



CAMBRIDGE LICENSE COMMISSION

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KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Thursday, September 11, 2025 @ 11:00 a.m.

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_nbvROvExRnaIKRmL277emg

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 #1177465** MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Common Victualler Malt and Wine License #279043, to add non-amplified live music and trivia to their entertainment license.
- 2. Application #1151574** Brattle Film Foundation, Inc. d/b/a Brattle Theatre, 64 Brattle Street, General on Premises Wine and Malt License #11305, for a change of officers/directors.
- 3. Application #264609** Shojo Cambridge LLC d/b/a Shojo, 425 Massachusetts Avenue, Unit 4B, Common Victualler All-Alcohol License #193948, to add entertainment categories to its current license: music above conversation level for indoors, trivia and poetry readings for indoors, and background music at or below conversation level for outdoor area. The applicant also seeks changes to the floor plan and allowable occupancy configurations for both indoor and outdoor areas.
- 4. Application #1175175** Lulu Green, LLC d/b/a Lulu Green Café, 675 West Kendall Street, for a new Common Victualler All Alcohol License with seating for 24 inside, a maximum inside occupancy of 50, and 22 outside patio seats on private property. Proposed hours are 10:00 a.m. to 4:00 p.m. Sunday, 11:00 a.m. to 9:00 p.m. Monday through Thursday, 11:00 a.m. to 10:00 p.m. Friday and 10:00 a.m. to 10:00 p.m. Saturday. Mary Lattouf as proposed Manager of Record of a premises described as: 1,519 square feet on one level with three rooms. One entrance/exit. Main entrance in the front with dining area. Bathroom to the rear left. Kitchen in the rear.
- 5. Application #1170488** Cyrus Fellows Crossing Condominium, 324-340 Franklin Street, for a New Garage with Flammables License with for 28 parking spaces (280 gallons of gasoline in the tanks of vehicles, Class I), and 250 gallons of Diesel, Class II.
- 6. Application #1178535** 233 Alewife Liquor, Inc. d/b/a Kappy's Express Fine Wine and Spirits, 233 Alewife Brook Parkway, to transfer the existing All Alcohol Package Store License currently held by Fresh Pond Liquors, Inc., 233 Alewife Brook Parkway. Parth Patel as Proposed Manager of Record of a

premises described as: total of 1,716 sq. ft. on one floor. 66 sq. ft. of the premises is used for storage and mezzanine, and 1,650 sq. ft. is retail space. There is one main entrance/exit for customers, and one service door. Applicant is also applying for a Pledge of License and Inventory to Rockland Trust Company.

7. Application #1160777 Equity Residential d/b/a 929 Apartments, 929 Massachusetts Avenue, for a New Garage License for 113 parking spaces (1,130 gallons of gasoline in the tanks of vehicles, Class I).

8. Application #1178906 University Market, Inc. d/b/a University Market, 1105 Massachusetts Avenue, to transfer the existing Wine & Malt Package Store License currently held by Chowdhery, Inc., 1105 Massachusetts Avenue. Nikulbhai Patel as proposed Manager of Record of a premises described as: Basement level store with one (1) entrance and one (1) exit in front and two (2) fire exits.

9. Application #118100 Patrick Crosby, John Moriarty & Associates, Inc., for a Special Noise Variance from 9/12/25 - 12/31/25 (no alternate start dates) at 75 Broadway, 6:00 p.m. to 8:00 p.m., weekdays only, for installation of a new slurry wall foundation system using trucks, cranes, and excavators. The variance is sought to extend the workday to allow the full scope of work. This is an extension of SNV #1164226.

10. Application #290009 Richard Green, United Civil, Inc., for a Special Noise Variance from 9/12/25 - 12/31/25, (no alternate dates), at 57 Vassar Street, 7:00 p.m. to 5:00 a.m., for excavation, concrete construction, and mechanical work using and excavator, dump truck, and vacuum truck. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

11. Disciplinary *[continued from July 29, 2025, meeting]* Mt. Auburn Memorial Post #8818/VFW Of USA, d/b/a VFW Post #8818, 688 Huron Avenue, All Alcohol License #11701, for allegedly failing 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.

