



CAMBRIDGE LICENSE COMMISSION

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KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Thursday, September 25, 2025 @ 10:00 a.m.

Zoom Link: https://cambridgema.zoom.us/webinar/register/WN_DLS3MRz7TMKAj3-gK4eNow

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. Disciplinary** Chazumba, LLC d/b/a Felipe's Taqueria, All Alcohol General On Premises License #11516, 21 Brattle Street, for allegedly serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on March 27-28, 2025 and April 1-2, 2025, in violation of G.L. c. 138, §§ 23, 64-64A, 69, G. L. c. 140, and Board's Rules 2, 5.1, 12B.6, and 12B.7.
- 2. Application #1180521** MIPSTERZ, Inc. d/b/a Minara, 361 Huron Avenue, for a New Common Victualler License with proposed hours of 8:00 a.m. to 9:00 p.m. Sunday, 5:00 p.m. to 11:00 p.m. Monday through Friday, and 8:00 a.m. to 11:00 p.m. Saturday and seating for 27 and an occupancy of 49. Abbas Rattani as Manager of a premises described as: 2,400 sq. ft. open community space for programming, and seating for work areas. There is one main entrance and exit. There is a basement with no public access. Also applying for an Entertainment License to include: Live music without amplification; DJ; Readings of poetry and other works; 1 TV; and 1 stage for live performance.
- 3. Application #1171034** Wilde Wulf Group, LLC d/b/a Food & Drinks, 92 Hampshire Street, for a new Common Victualler All Alcohol License with seating for 69 inside, a maximum inside occupancy of 101, and 16 outside patio seats on public property. The proposed hours are: food - 7:00 a.m. – 9:00 p.m. Sunday-Wednesday, and 7:00 a.m. – 12:00 a.m. Thursday-Saturday; alcohol - 10:00 a.m. – 11:00 p.m. Sunday, 8:00 a.m. – 11:00 p.m. Monday-Wednesday, 8:00 a.m. – 12:00 a.m. Thursday-Saturday; entertainment, 7:00 a.m. – 12:00 a.m. all days; and outdoor hours 8:00 a.m. – 9:00 p.m. all days. Matthew Delisle as proposed Manager of Record of a premises described as: approximately 1,942 square feet of first floor commercial space and a portion of the basement area consisting of approximately 2,032 square feet of storage/food prep area. One main floor with three entrances/exits, bar, multiple bathrooms, small kitchen area, and seating around the outside perimeter of the building; Hampshire Street and Windsor Street. Entertainment devices include speakers and one TV.
- 4. Application #1178892** Yamiba, LLC d/b/a Ferro's Market, 336 Rindge Avenue, to transfer the Washwell, LLC's Wine & Malt Package Store License (#161788) held at the same location. Vishal Patel as proposed Manager of Record of a premises described as: Existing Retail Space on first floor (Approx. 5,000 sq. Ft.) and Basement (Approx. 4,000 sq. Ft.) with 1 entrance and 1 exit, storage in backroom.

Proposed operating hours are 10:00 a.m. – 11:00 p.m. Sunday, and 8:00 a.m. – 11:00 p.m. Monday-Saturday.

5. Application #1180600 Chef Tan Kendall, LLC d/b/a Goog Palace and Bar, 11 Broad Canal Way, for a new Common Victualler All Alcohol License with seating for 142 and a total occupancy of 170 and proposed hours of 11:30 a.m. to 9:30 p.m. Sunday through Thursday and 11:30 a.m. to 10:30 p.m. Friday and Saturday. Zhichao Chang as proposed Manager of Record of a premises described as: Restaurant located on ground floor consisting of approximately 6,530 sq. ft. with two dining rooms and two private dining areas. Applicant is also applying for an Entertainment License for 6 TV's.

