



# CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER  
CHAIRPERSON | BOARD MEMBER

PAULINE WELLS  
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.  
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER  
EXECUTIVE OFFICER

## BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Tuesday, May 19, 2026, at 10:00 a.m.

By Remote Participation Via Zoom

Zoom Link: [https://cambridgema.zoom.us/webinar/register/WN\\_efQR8zhRCm3WIm2k0lvsQ](https://cambridgema.zoom.us/webinar/register/WN_efQR8zhRCm3WIm2k0lvsQ)

*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. Disciplinary** Boston Carting, Disposal/Solid Waste Hauler License #65459, for alleged violation of CMC 8.16.080(E), collecting waste outside the allowable hours (6:15 a.m.) at 12 Boardman Street on April 29, 2026.
- 2. Disciplinary** Property Ownership of 12 Boardman Street for alleged violation of CMC 8.16.080(E), allowing the collecting waste outside of the allowable hours (6:15 a.m.) on April 29, 2026.
- 3. Disciplinary** Brightview Landscape, Leaf Blower Permit #43662, for alleged violation of CMC 8.16.081.4(2), using a gas-powered leaf blower, and 8.16.081.3(8), moving landscape debris into the roadway, at 40 Thorndike Street on April 27, 2026.
- 4. Disciplinary** Casella Waste Services, Disposal/Solid Waste Hauler License #14070, for alleged violation of CMC 8.16.080(E), collecting waste at 105 Spring Street outside the allowable hours on April 4, 2026 (5:35 a.m.), April 25, 2026 (7:59 a.m.), and May 2, 2026 (8:02 a.m.).
- 5. Application #1207431** Pyramid Cambridge Tenant LLC d/b/a The Kendall Hotel/Black Sheep/Kendall House, 350 Main Street, for a Garage License for 25 parking spaces and 250 gallons of gasoline in the tanks of autos only. This is a previously licensed garage; the application represents a change in ownership.
- 6. Application #1191765** Gen Cambridge, LLC d/b/a Gen Korean BBQ House, 26 Brattle Street, for a new Common Victualler All Alcohol License with proposed seating for 253 inside, an inside occupancy of 315, 28 rooftop patio seats with a rooftop occupancy of 40. The proposed hours are 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday. Joy Kim as proposed Manager of Record of a premises described as: Approximately 8,671 square feet on four floors and basement. One entrance on Brattle Street. Two exits. Basement for kitchen, storage, employees only. Three floors for dining and roof top level. First floor has main dining room, staircase to additional levels on the right side, bathrooms in rear right side, elevator and additional staircase left rear side. Second floor has additional patron seating, staircase on right side, additional staircase and elevator in

the back. Third floor has additional patron seating, staircase on right side, bathrooms located at the back with additional staircase and elevator located back left. Roof top has seating.

