



CAMBRIDGE LICENSE COMMISSION

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BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Friday, April 10, 2026, at 9:30 a.m.

By Remote Participation Via Zoom

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_eeW2cD1nReyW9SXNM8-8dQ

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 #1195876** Arrow Café, LLC d/b/a Faro Café, 5 Arrow Street, to transfer the existing General on Premises Wines Only License held by Faro Café, LLC, at the same location. The proposed hours of operation are 5:00 p.m. to 11:00 p.m. all days with seating for 24 inside and 44 outside with an outside occupancy of 93. Matthew Wallace as proposed Manager of Record of a premises described as: Approximately 845 square feet on the bottom floor of the 3-story building with two rooms inside, one with a coffee bar and tables and the other with just tables. ADA-compliant bathroom in the rear of the space. There is only one public entrance/exit, located in the front of the shop. The back of the space will have a small storage area. Includes outdoor area on the private way of approximately 652 sq. ft. Applicant is also applying for a Change of License Category to Wine & Malt License with Cordial/Liqueurs Permit and an Entertainment License for indoors and outdoors to include live music with amplification.
- 2. Application #1200214** The About Group, LLC, d/b/a About Thyme Bakery & Café, 1 Brattle Square, for a New Common Victualler License for 13 seats and a total occupancy of 19. The proposed hours are 9:00 a.m. to 5:00 p.m. Sunday through Thursday and 9:00 a.m. to 6:00 p.m. Friday and Saturday. Taha Mikati as manager of a premises described as: Approximately 1,100 square feet located on the ground floor of the building. The business occupies a single level with direct access from the street. The space includes one main public area with a service counter and limited seating. The kitchen is located toward the rear of the premises. Storage and refrigeration are located within the main space. There is one primary entrance/exit at the front, and a secondary exit for emergency egress. There is no public access to any basement space.
- 3. Application #1200662** Wonder HDR Holdings Massachusetts d/b/a Wonder, 319 Main Street, for a new Common Victualler License with proposed seating for 12 and hours of 10:00 a.m. to 11:00 p.m. all days. Patrick Cartier as manager of a premises described as: 2,889 sq. ft. in one level on the ground floor consisting of dining area, one public restroom, service counter, kitchen, walk-in cooler, ware washing area, office, employee restroom and storage room.
- 4. Application #1202639** G&S Restaurant LLC d/b/a 212 Kitchen, 212 Western Avenue, Common Victualler Wine and Malt License #1153734, for a change of manager to Su Du.

5. **Application #1201226** Kirie, Inc. d/b/a Shay's Pub and Wine Bar, 58 JFK Street, Common Victualler All Alcohol License #11273, for a temporary amendment to the license to Add 2 Outdoor TVs for World Cup (6/11/26 through 7/19/26).
6. **Application #1195732** New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Common Victualler Wine and Malt License #185250, for a change of manager to Meng Ling Shi.
7. **Application #1199344** Fa Lian Shun Inc. d/b/a Senmi Ramen, 620 Cambridge Street, for a new Common Victualler License with proposed seating for 38 and an occupancy of 49 with proposed hours of 11:00 a.m. to 9:00 p.m. Sunday through Thursday and 11:00 a.m. to 10:00 p.m. Friday and Saturday. Naihai Xu as manager of a premises described as: Restaurant with take-out located on street level (1,733 sq. ft.) with entrance/exit from street. Second exit located in rear of dining room. Second room on street level contains kitchen and prep area. Two (2) accessible bathrooms also located on street level. Storage area located in basement (1,840 sq. ft.).
8. **Application #1203030** Taylor Hanks, Newport Construction, for a Special Noise Variance to be exercised a total of twelve (12) times from 4/13/26 - 5/15/26 (Alt. 4/20/26 - 6/5/26), at 1637 Massachusetts Avenue, from 6:00 p.m. until 7:00 a.m. the following mornings, Monday through Friday, to perform a water main tie-in using saws, jackhammers, and excavators. The variance is sought in the interest of minimizing impacts stemming from the required shutdown of the water main.

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.

9. **Board Discussion** No cap on the maximum \$1 per occupant fee that has been implemented on Common Victualler and Alcohol Licenses issued with or without food.
10. **Application #1204554** First Street Market Cuisine, LLC d/b/a First Street Market, 55 First Street, Common Victualler All Alcohol License # 262880, for a one-day amendment to extend its closing hour on April 24, 2026, from 11:00 p.m. to 12:30 a.m. for a dance party.
11. **Application #1203833** Patrick Crosby, John Moriarty & Associates, Inc., for a Special Noise Variance for a total of two weekends during the period of 4/10/26 – 5/24/26, (alt. dates 4/10/26-5/31/26), at 75 Broadway, 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 7:00 p.m. For two-crane erections using a hydraulic assist crane and trucks. The variance is sought to extend the workday to comply with the structural requirements & specifications.
12. **Application #1202104** Fernando Aguiluz, City Of Cambridge, for a Special Noise Variance on as needed basis Monday through Saturdays from 4/14/26 - 12/31/26 (alt. dates 4/16/25-12/31/26), City

Wide, 7:00 p.m. - 5:00 a.m. For repainting and grinding of old road marking using pavement marking machines. The variance is sought due to the work needing to be done when there is the least amount of road traffic present.

