



# CAMBRIDGE LICENSE COMMISSION

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EXECUTIVE OFFICER

## BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Tuesday, June 30, 2026, at 10:00 a.m.

By Remote Participation Via Zoom

Zoom Link: [https://cambridgema.zoom.us/webinar/register/WN\\_rztZeZpBSgeHR4Ti8CtMiw](https://cambridgema.zoom.us/webinar/register/WN_rztZeZpBSgeHR4Ti8CtMiw)

*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. Application #1208902** [Continued from June 10, 2026] 1 Cedar Street Condominium, 1 Cedar Street, for a Garage License for 8 parking spaces and 80 gallons of gasoline in the tanks of autos only.
- 2. Application #1207601** Café Zing, Inc., d/b/a Café Zing, 25 White Street, Common Victualler License #12172, to add Wine and Malt Beverages. Proposed hours 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. Saturday and Sunday with an inside occupancy of 55 and 16 patio seats on private property. Nathan Wilbur as proposed Manager of Record of a premises described as: First floor with dining area, cafe counter and storage area, an office, and two bathrooms, one of which will be a multi stall bathroom. No basement access and two exits, one at the front and one in the back of the store. Also included will be a gated patio area directly outside of the cafe. The space will have a total of 1,854 square feet. Also applying for an Entertainment License indoors and outdoors to include: Music above conversation level with amplification; live music with amplification; DJ; theatrical show with amplification; comedy shows, readings of poetry and trivia.
- 3. Application #1212478** CBS Food Enterprises, LLC d/b/a Tap 151 Bar and Grill, 151 North First Street, Common Victualler All Alcohol License #241918, to add live music without amplification, dancing by patrons, and a DJ.
- 4. Application #1212597** Lou's Harvard Square, LLC d/b/a Lou's Harvard Square, 13 Brattle Street, Common Victualler All Alcohol License #1139160, for Change of Manager to Allison Finney.
- 5. Application #1210665** Wusong Road, LLC d/b/a Wusong Road, 2 Bennett Street, Common Victualler All Alcohol License #112007, to add Live Entertainment without Amplification from 12:00 p.m. to 4:00 p.m.
- 6. Application #1212191** Star Markets Company, Inc. d/b/a Star Market, 699 Mount Auburn Street, Package Store All Alcohol License #11306, for Change of Manager to Christie Presz.

**7. Application #1209578** 233 Alewife Liquor, Inc. d/b/a Kappy's Express Fine Wines and Spirits, 233 Alewife Brook Parkway, Package Store All Alcohol License #1178535, for Change of Manager to Pankajkumar Patel.

**8. Application #1214647** Xi Ouyang d/b/a Kong Mountain Tea, 1132 Massachusetts Avenue, for a New Common Victualler and Entertainment (with Amplification) License with seating for 18 inside, an inside occupancy of 20, 12 patio seats on private property, and a patio occupancy of 14. The proposed hours are: 8:00 a.m. to 11:00 p.m. all days. Xi Ouyang as Manager of a premises described as: Approximately 500 sqft. of basement space. There are 2 rooms with public access, one is the bathroom, and the other is the entire space. There is not kitchen. Storage is in the back against the wall. Entrance is in the front, there is an exit in the back of the space. No basement. There will be a speaker to play soft background music. Applicant is also applying for an Entertainment License for indoors and outside to include: recorded music above conversation level with amplification; live entertainment without amplification; dynamic audio or visual show with amplification; and 1 TV.

**9. Application #1213484** Pedro Bonilla, MWRA, for a Special Noise Variance Friday through Sunday from 7/1/26 - 7/31/26, at 330 Mt. Auburn Street, 9:00 p.m.5:00 a.m. The work involves demolition of an existing weir wall and construction of a new cast-in place concrete weir wall within the existing MWRA regulator structure and associated appurtenances using concrete pump trucks. The work must be performed during dry weather, low-flow conditions within the combined sewer system to ensure safe access and maintain system operations. The variance is sought to minimize impact to hospital operations, emergency access, patient circulation, and daytime traffic conditions in the vicinity of the hospital.

**10. Application #1214711** Mike Cook, Consigli Construction, for a Special Noise Variance on Saturdays and Sundays only from 7/11/26 – 8/30/26, at 1807 Cambridge Street, from 5:00 a.m. – 7:00 p.m. to perform deliveries, as well as erection and detailing of structural steel using trucking, cranes, and connecting and detailing equipment. The variance is sought in the interest of extending the day to complete the full scope of work and for public safety.