- 7. Application #1196076** Grangusto, LLC d/b/a Grangusto at the Brickyard, 90 Sherman Street, Common Victualler All Alcohol License #11268, for an Increase of Capacity, Change of Premises to the Outdoor Area, and Change of Manager to Giuseppe Castellano.
- 8. Application #1196302** PRB Boulangerie, LLC, d/b/a PRB Boulangerie, 295 Third Street, to transfer the existing Common Victualler All Alcohol License currently held by French Express, LLC d/b/a PRB Boulangerie (#216979), at the same location, with proposed seating inside of 37, an inside occupancy of 47, and 36 patio seats on private property. The proposed hours of operation are 7:00 a.m. to 7:00 p.m. all days with alcohol service starting at 10:00 a.m. Loic LeGarrec as proposed Manager of record of a premises described as: 2,327 sq. ft. on the ground floor, and includes a 507 sq. ft. outdoor patio on private area.
- 9. Application #1196299** Batifol, LLC, d/b/a Café Batifol, 291 Third Street, to transfer the existing Common Victualler All Alcohol License currently held by French Express, LLC d/b/a Café Batifol (#156989), at the same location, with proposed seating inside of 37, an inside occupancy of 47, and 36 patio seats on private property. The proposed hours of operation are 11:00 a.m. to 1:00 a.m. all days. Loic LeGarrec as proposed Manager of record of a premises described as: Approximately 3,075 square feet on first floor consisting of a kitchen area, storage room, office, dining area and bar area, men's and women's restrooms; Main entrance on Third Street, additional egress to patio area and delivery door at kitchen; seasonal outdoor dining area on private property adjoining the premises.
- 10. Application #1199581** Depth N Green, LLC d/b/a Depth N Green, 7 Broad Canal Way, Common Victualler License #243312, to Add Malt & Wine Beverages. The seating capacity is 32 inside with an inside occupancy of 40, 22 patio seats on private property, and approved hours are 8:00 a.m. to 9:00 p.m. Monday through Saturday. Pushpir Bhatia as proposed manager of record of a premises described as: Approximately 2,000 sq. ft., 2 bathrooms with one dining hall and big kitchen, no basement. Includes outdoor patio on the private way against the building.
- 11. Application #1203021** Merritt Hospitality, LLC d/b/a Le Meridien Cambridge, 20 Sidney Street, Innholder All Alcohol License #10897, for a Change of Ownership Interests.
- 12. Application #1202854** PPF OFF 125 Cambridge Park Drive, LLC, 100 Cambridge Park Drive, for a Flammables License for 200 gallons of diesel (Class II) for building generator, 480 gallons of Class I; 400 gallons of Class II; 11,319 gallons of Class III; 500 pounds of flammable solids; and 4,000 cubic feet of flammable gases.
- 13. Application #1204202** PPF OFF 125 Cambridge Park Drive, LLC, 150 Cambridge Park Drive, for a Flammables License for 2,192 gallons of diesel (Class II) for generator, 2,168 gallons of Class I; 3,168 gallons of Class II; 18,712 gallons of Class III; 3,300 pounds of flammable solids; and 26,400 cubic feet of flammable gases.
- 14. Application #1204199** PPF OFF 125 Cambridge Park Drive, LLC, 125 Cambridge Park Drive, for a Flammables License for 2,195 gallons of diesel (Class II) for generator, 5,994 gallons of Class I; 3,324

gallons of Class II; 19,141 gallons of Class III; 3,462.5 pounds of flammable solids; and 27,700 cubic feet of flammable gases.

**15. Application #1203208** JC & Bros, Inc. d/b/a What A Soup, 125 River Street, Common Victualler License #246878, to add Wine and Malt Beverages. The seating capacity is 28 and approved hours are 11:30 a.m. to 9:00 p.m. Sunday through Thursday and 11:30 a.m. to 9:30 p.m. Friday and Saturday. Apichart Puttipunyakul as proposed manager of record of a premises described as: 860 square feet. One dining room on first floor, two restrooms and one kitchen behind the counter. One entrance at front and one exit in back. Storage room in downstairs area.

**16. Application #1203796** Marriott Hotel Services, LLC d/b/a Boston Marriott Cambridge, 50 Broadway, Innholder All Alcohol License #10898, for an Alteration of Premises to increase the room count and remove the restaurant and lounge spaces. The proposed premises description is: 25 Floors: 457 Guest Rooms; Lobby On 1st Floor; Concierge, Storage Room, Kitchen & Ballroom (Or 7 Function Rooms) on 2nd Fl; 3 Function Rooms on 3rd Fl; 4th Fl. Premises consist of a total of 312,546 sq. ft., with 4 entrances and 10 exits.

**17. Application #1203809** Third Door Hospitality, LLC d/b/a Tradesman Cambridge, 50 Broadway, for a new Common Victualler All Alcohol License with proposed seating for 24 and an occupancy of 49, with hours of 6:30 a.m. to 11:00 p.m. all days. Bridget Duval as proposed Manager of Record of a premises described as: Restaurant containing 2,232 sq. ft., located on the ground floor, with 1 entrance, 1 exit, containing bar, lounge and coffee bar. Applicant is also applying for an Entertainment License to include recorded music with amplification.

**18. Application #1204828** Overlind Industries, LLC d/b/a The Red House, 98 Winthrop Street, Common Victualler All Alcohol License #111650, for an Alteration of Premises to expand the area of the second floor and a Change of DBA to Cox Hicks. The proposed Premises Description is: First Floor: 2 dining rooms and a bar, kitchen, bathroom and outdoor patio in private and public ways. Two-story building. The first floor consists of 1315 sq. ft. and includes a kitchen, dining room, alcove seating, restroom and exterior private patio seating. The second floor has 1564 sq. ft. and includes an interior bar with seating, accessory kitchen/storage, restrooms, and an exterior roof deck with seating. 1 entrance and 2 exits.

**19. Application #1204891** IHP Massachusetts, LLC d/b/a Eastern Edge, 290 Main Street, Common Victualler All Alcohol License #1186048, for a Change of Manager to Jiho Ru and Alteration of Premises to include two additional patio spaces for a total of three. Outdoor seating would be on private property along Hayward Street (350 sq. ft.), and on public property along Carlton Street (225 sq. ft.) and Main Street (711 sq. ft.).