12. Disciplinary Casella Waste Services, Solid Waste Hauler Permit #14070, for three alleged violations of C.M.C. 8.16.080(e), loading and unloading outside allowable hours at 2235 Massachusetts Avenue on May 24, 2025 (8:00 a.m.), July 24, 2025 (6:40 a.m.), and August 4, 2025 (6:50 a.m.). Also, at 1573 Cambridge Street on August 11th (6:20 a.m.), August 12th (6:25 a.m.), August 13th (6:25 a.m.), August 18th (6:10 a.m.), and August 19th (6:40 a.m.), all in violation of CMC 8.16.080(e).

13. Disciplinary Property ownership of 2235 Massachusetts Avenue, for allegedly allowing waste collection outside of the allowable hours by Casella Waste Systems at 2235 Massachusetts Avenue on May 24, 2025 (8:00 a.m.), July 24, 2025 (6:40 a.m.), and August 4, 2025 (6:50 a.m.)

14. Disciplinary Property ownership of 1573 Cambridge Street for allegedly allowing waste collection outside of the allowable hours by Casella Waste Services at 1573 Cambridge Street on August

11th (6:20 a.m.), August 12th (6:25 a.m.), August 13th (6:25 a.m.), August 18th (6:10 a.m.), and August 19th (6:40 a.m.), all in violation of CMC 8.16.080(e).

15. Disciplinary Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for alleged violation of CMC 8.16.080(e), loading and unloading outside allowable hours at 9-11 Chester Street on July 28, 2025 (6:14 a.m.).

16. Disciplinary Boardman & Company for allegedly engaging in construction activity outside of the allowable hours at 13 Hubbard Avenue on August 16, 2025 (8:15 a.m.), in violation of CMC 8.16.080(f)(1).

17. Disciplinary Republic Services, Disposal/Solid Waste Hauler License #14078, for allegedly collecting waste outside of the allowable hours at Street 80 Trowbridge Street on July 21, 2025 (6:30 a.m.) and July 28, 2025 (5:29 a.m.); 1643 Cambridge Street on July 21, 2025 (6:30 a.m.); and 1493 Cambridge Street on August 19, 2025 (4:45 a.m.), all in violation of CMC 8.16.080(e).

18. Disciplinary Property ownership of 80 Trowbridge Street for allegedly allowing waste collection outside of the allowable hours by Republic Services at Street 80 Trowbridge Street on July 21, 2025 (6:30 a.m.) and on July 28, 2025 (5:29 a.m.), in violation of CMC 8.16.080(e).

19. Disciplinary [continued from July 29, 2025, meeting] New Mulan Restaurant, Inc., d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, for allegedly failing to install and maintain a grease-digesting bacterial system with a dispensing pump and failing to clean and maintain grease traps so that the wastewater does not exceed the 300 mg/L FOG limits, in violation of M.G.L. c. 138, §§ 12, 23, and 64; M.G.L. c. 140; and Board's Rules 2.3, 2.5, 5.1, 5.3, 13.1, 13.2, and 14.

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.

20. Application #1180317 C-Side Bar LLC d/b/a C-Side Bar, All Alcohol Common Victualler License #272930, for a one-day change in opening time to 8:00 a.m. on November 1, 2025, to serve road race guests.

21. Application #1178919 Natraj Hospitality LLC d/b/a Hampton Inn, Innholder/Lodging House License #10886, to update its manager of record to Lisa O'Neil.

22. Application #1181366 Jeff Scott, Crown Castle Fiber, LLC, for a Special Noise Variance from 9/25/25 - 9/26/25, (alternate dates 10/9/25 - 10/10/25), at 249 Third Street, 12:00 a.m. to 6:00 a.m., for

fiber optic cable splicing and testing using trucks. The variance is sought to limit service interruption to local business and residents.

23. Board Vote – Consideration of Waiver of Hearing Disciplinary *[Continued from August 19, 2025, meeting]* Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, admitting to a violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 9-11 Chester Street on July 28, 2025 (6:14 a.m.).