**11. Disciplinary** McCabe's Porter, LLC d/b/a Shine Square Pub, Common Victualler All Alcohol License #11498, for allegedly operating over the licensed capacity on June 12, 2026, in violation of 527 CMR 1.05 § 10.5.2.1, G.L. c. 138, §§ 12, 23, and 64, G.L. c. 140, and Board Rules 2.3, 2.5, 5.1, 9, and 13.

### **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).*

12. **Disciplinary** Consideration of waiver of the Garden Concierge, Leaf Blower Permit #114228, for admitting to a violation of CMC 8.16.081.4(2) – operation of gas-powered leaf blowers at 29 Highland Street on May 19, 2026.
13. **Post Board Vote Amendment of Grant of Application # 1176709** The English Major, LLC d/b/a The Sea Hag Restaurant & Bar, 49 Mount Auburn Street, Common Victualler All Alcohol License #221527, to add outdoor patio. The application was granted but the patio is not visible from the inside, therefore to comply with the contiguous requirement, the a condition that the outdoor area must be monitored by managerial staff while open and operating was added post hearing.
14. **Application #1212222** YingPing Wang d/b/a Xian Cool Noodle, 1815 Massachusetts Avenue, for a new Common Victualler License. Inside seating capacity of 10 and 5 standing. Hours Monday – Saturday 11:30 a.m.-8:00 P.M. Proposed manager of record YingPing Wang, of a premises described as: 190 sq. ft. of food court space inside Lesley University. This location was previously licensed.
15. **Application #1214317** Carroll Jewelers d/b/a Leo Carroll Jewelers, 1348 Cambridge Street, for a new Second Hand Good, Junk and/or Antiques Dealer License. This location was previously licensed.
16. **Application #1214788** New Mass. Trans. Co., 362-364 Rindge Avenue, Unit 364, for a new Livery License. Proposed manager Abdi Mahammed with one vehicle.
17. **Application #1216342** Scott Kaufman, 37 Tucker Lane, North Dartmouth, MA, for a new Hackney Driver License.
18. **Application #1215796** Boston Duck Tours, Jitney License #80022, adding a new driver.
19. **Application #1213345** LSF Kendall Square, LLC d/b/a Legal Sea Foods, 355 Main Street, Common Victualler All Alcohol License #133234, changing the Sunday opening hour from 11:00 a.m. to 10:00 a.m.
20. **Application #1216090** Michael Rentschler, United Civil Inc., for a Special Noise Variance on Saturdays only from 7/11/26 - 10/10/26, (alternate dates 7/18/26 - 10/17/26), 7:00 a.m. - 9:00 a.m. at 40 Ames Street, Eversource will be performing underground utility construction as part of the CEP Transmission Line Project. Construction activities will involve saw cutting, excavation, placement of conduit and concrete duct bank, and backfilling/restoration of the roadway. The variance is sought to maintain safe traffic controls and minimizing extended impacts to the surrounding neighborhood.
21. **Application #1216057** Michael Rentschler, United Civil Inc., for a Special Noise Variance on Saturdays only from 7/11/26 - 10/10/26, (alternate dates 7/18/26 - 10/17/26), 7:00 a.m. - 9:00 a.m. at 155 Second Street. Eversource will be performing excavation within the roadway to install duct bank infrastructure necessary to house and protect high-voltage transmission cables as part of the CEP Transmission Line Project. Construction activities will involve saw cutting, excavation, placement of

conduit and concrete duct bank, and restoration of the roadway. The variance is sought to ensure that work sequences are not in conflict with traffic management and public safety. This is an extension of SNV #1199888.

**22. Application #1215814** Michael Rentschler, United Civil, Inc., for a Special Noise Variance on Saturdays only from 7/11/26 - 10/10/26, (alternate dates 7/18/26-10/17/26), 7:00 a.m. - 9:00 a.m. at 121 Broadway. Eversource will be performing excavation within the roadway to install duct bank infrastructure necessary to house and protect high-voltage transmission cables as part of the CEP Transmission Line Project. Construction activities will involve saw cutting, excavation, placement of conduit and concrete duct bank, and restoration of the roadway. The variance is sought to provide the necessary time to perform daily excavation, and duct bank construction activities within a standard workday while maintaining safe traffic controls and minimizing extended impacts to the surrounding neighborhood. This is an extension of SNV #1195475.