#### **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).*

- 20. Application #1209338** Gabriel Holmes, 1 Clark Street #A, Somerville, MA 02143, for a new Hackney Driver License.
- 21. Application #1209074** Triten, Inc. d/b/a Wu Li Xiang - Shanghai Kitchen, 411 Massachusetts Avenue, Common Victualler License #1201336, changing its closing hour from 9:00 p.m. (Sunday-Thursday) and 9:30 p.m. (Friday & Saturday) to 10:00 p.m. all days. The previous operation at this location had a 10:00 p.m. closing hour.
- 22. Application #1209834** Boston Duck Tours, 4 Copley Place, Suite 4155, Boston MA, Jitney License #80022, adding two drivers.
- 23. Application #1210074** Jamaica Mi Hungry, LLC d/b/a Jamaica Mi Hungry, c/o Ernie Campbell, for a new hawker/peddler license to sell Jamaican Food at MIT, corner of Third and Binney Streets, on Saturdays from 12:00 p.m. – 2:00 p.m.
- 24. Application #1210026** Zach Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Saturdays only), at 123 Broadway, from 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 11:00 p.m., to perform concrete slab pouring and finishing using hand tools, concrete and concrete pump trucks, cranes, and concrete finishing equipment. The variance is sought as an extension of #1196650 in the interest of limiting impacts to business operations and vehicular traffic and extending the day to accommodate the full scope of work.
- 25. Application #1210042** Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26, at 290 Binney Street, from 7:00 p.m. to 5:00 a.m. (Monday through Friday) and 7:00 a.m. to 9:00 a.m. (Saturdays & Sundays), to bring in utility service into the building using generators, excavators, hoisting and rigging equipment, vac trucks, trucks, and small hand tools. The variance is sought as an extension of #1199126 to extend the day to accommodate the full scope of work, and limit impacts to vehicular traffic during a required roadway shutdown.
- 26. Application #1210020** Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Mondays through Fridays), at 290 Binney Street, from 6:00 p.m. – 11:00 p.m., for second shift deliveries. The variance is sought as an extension of #1196649 to extend the day to accommodate the full scope of work and ensure public safety.
- 27. Application #1210011** Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Mondays through Fridays), at 121 Broadway, from 6:00 a.m. – 7:00 a.m. and 6:00 p.m. – 11:00 p.m., to perform equipment and material deliveries, using hand and welding tools, generators, cranes, trucks, and hoisting equipment. The variance is sought as an extension of #1196039 in the interest of worker and public safety, as well as minimizing disruptions to vehicular and pedestrian traffic.
- 28. Board Acknowledgement** Application #1211398, Guru Tegh Bhadur Cab, Inc., c/o Piara Pabla, which holds Medallion #147 (OpenGov Record #43606), is being dissolved and the medallion is being transferred to Parvati Cab, Inc. c/o Piara Pabla. Even though the ultimate holder is the same owner, there was a sale price of \$5,000.
- 29. Board Approval/Ratification – Changes Made to Records Via Renewal Application**

Guardian Cambridge Alewife LLC d/b/a Luxe at Alewife, 80 Cambridgepark Drive, Garage and/or Flammables License #95023, changing the manager to Phil Gillette.

AT&T Services, Inc. d/b/a AT&T, 250 Bent Street, Garage and/or Flammables License #14518, changing the manager to Mark Botelho.

Harvard Real Estate Service d/b/a President and Fellows of Harvard College, 2 Arrow Street, Garage and/or Flammables License #14596, changing the manager to Peggy Evers.

22 Water Street Project Owner, LLC d/b/a Zinc Apartments, 22 Water Street, Garage and/or Flammables License #14439, changing the manager to Kayla Balamotis and increasing the number of vehicles to 320.

VPNE Parking Solutions LLC d/b/a VPNE, 41 Church Street, Open Air Parking License # 14160, changing the manager to Mohamed Warsame.

Dana Park Place Condo Association d/b/a Dana Park Place Condominium Association, 10-20 Corporal McTernan Street, Garage and/or Flammables License # 14431, changing the manager to David Battaglia.

Gateview Condominium, 2495 Massachusetts Avenue, Garage and/or Flammables License #14425, changing the management company to Green Ocean Property Management and the manager to AL Bantilan.