6. Application #1180674 Gato Exotico, LLC d/b/a Gato Exotico, 100 Cambridgeside Place, for a new Common Victualler All Alcohol License with seating for 128 inside, an inside occupancy of 136 and 13 patio seats on private property. Proposed hours of operation: food – 10:00 a.m. – 11:00 p.m. Sunday, 11:00 a.m. – 11:00 p.m. Monday-Wednesday, 11:00 a.m. – 1:00 a.m. Thursday-Saturday; alcohol – 11:00 a.m. – 11:00 p.m. Sunday-Wednesday, 11:00 a.m. – 1:00 a.m. Wednesday-Saturday; entertainment – 10:00 a.m. – 11:00 p.m. Sunday-Wednesday, 11:00 a.m. – 1:00 a.m. Thursday-Saturday; and outdoor area 11:00 a.m. – 10:00 p.m. all days. Matthew Patrick Tetrault as proposed Manager of Record of a premises described as: Total approximate square footage of 4,500 (including mezzanine). The premises include one main dining room, two bathrooms with one janitorial closet, one kitchen, one walk-in cooler, one walk-in freezer, one private dining room, one mezzanine, one office located on the mezzanine, two crawl spaces above the coolers with door access. No basement. There is one entrance located at the east side of the premises with access to the Cambridgeside Mall interior promenade, one exterior entrance located on the south side with exit to Cambridgeside Place, and two emergency exits on the west wall leading to an interior maintenance corridor within the Cambridgeside Mall. Along the south wall, there is a series of six operable NanaWalls that open fully to the patio, allowing the dining room to expand into the outdoor seating area.

7. Application #1181774 Ripple Café Cambridge, LLC d/b/a Ripple Café, 314 Main Street, Common Victualler License #235860, to add All Alcoholic Beverages to their Common Victualler with seating inside for 34, an inside occupancy of 84 and 47 patio seats on private property. Their current hours are 7:00 a.m. to 9:00 p.m. all days. Gaelle Ducheine as proposed Manager of Record of a premises described as: 2,874 sq. ft. of upstairs dining area and downstairs kitchen space in the basement. 718 square foot patio on private property.

8. Application #1182481 Zachary Viegas, Turner Construction, for a Special Noise Variance at 290 Binney from 10/6/25 – 12/1/26 (three weekends), no alternate dates, Fridays 6:00 p.m. to 11:00 p.m., Saturdays and Sundays 7:00 a.m. to 9:00 a.m., and 6:00 p.m. to 11:00 p.m., for the dismantle of the material hoist. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work. This is an extension of SNV #1173312.

9. Application #1182473 Zachary Viegas, Turner Construction, for a Special Noise Variance from 9/25/25 – 12/8/25 (no alternate dates), at 290 Binney Street, 7:00 p.m. to 5:00 a.m. on weekdays and 7:00 a.m. to 9:00 a.m. on Saturday and Sundays, for bringing utility service into the building through the

newly constructed slurry wall. The variance is sought in the interest to complete the work with minimal interruption to the traffic patterns of the area and ensure public safety. This is an extension of SNV #1171455.

10. Application #1183349 Michael Rentschler, United Civil Inc., for a Special Noise Variance from 10/4/25-1/5/25, (alternative dates 10/12/25 to 1/12/25) Sunday through Friday, at Memorial Drive, Vassar Street to Ames Street, 8:00 p.m. to 5:00 a.m., for cutting of pavement, controlled excavation, setting of precast manhole structures, conduit installation, concrete placement for duct bank, and backfilling operations. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

11. Application #1182141 Darragh Lawlor, Suffolk Construction, for a Special Noise Variance from 10/1/25-1/1/25 (alternate dates 10/2/25-1/2/25) at 320 Third Street, 6:00 p.m. to 9:00 p.m., Monday through Friday, for deliveries of elevators, curtainwall materials, MEP equipment, and other construction related items using delivery trucks and cranes. The variance is sought to reduce impacts on neighborhood traffic during peak hours and to ensure public safety.

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.

12. Application #1181056 Brent McDonald, Whole Foods Market, for a Special Noise Variance from 11/1/25 – 1/2/26 (No Alternate specified), at 200 Alewife Brook Pkwy., at all hours on an as needed basis, to operate two refrigerated trailers in the rear loading dock to accommodate additional product storage during the holiday season. The variance is sought as the existing indoor storage is insufficient to meet customer demand during the holidays.

13. Application #1184146 Michael Biddle, Consigli Construction Co., for a Special Noise Variance from 9/29/25 – 9/30/25 (Alt. 10/6/25 – 10/7/25), at 76 Brattle Street, from 10:00 p.m. until 7:00 a.m. the following morning to perform a new water service tie-in using an excavator, compactor, generator, lighting and saw cutter. The variance is sought in the interest of minimizing impacts from necessary service interruptions.