24. Board Vote *[Heard July 29, 2025]* **Application #1171220** Cambridge Restaurant Partners, LLC d/b/a Ole, 11 Springfield Street, Common Victualler All Alcohol License #11603, to add live entertainment indoors and outdoors.

25. Board Vote *[Heard March 25, 2025]* **Disciplinary** JKFoodGroup, LLC d/b/a Little Donkey, 505 Massachusetts Avenue, Common Victualler All Alcohol License #11546, for unapproved changes to the beneficial interest holder of the license and/or failure to complete the process to get changes to beneficial process approved in violation of M. G. L. c. 138, §§ 15A, 23 and 64, and the Board’s Rules 2.3, 2.5, 5.5, 5.6 and 14.

26. Board Vote *[Heard May 29, 2025]* **Disciplinary** Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584 for alleged failure to comply with License Commission and Department of Public Works’ orders, specifically to install and maintain a grease-digesting bacterial system with a dispensing pump and to clean and maintain its grease traps so that the waste water does not exceed the 300 mg/L FOG limits, in violation of G. L. c. 138, §§ 12, 23 and 64, G. L. c. 140, and Board’s Rules 2.3, 2.5, 5.1, 5.3, 13.1, 13.2 and 14.

27. Board Vote *[continued from May 29, 2025, meeting]* **Disciplinary** Gustazo-Cuban LLC d/b/a Gustazo Cuban Café, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, for alleged change of corporate name and change of d/b/a without approval, in violation of M.G.L. c. 138, §§ 15A, 64; M.G.L. c. 140, § 9; 204 C.M.R. 2.05(2); and Board Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.5.

28. Board Discussion Review of Common Victualler License fee structure. Current structure is \$100 base license fee and \$1 per seat. Right now the \$1 seat is only calculated in terms of indoor capacity. Based on the manner in which outdoor areas are being operated (8 months of the year), it is proposed that the \$1 per seat be inclusive of all of the premises’ occupancy.

29. Board Discussion Whether to designate a member to vote on behalf of the Board on matters/applications that come in “late” or those which fall in between Board meetings. For example, extensions to Special Noise Variances or short duration Special Noise Variances, or one day license applications.

30. Consideration of Statements of Reasons

[Matters heard at January 15, 2025, meeting]

Property ownership of 2235 Massachusetts Avenue, for allowing three violations of CMC 8.16.080(e), loading and unloading outside allowable hours by Casella Waste Systems at its premises on November 23, 2024, at 7:20 a.m., December 7, 2024, at 8:15 a.m., and December 14, 2024, at 8:03 a.m.

Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 9-11 Chester Street on December 16, 2024, at 4:55 a.m.

- 31. Consideration of Meeting Minutes** July 3, 2025, July 29, 2025, and August 19, 2025 (emergency meeting).

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.

- 32. Application #1171260** Jason Alves for an all-alcohol and entertainment license at 544 Cambridge Street on 9/28/25 from 12:00 p.m. – 4:00 p.m. for Smoke This Rib Fest, a BBQ event with a beer garden and live music, recorded music and amplification system. Expected attendance – 5000.

- 33. Application #1175459** Hye Jun Young, KGSA welcome party, for a wine and entertainment license at 142 Memorial Drive, on 9/13/25 with rain date of 9/14/25 from 5:00 p.m. – 10:00 p.m. for a party with recorded music. Expected attendance – 300.

- 34. Application #1176290** Bill Manley, Harvard Square Business Association/Revels Inc., for an entertainment license at 92 Winthrop Street, on 9/20/25 with rain date of 9/21/25 from 3:00 p.m. – 5:00 p.m. for a pre-event gathering with patrons dancing, performers/entertainers dancing, live music, theatrical exhibition/play/moving picture show. Expected attendance – 75.

- 35. Application #1177029** Erik Sarno, Central Square Business Improvement District, for an all alcohol and entertainment license at 65 Sidney Street, on 9/20/25 with rain date of 9/27/25 from set up 10:00 a.m., sound check 3:00 p.m. event 5:00 p.m. – 11:00 p.m. for a night market with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 10,000.