**30. Consideration of Meeting Minutes** April 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](mailto:License@cambridgema.gov).*

**31. Application #1208487** Michaud Bates for an entertainment license at 70 Magazine Street, on 6/6/26 with rain date of 6/7/26 from 3:00 p.m. – 9:00 p.m. for a graduation picnic with patrons dancing and DJ. Expected attendance – 45.

**32. Application #1206923** Christina Sherwood, North Point Café, Inc. d/b/a Lingo, 2 Education Circle, Common Victualler All Alcohol License #11346, for a malt, wine and entertainment license at the lobby and outdoor areas not within the currently approved licensed premises, on 6/4/26 from 12:00 p.m. – 10:30 p.m. for a party with patrons dancing, DJ and amplification system. Expected attendance – 900.

**33. Application #1210787** George Moore, Casa Bikes, for an entertainment license at 500 Kendall Street, on 5/21/26 with rain date of 5/28/26 from 4:00 p.m. – 11:00 p.m. for a community gathering with patrons dancing, performers/entertainers dancing, DJ, live music and amplifications system. Expected attendance – 40.

- 34. Application #1211170** Jon Menitove, on behalf of Newtowne School, for an entertainment license at 100 Brattle Street, on 6/8/26 with rain date of 6/12/26 from 10:00 a.m. – 12:30 p.m. for a picnic with live music and amplification system. Expected attendance – 75.
- 35. Application #1207973** Herman Sanchez, Cambridge Veterans Services, for an entertainment license at 1500 Massachusetts Avenue on 5/25/26 from 10:30 a.m. – 4:00 p.m. for a summer kick-off event with patrons dancing, performers/entertainers dancing, recorded and live music, DJ and amplification system. Expected attendance – 200.
- 36. Application #1200850** Akiva Jacobs for an entertainment license at 71 Roger Street, on 6/21/26 from 9:00 a.m. – 10:00 p.m. for a music festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.
- 37. Application #1201675, 1201682 & 1201685** Erin Murihead McCarty, Community Art Center, Inc., for an amusement, entertainment and hawker/peddler license (10 vendors) at 119 Windsor Street, on 5/30/26 with rain date of 5/31/26 from 10:00 a.m. – 6:00 p.m. for an arts festival/block party with inflatables, recorded music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 300.
- 38. Application #1206639** Jon Menitove, Newtowne School, for an entertainment license at 11 Garden Street, on 5/30/26 from 9:00 a.m. – 2:30 p.m. for a spring fair with recorded music, DJ, live music and amplification system. Expected attendance – 175.
- 39. Application #1207003** Vivek Sikri, Friends of the Morse School, for an entertainment license at 40 Granite Street, on 5/31/26 from 11:00 a.m. – 3:00 p.m. for a spring fair/block party with recorded music, live music and amplification system. Expected attendance – 200.
- 40. Application #1202336** Stephanie Guirand, The Black Response, for a temporary amusement license at 1500 Massachusetts Avenue, on 6/19/26 from 10:00 a.m. – 4:00 p.m. for a Juneteenth celebration.
- 41. Application #1208259** Georgios Mitselos, Amigos Elementary School, for an entertainment license at 12 Gilmore Street, on 6/2/26 with rain date of 6/9/26 from 8:00 a.m. – 3:00 p.m. for a field day with DJ and amplification system. Expected attendance – 400.
- 42. Application #1208574** Barnes & Noble College, LLC d/b/a The Harvard Coop – Cory Deary, for a hawker/peddler license at 1400 Massachusetts Avenue, on 5/27 & 5/28/26 from 10:00 a.m. – 6:00 p.m. to sell clothing.
- 43. Application #1208846** Paul Clark for an entertainment license at 100 Cambridgeside Place, on 5/31/26 with rain date of 6/7/26 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music and amplification system. Expected attendance – 1999.
- 44. Application #1208854 & 1208874** Barry Walsh, Cambridge Summer Food Program/DHSP, for an entertainment and amusement license (for Inflatable obstacle course) at 61 Willow Street, on

6/26/26 from 10:00 a.m. – 4:00 p.m. for a kickoff event with recorded music, DJ and amplification system. Expected attendance – 299.

**45. Application #1208944** Dorianne Deleon, MIT Health, for an entertainment license at 25 Carleton Street, on 6/2/26 from 12:00 p.m. – 2:00 p.m. for a celebration with DJ. Expected attendance – 250.