13. Board Approval/Ratification – Changes Made to Records Via Renewal Application

LS 400/500 CDP, LLC, 20 Acorn Park Drive, Garage and/or Flammables License #56817, changing the manager to George Kassas.

BioMed Realty d/b/a BRE-BMR 11 Hurley Street LLC, 11 Hurley Street, Garage and/or Flammables License #1159340, changing the manager to Nelson Dillaway.

BioMed Realty d/b/a BRE-BMR 150 Second Street LLC, 150 Second Street, Garage and/or Flammables License #1162933, changing the manager to Nelson Dillaway.

Cambridge Centre LLC d/b/a Chestnut Hill Realty, 65 Langdon Street, Open Air Parking License #14275, increasing parking from 14 to 15 spots.

15-17 Langdon Street Realty Trust d/b/a Chestnut Hill Realty, 15-17 Langdon Street, Open Air Parking License #14279, increasing parking from 14 to 15 spots.

Cambridge Centre, LLC d/b/a Chestnut Hill Realty, 61 Langdon Street, Open Air Parking License #14276, decreasing parking from 11 to 10 spots.

BMR - 325 Vassar Street LLC, 325 Vassar Street, Garage and/or Flammables License #44958, changing the manager to Nelson Dillaway.

Leo Carroll Jewelers, 1348 Cambridge Street, Second Hand Goods, Junk Dealers and/or Antiques License #14048, extending closing hours Tuesday-Friday from 5:00 p.m. to 6:00 p.m.

Prime Property Fund, LLC d/b/a PPF OFF 150 Cambridgepark Drive, LLC, 140 Cambridgepark Drive, Garage and/or Flammables License #14360, changing the manager to Brittany Smith.

Nineteen Chauncy Street Condominium, 19 Chauncy Street, Garage and/or Flammables License #168547, decreasing its parking spaces from 18 to 16.

Odyssey PropCo V, LLC d/b/a Holiday Inn Express Cambridge, 250 Monsignor O'Brien Highway, Garage and/or Flammables License #116511, changing the manager to Paul Gutierrez.

The Ragon Institute, 600 Main Street, Garage and/or Flammables License #198230, changing the manager to J. Morello.

Massachusetts Institute of Technology, 100 Main Street, Garage and/or Flammables License #14470, increasing parking from 420 to 425 spaces.

14. Consideration of Request for Leniency Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584, request to have the Board's vote of March 24, 2025 suspending the license revoked.

15. Consideration of Statement of Reason [Matter Heard March 24, 2026 & Corresponding Motion] Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584, violation for failure to comply with the Board's Order of September 25, 2025, two (2) days license suspension issued; and denial of Motion for Leniency.

16. Consideration of Meeting Minutes March 24, 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.

17. Application #1201597 Taylor Hansen, The Multicultural Arts Center, 41 Second Street, Entertainment License #10940, for a wine license on 5/2/26 from 6:30 p.m. – 9:00 p.m. for a reception. Expected attendance – 117.

18. Application #1202474 Kalsang Tenzin Nangpa, for an all-alcohol license at 400 Cardinal Medeiros Avenue, on 7/4/26 from 4:00 p.m. – 12:00 a.m. for a wedding. Expected attendance – 350.

19. Application #1202686 Jennifer McManus, MIT, for a hawker/peddler license at 292 Main Street, on 5/13/26 with rain date of 5/14/26 to sell plants.

20. Application #1202946, 1203972, 1203973, 1203974, 1203976, 1203977, 1203980 & 1203981 Michelle Torra, Harvard Alumni Association, for an entertainment licenses at various locations on 5/23/26 from 9:00 p.m. - 1:00 a.m. and 6/5/26 from 7:00 – 11:00 p.m. for reunions with patrons dancing, recorded music, DJ and amplification system. Expected attendance varies.


21. Application #1202976 Chelsea Lynn, The Fab Foundation, for a malt and entertainment license at 315 Main Street, on 4/16/26 from 6:00 p.m. – 10:00 p.m. for a party with recorded music. Expected attendance – 150.