**23. Application #1217312** Carl Howard, Newport Construction, for a Special Noise Variance from 7/6/26 - 7/11/26, (alternate dates 7/13/26-7/18/26), 9:00 p.m. - 7:00 a.m., at 324 Cambridge Street, for a water main tie in using an excavator, saws, and jackhammers. The variance is sought to avoid water shut down during the day for surrounding residents and businesses.

**24. Application #1215338** Zach Viegas, Turner Construction, for a Special Noise Variance Monday through Friday from 7/13/26 – 10/12/26, at 121 Broadway, 6:00 a.m. – 11:00 p.m., to perform second shift deliveries using hand and welding tools, generators, cranes, trucks, and hoisting equipment. The variance is sought as an extension of variance #1210011 in the interest of worker and public safety, as well as minimizing disruptions to vehicular and pedestrian traffic.

**25. Application #1215339** Zach Viegas, Turner Construction, for a Special Noise Variance Monday through Friday from 7/13/26 – 10/12/26 (no alternate dates), at 290 Binney Street, from 6:00 p.m. – 11:00 p.m., to perform second shift deliveries using cranes, hand and welding tools, hoisting equipment, material hoist, trucks, and generators. The variance is sought as an extension of variance #1210020 in the interest of minimizing impacts to and from vehicular and pedestrian traffic, as well as worker and public safety.

**26. Application #1215340** Zach Viegas, Turner Construction, for a Special Noise Variance on Saturdays only from 7/13/26 – 10/12/2026, at 123 Broadway, from 7:00 a.m. – 9:00 a.m. and 6:00 p.m. - 11:00 p.m., to perform concrete slab pour using hand tools, concrete and pump trucks, cranes, generator, and concrete finishing equipment. The variance is sought as an extension of 1210026 in the interest of limiting impacts to business operations and vehicular traffic and extending the day to accommodate the full scope of work.

**27. Application #1215348** Zach Viegas, Turner Construction, for a Special Noise Variance on Monday evenings through Saturday mornings from 7/13/26 – 10/12/26, at 290 Binney Street, from 7:00 p.m. - 5:00 a.m., and on Saturdays also from 7:00 a.m. - 9:00 a.m., to perform utility work, excavation,

and hauling using generators, excavators, hoisting and rigging equipment, vac trucks, trucks, and small hand tools. The variance is sought as an extension of #1210042 in the interest of minimizing impacts to and from vehicular traffic and business operations, as well as public safety.

**28. Board Approval/Ratification –Permits issued and/or renewed pursuant through the Summer Act.** As listed on the attached spreadsheet.

**29. Consideration of Statement of Reasons** [Matters Heard on June 10, 2026]

3 Brothers Restaurant Group Inc. d/b/a Beyond Full, 1105 Massachusetts Avenue, Common Victualler All Alcohol License #1145985, to issue discipline, including but not limited to, revocation of the current license or any grant thereunder, issuing fines, and/or suspending the license for alleged violations of M.G.L. c. 138, §§ 2, 12, 15A, 16A, 23, 64, 70; M.G.L. c. 140, §§ 2, 9, 20; 204 Code Mass. Regs. 2.01(8) and 2.11; and Board Rules 2.2-2.6, 5.1, 5.5, 5B.8, 10.1, 10.3-10.4, 13.1, to wit: failure to properly notify abutters of the request to add entertainment to the license; making false statements to the Board at the hearing, and through the application processes (including renewal); failure to complete the licensing process as to the entertainment categories; failure to have a right to occupy the premises or to operate the business in the matter sought; failure to comply with the provisions of the license; and operating or providing entertainment without a license on, at least May 1, 2026.

18 Fresh, Inc. d/b/a Shanghai Fresh, 735 Massachusetts Avenue, Common Victualler Malt and Wine License #50491, that the alcohol license has expired, the renewal is rejected, the license has been surrendered and/or cancellation/revocation of license for non-use an/or failure to follow procedures and properly renew/pay, G. L. c. 138, §§ 16A, 23 and 64 and the Board's Rules, Regulations and Procedures.

**30. Consideration of Meeting Minutes** June 10, 2026 & June 15, 2026.

**31. Board Discussion** Questions on review process for Rules and Regulations and current draft of proposals.


#### **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).*

**32. Application #1214796** - Michael Leverone, Birds Nest Street Food LLC, for a one-day hawker/peddler license at Cambridge side of the Esplanade, on 7/4/26 from 4:00 p.m. – 10:00 p.m. to sell food.