14. Consideration of Statements of Reasons

[Matters voted on September 11, 2025]

Mt. Auburn Memorial Post #8818/VFW Of USA, d/b/a VFW Post #8818, 688 Huron Avenue, All Alcohol License #11701, for 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.

Casella Waste Services, Solid Waste Hauler Permit #14070, for three 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). 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.)

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).

Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for 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.).

Boardman & Company for 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).

Republic Services, Disposal/Solid Waste Hauler License #14078, for 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).

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).

New Mulan Restaurant, Inc., d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, for 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.

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.

Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584 for 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.

Gustazo-Cuban LLC d/b/a Gustazo Cuban Café, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, for 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.

15. Consideration of Meeting Minutes September 19, 2025.

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.

16. 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.

17. Application #1181531 MIT Mocha Moves Dance Squad for an entertainment license at 142 Memorial Drive, on 11/7/25 from 6:00 p.m. – 11:59 p.m. for a dance competition and showcase with performers/entertainers dancing, recorded music, DJ, amplification system, floor & light show and dynamic audio/visual show live/recorded. Expected attendance – 800.

18. Application #1181791 HYP, LLC d/b/a Pagu, 310 Massachusetts Avenue, Common Victualler All Alcohol license #11579, for an entertainment license on 10/11/25 from 4:30 p.m. – 10:30 p.m. for a wedding with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 70.

19. Application #1181971 The Multicultural Arts Center, The JAR, for a wine license at 41 Second Street, on 11/10/25 from 3:00 p.m. – 10:00 p.m. for a concert. Expected attendance – 150.

20. Application #1181974 The Multicultural Arts Center, The JAR, for a malt and wine license at 41 Second Street, on 10/30/25 from 5:00 p.m. – 11:00 p.m. for a stand-up comedy show. Expected attendance – 150.

21. Application #1182213 Harvard Square Business Association for an entertainment license at 3 Brattle Street, on 10/12/25 with rain date of 10/13/25 from 6:00 a.m. – 10:00 p.m. (event 11:00 a.m. –

6:00 p.m.) for a festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and floor show. Expected attendance – 499.

22. Application #1182541 El Jefe's Taqueria, Harvard Square Business Association, for a malt and wine license at 14 Brattle Street, on 10/12/25 with rain date of 10/19/25 from 11:00 a.m. – 6:00 p.m. for a festival. Expected attendance – 1000.

23. Application #1182375 Jenny Effron, Pain Park neighbors, for an entertainment license at 22 St. Mary Road, on 9/28/25 with rain date of 10/5/25 from 3:00 p.m. – 6:00 p.m. for a block party and potluck with live music. Expected attendance – 47.

24. Application #1182527 Imam Bilal-Firmin, Black Biz Dev, Inc., for an all-alcohol license at 101 Rogers Street, on 9/27/25 from 5:00 p.m. – 11:00 p.m. for an awards ceremony/networking event. Expected attendance – 200.

25. Application #1182832 Samuel Galler, MIT Tango Club, for an entertainment license at 84 Massachusetts Avenue, on 10/16/25 with rain date of 10/31/25 from 6:30 p.m. – 11:30 p.m. for a tango dance social event with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 200.

26. Application #1183000 Michelle Jean-Louis, Harvard Caribbean Club, for an entertainment license at 59 Shepard Street, on 9/27/25 from 9:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, DJ, amplification system and light show. Expected attendance – 300.

27. Application #1183035 Saint Anthony Parish, Imperio das Crianças (Children's Brotherhood), for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 10/4/25 from 6:00 p.m. – 12:00 a.m. for a fundraiser with patrons dancing, DJ, and amplification system. Expected attendance – 300.

28. Application #1183197 Anna Frankfurt, Meta, for a one-day temporary amusement license at 71 Rogers Street, on 10/1/25 from 1:00 p.m. – 3:00 p.m. for a bounce house. Expected attendance – 76.