- 36. Applications #1177339 & 1181578** Subandha Karmacharya, City Manager's office, for an entertainment and temporary amusement license at 99 Sherman Street, on 9/20/25 with rain date of 9/27/25 from 11:00 a.m. – 3:00 p.m. for a family park event with performers/entertainers dancing, live music, floor show, inflatables and rides. Expected attendance – 3000.

- 37. Application #1178070** Ulysses Mac Naught Spencer for an entertainment license at 1950 Massachusetts Avenue, on 9/19/25 from 7:00 p.m. – 1:30 a.m. for a performance with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 150.
- 38. Application #1178608** Kai Beasley, MIT Life on Stage Theater (LOST), for an entertainment license at 48 Massachusetts Avenue, on 10/16 - 10/18/25 from 7:00 p.m. – 10:00 p.m.; (10/16 & 10/17) & 1:00 p.m. – 4:00 p.m. and 7:00 p.m. – 10:00 p.m. on 10/18 for a performance with theatrical exhibition/play/moving picture show. Expected attendance – 100.
- 39. Application #1178697** Anneliese Amburn, St. Paul Parish, for a malt, wine and entertainment license at 29 Mt. Auburn Street, on 9/27/25 from 6:00 p.m. – 8:00 p.m. for a social gathering with patrons dancing, live music and amplification system. Expected attendance – 100.
- 40. Application #1178698** Los 3 Reyes Magos Sandwiches for a hawker/peddler license at 26 Oxford Street, on 9/27/25 with rain date of 9/30/25 from 12:00 p.m. – 4:00 p.m. to sell food.
- 41. Application #1178791** Maurice Haynes, Abundant Life Church, for a temporary amusement license at 1 Montague Street, on 9/21/25 from 8:00 a.m. – 4:00 p.m. for a bounce house and games.
- 42. Application #1178821** On the Rise d/b/a On the Rise for a special charity wine license at 40 Land Blvd, on 10/9/25 from 6:00 p.m. – 9:00 p.m. for a fundraising event.
- 43. Application #1178860** Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 9/13/25 with rain date of 10/4/25 from 6:30 p.m. – 12:00 a.m. for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.
- 44. Application #1178924** Katherine Glaess for an entertainment license at 99 Sherman Street, on 9/21/25 from 12:00 p.m. – 4:00 p.m. for a party with recorded music. Expected attendance – 35.
- 45. Application #1178925** Area Four Operating LLC d/b/a Area Four, One Kendall Square Complex, for a malt and entertainment license on 10/1/25 with rain date of 10/2/25 from 3:00 p.m. – 6:00 p.m. for a beer garden with live music. Expected attendance – 200.
- 46. Application #1179103** Hilary Zelson, Disabilities Commission, Public Health Department and Cambridge Arts Council, for an entertainment license at 449 Broadway, on 10/4/25 from 9:00 a.m. – 3:00 p.m. for a festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and other. Expected attendance – 175.
- 47. Application #1179333** Patricia Rooney, Revels Inc., for an entertainment license at 92 Winthrop Street, on 9/20/25 with rain date of 9/21/25 from 3:00 p.m. – 8:00 p.m. for a celebration with patrons dancing, performers/entertainers dancing, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 300.