- 33. Application #12147733** - Tesfaye Sileshi, Massachusetts Ethiopian Support Association, Inc., for an entertainment license at 99 Sherman Street, on 8/2/26 (rain date of 8/1) from 12:00 p.m. – 8:00 p.m. for a community gathering with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 180.
- 34. Application #1215234** - Adam Corbeil, Cambridge Recreation Department, for an entertainment license at 99 Sherman Street, on 7/7, 7/14, 7/21, 7/28, 8/4, 8/11, 8/18 and 8/25/26 (rain date 8/18) from 5:00 p.m. – 8:00 p.m. for a summer concert series with patrons dancing, recorded music, live music and amplification system. Expected attendance – 200.
- 35. Application #1215292** - Erik Sarno, Central Square Business Association, for an all alcohol license at Street Theory Collective, 541 Massachusetts Avenue, Entertainment License #1199478, on 7/18/26 from 4:00 p.m. - 9:00 p.m. (rain date of 7/19/26) for a release party of a new clothing line. Expected attendance – 120.
- 36. Application #1210174** Norton Luiz, Batalha da Boston, for an entertainment license at 1500 Massachusetts Avenue, on 7/5/26 from 12:00 p.m. – 5:00 p.m. for a hip hop event with performers/entertainers dancing, DJ and live music. Expected attendance – 60.
- 37. Application #1212333** Pamela Kogut for a wine license at 2 Gerry’s Landing Road, on 8/1/26 from 4:30 p.m. – 8:30 p.m. for a wedding. Expected attendance – 95.
- 38. Application #1214532** Eric Greene, Tite LLC, for a hawker/peddler license at 1 Oxford Street, on 8/11, 9/1 & 9/8 from 11:30 a.m. – 5:30 p.m. to sell clothing and apparel.
- 39. Application #1215517** Emily Ediger/Urban Park, Kendall Center/BXP, for a malt license at 325 Main Street, on 7/9/26 with rain date of 7/14/26 from 4:30 p.m. – 9:00 p.m. for a beer garden. Expected attendance – 200.
- 40. Application #1216096** Arnaud Abdoun, French Express LLC d/b/a Café Batifol, 291 Third Street, Common Victualler All Alcohol License #156989, for an entertainment license on 7/4/26 from 12:00 p.m. – 11:00 p.m. for a July 4th celebration with recorded music, DJ, live music and amplification system. Expected attendance – 150.
- 41. Application #1214275** Sandra Rizkallah, Plugged In band program, for an entertainment license at 100 Mt. Auburn Street, on 7/28/26 with rain date of 7/30/26 from 11:00 a.m. – 2:00 p.m. for a performance with live music and amplification system. Expected attendance – 25.

- 42. Application #1216227** Larry Ward, Cambridge Jazz Foundation, for a malt, wine and entertainment license at 99 Sherman Street, on 7/25 & 7/26/26 from 7:00 a.m. – 6:00 p.m. for a jazz festival with performers/entertainers dancing, live music and amplification system. Expected attendance – 8000.
- 43. Application #1216606** Jim McKay, Cambridge Boat Club, for malt and wine license at 2 Gerry's Landing, on 7/18/26 from 6:00 a.m. – 2:00 p.m. for a rowing race event. Expected attendance – 150.
- 44. Application #1216689** Erik Sarno, Central Square BID, for an entertainment license at 5 Columbia Street, on 7/12/26 from 12:00 p.m. – 6:00 p.m. for a vintage market with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.
- 45. Application #1216842** Maria Moran, MIT Mechanical Engineering, for a malt and wine license at 134 Memorial Drive, on 7/6/26 from 5:00 p.m. – 8:00 p.m. for a course welcome event. Expected attendance – 49.
- 46. Application #1216846** Monica Concepcion, Whitehead Institute for Biomedical Research, for a malt, wine and entertainment license at 48 Massachusetts Avenue, on 7/23/26 with rain date of 7/24/26 from 1:00 p.m. – 4:00 p.m. for a summer barbecue with DJ and amplification system. Expected attendance – 300.
- 47. Application #1216884** Sally Dewart for an entertainment license at 393 Norfolk Street, on 7/4/26 with rain date of 7/5/26 from 3:00 p.m. – 11:00 p.m. for a block party with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 60.

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