**46. Application #1209367** Alex Goldman, Far from the Tree LLC, for a farmer's market special license at 675 West Kendall Street, on 5/28/26-10/8/26 (Thursdays) from 12:00 p.m. – 6:00 p.m. for Kendall Square Farmers Market.

**47. Application #1209839** Joseph Juknievich, The Dance Complex, for a malt and wine license at 536 Massachusetts Avenue, on 5/22/26 from 8:00 p.m. – 9:30 p.m. for a concert. Expected attendance – 60.

**48. Application #1210383** Tim Khanoyan, Tim Khanoyan Productions, for an entertainment license at 320 Morgan Avenue, on 6/7/26-9/27/26 Wednesdays from 5:00 p.m. – 7:30 p.m. ; Saturdays 9:00 a.m. – 12:00 p.m. for an outdoor fitness with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 120.

**49. Application #1210766** Biehle Carine, Ecole Francaise de Boston, for a wine license at 799 Concord Avenue, on 5/28/26 from 5:00 p.m. – 7:30 p.m. for a wine and cheese event. Expected attendance – 100.

**50. Application #1211388** Matt Ruxton, Special Olympics Massachusetts, for an entertainment license at 99 Sherman Street, on 6/7/26 from 8:30 a.m. – 4:00 p.m. for a track & field meet with DJ. Expected attendance – 1000.


**51. Application #1211474** Veronica Santana, Graduate Commons Program, for a malt, wine and entertainment license at 900 Memorial Drive, on 5/21/26 from 6:30 p.m. -8:30 p.m. for a banquet/reception with live music and amplification system. Expected attendance – 80.

**52. Application #1203105** Michael Scelfo, Alden & Harlow, 40 Brattle Street, Common Victualler All Alcohol License #11478, for a malt and wine license in front of their licensed premises on 5/31/26 from 11:00 a.m. – 6:00 p.m. for May Fair. Expected attendance – 1000.

**53. Application #1211353** Rachel Kanter, Lovestruck Books and Café, Common Victualer Malt, Wine and Cordials License #280683, for a wine license in front of 44 Brattle Street, on 5/31/26 with rain date of 6/7/26 from 11:00 a.m. – 6:00 p.m. for a wine garden for May Fair. Expected attendance – 50.

**54. Application #1204947** Bill Manley, Harvard Square Business Association, for an entertainment license at 5/31/26 with rain date of 6/7/26 from 6:00 a.m. – 10:00 p.m. for a May Fair with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 50,000.

- 55. Application #1205293** Peter Devito, Cambridgeside, for an entertainment license at 100 Cambridgeside Place, on 6/12, 7/17, 8/14 & 9/18/26 from 7:00 p.m. – 9:30 p.m. for a movie with amplification system. Expected attendance – 50.
- 56. Application #1206964** Alan Vincent-Blunt, Gallery 263, for a malt, wine and entertainment license at 263 Pearl Street, on 5/30/26 from 10:00 a.m. – 6:30 p.m. for a party with recorded music, live music and amplification system. Expected attendance – 50.
- 57. Application #1207963 & 1207965** Emma Boland, Patagonia Cambridge, for a malt and entertainment license at 39 Brattle Street, on 5/21/26 & 5/28/26 from 7:00 p.m. – 10:00 p.m. for a book reading/ Q & A and film screening with theatrical exhibition/play/moving picture show. Expected attendance – 150.
- 58. Application #1208155** Helen Sullivan for an amusement license at 61 Willow Street, on 6/7/26 from 12:00 p.m. – 5:00 p.m. for a birthday party.
- 59. Application #1208331** Kayley Nugent, Lumafield, for a malt, wine and entertainment license at 38 Cameron Avenue, on 6/10/26 with rain date of 6/17/26 from 3:00 p.m. – 8:30 p.m. for a company party with amplification system. Expected attendance – 70.
- 60. Application #1209299** Yohannes Hiruy for an all alcohol and entertainment license at 2254 Massachusetts Avenue, on 5/30/26 from 5:30 p.m. – 11:00 p.m. for a graduation party with DJ. Expected attendance – 130.
- 61. Application #1209793** Amanda Henley, Harvard Square Business Association, for a hawker/peddler license (for 100 vendors) at 2 Brattle Square-Harvard Square, on 5/31/26 with rain date of 6/7/26 from 11:00 a.m. – 6:00 p.m. to sell food and merchandise for May Fair.
- 62. Application #1210126** Arsh Arora for a malt and wine license at 134 Memorial Drive, on 5/29/26 from 6:00 p.m. – 8:00 p.m. for a party. Expected attendance – 50.

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