- 48. Application #1179353** The Pionono #1 Puerto Rico food truck for a hawker/peddler license at 26 Oxford Street, on 9/27/25 from 12:00 p.m. – 8:00 p.m. to sell food.
- 49. Application #1179718** Emily Caulfield, Still Life Studios, for a malt, wine and entertainment license at 187 Mt. Auburn Street, on 9/20/25 from 2:00 p.m. – 5:00 p.m. for a listening party with DJ. Expected attendance – 30.
- 50. Application #1180854** Trinidad Carney, Experiential Robotics (XRP) for an all-alcohol license at 314 Main Street, on 10/17/25 from 5:00 p.m. (set up) event 6:00 p.m. – 9:30 p.m. for a reception. Expected attendance – 100.
- 51. Application #1181005** Fr. Vasken Kouzouian, Holy Trinity Church, for a malt, wine and entertainment license at 145 Brattle Street, on 9/14/25 from 12:00 p.m. – 5:00 p.m. for a picnic/fundraiser with patrons dancing, live music and amplification system. Expected attendance – 250.
- 52. Application #1181050** Landon Coles, Harvard Black Law Students Association, for an entertainment license at 1500 Massachusetts Avenue, on 10/3/25 with rain date of 10/4/25 from 4:00 p.m. – 9:00 p.m. for a cookout with patrons dancing and amplification system. Expected attendance – 50.
- 53. Application #1181192** Harvard Square Business Association, for an entertainment license at 6 Linden Street, on 9/20/25 from 6:00 p.m. – 10:00 p.m. for a film screening with amplification system. Expected attendance – 60.
- 54. Application #1181337** BXP/Boston Beverage Catering, for a malt and wine license at 325 Main Street, on 9/12/25 from 7:00 p.m. – 9:30 p.m. for a Sofar Concert. Expected attendance – 150.
- 55. Application #1181422** Cambridge Public Library Foundation for a wine and entertainment license at 449 Broadway, on 9/12/25 from 5:00 p.m. – 8:30 p.m. for a celebration with live music. Expected attendance – 110.
- 56. Application #1181496** Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 10/4/25 with rain date of 11/1/25 from 6:30 p.m. – 12:00 midnight for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.
- 57. Application #1181507** Paul Clark for a malt and entertainment license at 64 Sidney Street, on 10/5/25 with rain date of 10/12/25 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music, live music and amplification system. Expected attendance – 2400.
- 58. Application #1181575** Pentecostal Tabernacle for an entertainment license at 70 Magazine Street, on 9/14/25 from 10:00 a.m. – 2:30 p.m. for a back-to-school event with patrons dancing and DJ. Expected attendance – 250.

- 59. Application #1181681** Harvard Square Business Association d/b/a Thai Market (by Nathika events), for a hawker/peddler license at Brattle Street (Lower), on 9/14/25 from 12:00 p.m. – 6:00 p.m. to sell Thai cuisine, handmade arts and crafts.
- 60. Application #1181717** Parth Khandelwal, Vedic Vision Forum (MIT Student Group), for an entertainment license at 48 Massachusetts Avenue, on 9/13/25 from 4:00 p.m. – 10:00 p.m. for a discourse & concert with live music and amplification system. Expected attendance – 399.
- 61. Application #1181718** Parth Khandelwal, Vedic Vision Forum (MIT Student Group), for an entertainment license at 48 Massachusetts Avenue, on 9/12/25 from 4:00 p.m. – 10:00 p.m. for a discourse & concert with performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 399.
- 62. Application #1182043** Joshua Croom, Cambridge Redevelopment Authority, for an entertainment license at 1175 Cambridge Street, on 9/20-9/21/25 from 12:00 p.m. – 6:00 p.m. for a Cambridge open studio common venue with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 300.
- 63. Application #1182046** Cambridge Redevelopment Authority for a hawker/peddler license (4 vendors) at 1175 Cambridge Street, on 9/20-9/21/25 from 12:00 p.m. – 6:00 p.m. to sell food and crafts.
- 64. Application #1182238** Isaac Kiniti, Chocolate City, for an entertainment license at 84 Massachusetts Avenue, on 9/12/25 from 6:00 p.m. – 1:00 a.m. for a party with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 500.
- 65. Application #1182301** French Express LLC d/b/a Café Batifol for an entertainment license at 291 Third Street, on 9/20/25 from 5:00 p.m. – 11:00 p.m. for a wedding with patrons dancing, DJ and amplification system. Expected attendance – 100.
- 66. Application #1182395** Harvard Square Business Association for an entertainment license at Brattle plaza, Brattle Street from Eliot to Church, on 9/14/25 with rain date of 9/21/25 from 9:00 a.m. set up – 6:00 p.m. (event runs 12:00 p.m. – 6:00 p.m.) for a Thai festival with patrons dancing, performers/entertainers dancing, recorded music, live music, amplification system, theatrical exhibition/play/moving picture show and floor show. Expected attendance – 500.


Kris C. Foster, Executive Officer
Cambridge License Commission