. - 1:00 a.m.
- 5. Application #1190074** The Comedy Studio, Inc. d/b/a The Comedy Studio, 20 Brattle Street, General on Premises All Alcohol License #167949, for a Change of Manager of Record to Jeffrey Zamaria.
- 6. Disciplinary** [continued from November 13, 2025, hearing] Kirie, Inc. d/b/a Shay's Pub & Wine Bar, 58 JFK Street, Common Victualler All Alcohol License #11273, for alleged violations of M.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.

**7. Disciplinary** GreenOp Management, Leaf Blower Permit #132811, for allegedly operating during a prohibited period and improper simultaneous of multiple blowers at 220 Binney Street on January 13, 2026, in violation of CMC 8.16.081.3(1) and (6).

**8. Disciplinary** Fresenius Medical Care, for alleged violation of loading and unloading outside allowable hours on December 22, 2025 at 6:40 a.m., at 1575 Cambridge Street, in violation of CMC 8.16.080(E).

**9. Disciplinary** Club Recreativo Lusitania, Inc. d/b/a Club Recreativo Lusitania, 44 Fifth Street, Club All Alcohol License #11624, for alleged failure to update its officers/directors, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1.

#### **Administrative Matters**

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

**10. Application #1196039** Zachary Viegas, Turner Construction, for a Special Noise Variance (“SNV”) 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. This is an extension of SNV #1187145.

**11. Application #1197639** University Market, Inc. d/b/a University Market, 1105 Massachusetts Avenue, Common Victualler Malt & Wine Package Store License #1178906, to extend its business closing hour to 3:00 a.m. with the understanding that alcohol sale hours would end at 11:00 p.m.

**12. Application #1196763** Lucas Xavier, Hallamore Corp., for a Special Noise Variance from 2/15/26 – 2/16/26 (Alt. 2/23/26 – 2/24/26), at 1350 Massachusetts Avenue, from 7:00 p.m. - 5:00 a.m. to setup and tear down a crane for a rooftop equipment hoist using trucking and an assist crane. The variance is sought in the interest minimizing impacts to businesses and vehicular traffic.

**13. Application #1195816** Caleb Senn-Cadotte d/b/a An Sibin, 1193 Cambridge Street, Common Victualler All Alcohol License #134457, removing outdoor area from the licensed premises.

**14. Board Vote** Chazumba, LLC d/b/a Felipe’s Taqueria, 21 Brattle Street, Common Victualler All Alcohol License #11516, has requested a stay of the three (3) days license suspension while its appeal is pending at the Alcoholic Beverages Control Commission.

**15. Consideration of Statements of Reasons**

*[Heard January 15, 2026]*

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.

*[Heard January 28, 2026]*

S&K Waste Services, Solid Waste Hauler Permit #242927, four (4) 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.). Issued \$300 per violation, for total fine of \$1,200.

Accardi Foods for violation of CMC 8.16.080(E), violation for loading/unloading outside of the allowable hours, at 2225 Massachusetts Avenue on November 22, 2025 (8:42 a.m.). Issued \$300 fine.

Outdoor Perspective, violations for operating without a permit, and violation for improperly simultaneously operating leaf blowers at 145 Brattle Street on December 4, 2025, in violation of CMC 8.16.081.3(6) and (10). Issued \$300 fine per count, sub-total of \$600, and an additional \$100 hearing fee for failure to appear, for a total fine of \$700. Any future violations, the property owner will also be noticed.

Republic Services, Solid Waste Hauler Permit #14078, a 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.). Issued \$300 fine, and an additional \$100 hearing fee for failure to appear, for a total fine of \$400.

**16. Consideration of Meeting Minutes**      January 28, 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](mailto:License@cambridgema.gov).*

- 17. Application #1195446** Philip Chaves for a malt, wine and entertainment license at 400 Cardinal Medeiros Avenue, on 4/11/26 from 4:00 p.m. – 1:00 a.m. for a wedding with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 270.
- 18. Application #1196027** Rebecca Conn, MIT, for a hawker/peddler license at 292 Main Street, on 3/10/26 with rain date of 3/11/26 from 11:00 a.m. – 9:00 p.m. to sell books.
- 19. Application #1196321** Om Joshi, Boston Bandish, an ASA approved student group at MIT, for an entertainment license at 48 Massachusetts Avenue, on 2/21/26 from 9:00 a.m. – 9:00 p.m. for an acapella competition with performers/entertainers dancing, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 500.
- 20. Application #1196482** Chelton Forbes, Chocolate City (MIT), for an entertainment license at 84 Massachusetts Avenue, on 2/13/26 with rain date of 2/14/26 from 8:00 p.m. – 1:00 a.m. for a party with DJ and amplification system. Expected attendance – 500.
- 21. Application #1196629** Michelle Torra, Harvard Alumni Association, for a malt and wine license at 28 Dewolfe Street, on 2/22/26 from 7:00 p.m. – 11:00 p.m. for a reception. Expected attendance – 100.
- 22. Application #1196818** Carlos Stinson-Maas, HLS Drama Society, for an entertainment license at 1515 Massachusetts Avenue, on 3/4 - 3/7/26 with rain date of 3/7/26 from 7:30 p.m. – 10:00 p.m. for a theatrical performance with patrons dancing, performers/entertainers dancing, live music and theatrical exhibition/play/moving picture show. Expected attendance – 300.
- 23. Application #1196902** Shota Furukawa for an all-alcohol license at 101 Rogers Street, on 2/13/26 from 3:00 p.m. – 5:00 p.m. for a class event. Expected attendance – 50.
- 24. Application #1197641** Julie Bowers, MIT Ballroom Dance Team, for an entertainment license at 84 Massachusetts Avenue, on 2/21/26 from 7:00 p.m. – 11:00 p.m. for a social dance with patrons dancing, recorded music and amplification system. Expected attendance – 80.
- 25. Application #1197871** Nikoi Coley-Ribeiro, Foundry Consortium, for a one-day hawker/peddler license (13 vendors) at 101 Rogers Street, on 2/21/26 from 12:00 p.m. – 4:00 p.m. to sell various artist pieces.

  
Kris C. Foster, Esq., Executive Officer  
Cambridge License Commission