22. Application #1203075 Diane Carson, Tutoring Plus of Cambridge, for an all-alcohol license at 65 Franklin Street, on 4/16/26 from 5:30 p.m. – 7:30 p.m. for a fundraiser. Expected attendance – 100.

23. Application #1203130 Pamela Mindell for an entertainment license at 48 Massachusetts Avenue, on 5/17/26 from 4:00 p.m. – 6:00 p.m. for a concert with live music. Expected attendance – 750.

- 24. Application #1203378** Daniel Mark, MIT Tango Club, for an entertainment license at 84 Massachusetts Avenue, on 4/23/26 from 7:00 p.m. – 11:00 p.m. for a party with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 249.
- 25. Application #1203410** Rafea Qanash, MIT Burton Conner, for a malt and entertainment license at 410 Memorial Drive, on 4/11/26 with rain date of 4/12/26 from 10:00 p.m. – 1:00 a.m. for a party with DJ and live music. Expected attendance – 300.
- 26. Application #1203421** Burhan Azeem for an entertainment license at 1500 Massachusetts Avenue, on 5/2/26 from 4:00 p.m. – 8:00 p.m. for a wedding with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 250.
- 27. Application #1204108** Vasiliki Stoumpou, Hellenic Students' Association, for an entertainment license at 31 Ames Street, on 4/12/26 from 1:00 p.m. – 5:00 p.m. for an Easter celebration barbecue with patrons dancing, recorded music and amplification system. Expected attendance – 380.
- 28. Application #1204147** Miguel Tejada, Harvard, for an entertainment license at 1 Harvard Yard, on 4/19/26 from 1:00 p.m. – 10:00 p.m. for a concert with patrons dancing, performers/entertainers dancing, recorded music, live music, amplification system, light show and dynamic audio/visual show live/recorded. Expected attendance – 4000.
- 29. Application #1204229** Ekanem Okeke, MissBehavior and MoveMENTality, for an entertainment license at 84 Massachusetts Avenue, on 4/24 from 9:00 p.m. – 11:00 p.m. and 4/25/26 from 8:00 p.m. – 10:00 p.m. for a dance show with performers/entertainers dancing, recorded music, amplification system and light show. Expected attendance – 300.
- 30. Application #1204354** Neeraja Kumar, Harvard Undergraduate Women in Entrepreneurship, for an entertainment license at 1 Harvard Yard, on 4/12/26 from 9:00 a.m. – 6:00 p.m. for an entrepreneurial summit/panel with amplification system. Expected attendance – 100.
- 31. Application #1204390** William Manley, Harvard Square Business Association, for an entertainment license at 40 Brattle Street, on 4/18/26 with rain date of 4/25/26 from 9:00 a.m. – 8:00 p.m. for a Thai cultural event with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and floor show. Expected attendance – 500.
- 32. Application #1204442** Sam Natarajan, MIT Musical Theatre Guild, for an entertainment license at 48 Massachusetts Avenue, on 4/30-5/1/26 from 8:00 p.m. – 11:00 p.m. and 5/2/26 from 3:30 p.m. – 9:00 p.m. for a theatre performance with live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 150.
- 33. Application #1205153** Cameron Holt, MIT Video Game Orchestra, for an entertainment license at 48-R Massachusetts Avenue, on 4/26/26 from 4:00 p.m. - 8:00 p.m., for a concert featuring live music. Expected attendance: 150.

- 34. Application #1205124** Rachel Mohammed, Ridonkulous, for an entertainment license at 48-R Massachusetts Avenue on 4/11/26 from 4:00 p.m. - 11:00 p.m. for a dance showcase featuring performers dancing, recorded music, and amplification system. Expected attendance: 400.
- 35. Application #1204725** William Manley, Harvard Square Business Association, for an entertainment license at 89 Winthrop Street on 4/26/26 (rain date 5/2/26) from 2:00 p.m. – 6:00 p.m. for a fashion show with recorded music and amplification system. Expected attendance – 75.
- 36. Application # 1204888** Rabindra Singh, Original Markets LLC, 222 Jacobs Street, for an entertainment and hawker/peddler license on 4/25/26 (rain date 4/26/26) from 10:00 a.m. – 5:00 p.m. for a vintage clothing and goods market with 80+ local vintage vendors, food and DJ. Expected attendance – 3000.
- 37. Application #1204912** Joseph Barone, Area Four, 500 Technology Square, Common Victualler All Alcohol License #11434, for a malt and entertainment license on 5/9, 5/14, 5/30, 6/13, 6/25, 9/12, 9/24, 10/2, 10/17/26 from 12:30 p.m. - 6:30 p.m. for an outdoor beer garden with tables and live music in an area not currently licensed under its annual license. Expected attendance – 300.


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