29. Application #1183367 Great Meadows Morris and Sword (d/b/a DART) for a malt, wine and entertainment license at 1950 Massachusetts Avenue, on 10/31/25 & 11/1/25 from 6:00 p.m. – 11:00 p.m. and 5:00 p.m. – 11:00 p.m. for a dance, dinner and award presentation with patrons dancing, performers/entertainers dancing and live music. Expected attendance – 200.

30. Application #1183495 Harvard Museums of Science & Culture for a malt and wine license at 26 Oxford Street, on 9/25/25 from 5:00 p.m. – 9:00 p.m. for an open house. Expected attendance – 350.

31. Application #1183496 Diana Munn, Harvard Museums of Science & Culture, for a malt and wine license at 26 Oxford Street, on 10/23/25 from 5:00 p.m. – 9:00 p.m. for an open house. Expected attendance – 350.

- 32. Application #1183675** Brotherhood of St. John/Imperio de Sao Joao for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 10/25/25 from 6:00 p.m. – 12:00 midnight for a dinner/dance with patrons dancing, performers/entertainers dancing, recorded music, DJ, amplification and light show. Expected attendance – 250.
- 33. Application #1183780** Robert Scuzzarella, Industry Lab, for an entertainment license at 1280 Cambridge Street, on 9/27/25 with rain date of 9/28/25 from 1:00 p.m. – 5:00 p.m. for a concert with live music and amplification system. Expected attendance – 50.
- 34. Application #1183795** Claire Sadar, Knight Science Journalism Program at MIT, for a malt and wine license at 101 Rogers Street, on 10/9/25 from 4:45 p.m. – 8:00 p.m. for a panel discussion and reception. Expected attendance – 50.
- 35. Application #1183831** Vericel Corporation for a malt license at 64 Sidney Street, on 10/1/25 with rain date of 10/11/25 from 2:30 p.m. – 5:00 p.m. for a corporate event. Expected attendance – 140.
- 36. Application #1183872** East Cambridge Business Association for a hawker/peddler license for (21 vendors) at 544 Cambridge Street, on 9/28/25 from 12:00 p.m. – 4:00 p.m. to sell food, t-shirts and other clothing items.
- 37. Application #1183875** The English Major, LLC d/b/a The Sea Hag Restaurant, 49 Mt. Auburn Street, Common Victualler All Alcohol License #221527, for an all alcohol and entertainment license, on Bow Street on 9/27, 10/10 & 10/18/25 12:00 p.m. - 6:00 p.m. & 4:00 p.m. – 10:00 p.m. (10/10) for The Sea Hag Whale of a Tailgate Series with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.
- 38. Application #1183881** Sarah Dufays, MIT Latin Dance Club, for an entertainment license at 84 Massachusetts Avenue, on 9/26/25 with rain date of 10/3/25 from 4:00 p.m. – 7:00 p.m. for a Bachata & Salsa Latin dance social with patrons dancing, recorded music and amplification system. Expected attendance – 50.
- 39. Application #1183908** Rhea Tibrewala, Lowell House Committee, for a malt, wine and entertainment license at 10 Holyoke Place, on 10/3/25 from 10:00 p.m. – 2:00 a.m. for a house formal with patrons dancing, recorded music, DJ, amplification system, light show and dynamic audio/visual show live/recorded. Expected attendance – 700.
- 40. Application #1184190** Gitanjali Rao, South Asian Association of Students, for an entertainment license at 142 Memorial Drive, on 10/4/25 from 6:00 p.m. – 11:00 p.m. for a cultural event with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 250.
- 41. Application #1184223** Christie Lucagbo for a malt and wine license at 101 Rogers Street, on 10/10/25 from 6:00 p.m. – 10:00 p.m. for a class dinner. Expected attendance – 98.

- 42. Application #1183117** Boston Beverage Catering, Boston Properties (Bxp), for a malt and wine license at 325 Main Street, on 10/12/25 from 5:30 p.m. – 7:30 p.m. for a movie night. Expected attendance – 150.
- 43. Application #1181530** Latane Bullock for an entertainment license at 1556 Cambridge Street, on 10/4/25 with rain date of 10/11/25 from 12:00 p.m. – 10:00 p.m. for a live music event with performers/entertainers dancing, DJ and amplification system. Expected attendance – 100.



Kris C. Foster, Executive Officer
Cambridge License Commission