



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER
CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW
POLICE COMMISSIONER | BOARD MEMBER

GERARD E. MAHONEY
FIRE CHIEF | BOARD MEMBER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Thursday, April 21, 2022, 10:00 a.m.
By Remote Participation

This meeting was held remotely in accordance with Section 20 of Chapter 20 of the Acts of 2021, signed into law on June 16, 2021. Meeting started at approximately 9:00 a.m.

Board Members: Nicole Murati Ferrer (absent), Gerard E. Mahoney (present), and Christine A. Elow (present).

Staff Member Present: Chris O'Neil, Administrative Assistant.

Decisions: All votes were by roll call vote, 2-0, unless otherwise stated.

Public Testimony Matters

1. Application #164793 Whisnant A & MacLean R d/b/a Zuzu's Petals, 204 Hampshire Street, Common Victualler with Malt, Wines and Cordials License, has applied for an Alteration of Premises to include an outdoor seasonal patio on the public way. The proposed premises description is: Approximately 900 sq. ft. located on the first floor of a four-unit building. There is one room with public access for dining. The kitchen is in the same large room divided by a half wall and bar. There is a basement and one bathroom. There is one entrance on the street and one emergency exit to the rear. Includes an outdoor seasonal patio on the public way, sidewalk curbside, of approximately 147 sq. ft.

Present: Alexandra Whisnant.

Documents Considered: Application and documents attached thereto.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #112195 but a little smaller. The SSBU (164907) has not yet issued. The proposed seating capacity is 18 and the total standing (with furniture removed, so it is an alternate configuration) is 29. Per understanding of what is allowed, the patio will shut down earlier than inside, at 11:00 p.m.

Decision: Granted pending the issuance of the SSBU and subject to any changes or conditions therein.

2. Application #167043 Almeida Cafe, Inc. d/b/a Casa Portugal, 1200 Cambridge Street, Common Victualler All Alcohol License, has applied for an Alteration of Premises to include an outdoor seasonal patio on the public way. The proposed premises description is: 1,156 sq. ft. dining room and kitchen on street floor with cellar for storage. Includes outdoor seasonal patio on the public way in the parking lane, of approximately 320 sq. ft.

Summary/Decision: Not heard – applicant failed to notify abutters. Matter will need to be re-noticed and scheduled for a different date.

3. Application #165520 Cambridge Restaurant Partners, LLC d/b/a Ole, 11 Springfield Street, Common Victualler All Alcohol License, has applied for an Alteration of Premises to include an outdoor seasonal patio on the public way. The proposed premises description is: Restaurant with six rooms on the first floor (3,392 sq. ft.), including two dining rooms and one kitchen; basement level with four rooms (3,392 sq. ft.), including storage and prep areas; and outdoor seasonal patio on the public way, parking lane, of 648 sq. ft.

Present: Tom Brush; and David Tapia. Residents: Susan Markowitz; and Linda Brown.

Documents Considered: Application and documents attached thereto. Correspondence received from abutters regarding application.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #11622, but a little smaller and lesser capacity. We note for the record the SSBU (168492) has not yet issued. The proposed seating capacity is 54. Closing hours for outside is 10:00 p.m. Residents requested whether the patio be closer to Springfield Street so that the residents/abutters do not have the noise issues that they had during the COVID set up. The residents are concerned about the music and noise. Ole is not licensed/allowed to have music outdoors.

Tom addressed all concerns of the neighbors including attesting no rodent problem inside the premises and representation that he will provide his cell phone number (as well as the managers) to the neighbors so they can call with any issues. The area now designated is not all the way to the fence, 60 feet away from the fence/perimeter area, so considerably away from last year. The seating capacity is 54 seats per code and not overly crowded. The music and noise someone has to be there – keep the sound down. They can keep the music down, there is only one door so when it opens the music can be heard but no speakers outside or in the door area. The manager has provided cell phone to neighbors in case there is an issue, they can contact David directly. Ole wants to be a good neighbor they have been there for over 20 years and want to remain at that location. The wall/barrier will look into whether the fence can be changed to something more permanent that can muffle the sound.

Decision: Granted pending the issuance of the SSBU and subject to any changes or conditions therein and the condition that while outdoor area is open and operating, must have managerial staff dedicated to monitoring it.

4. Application #167753 La Fabrica Central, LLC d/b/a La Fabrica, 450 Massachusetts Avenue, Common Victualler All Alcohol License, has applied for an Alteration of Premises to expand the current outdoor seasonal patio on the public way from the sidewalk into the parking lane. The proposed premises description is: All rooms are located on the ground floor with two entrances on Mass Ave. (one entrance on the sidewalk on Mass Ave. and a second entrance onto a private patio space along the entrance to the Central Sq. Theater). There is also an Exit in rear on Green Street. The leased premises is about 8,115 square feet of improved space that includes: 1) front bar/lounge area; 2) dining room with a small bar area; 3) Full kitchen at approximately 2,116 square feet; 4) and function room space with a

stage, and large bar area at approximately 1,586 sq. ft.; 5) small office space; 6) a coat room; and 7) two male and female water closets. Second patio on the city sidewalk in front of the establishment and into the parking lane of approximately 1,940 sq. ft.

Present: Attorney Bill Kelley; Dennis Benzan; and Renato Rodriguez.

Documents Considered: Application and documents attached thereto.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #119216. The SSBU has issued. The proposed seating capacity is 63, on the public way and there is also an already licensed 320 square foot patio on the private courtyard with 32 seats. The hours of operation for outside are meant to mirror the ones for inside. In terms of the request of music on the outdoor area it was amended to at or below conversation level. However, we have received many complaints regarding noise emanating from the premises and although based on the current Noise Ordinance they do not rise to the level of a violation, it is not clear this is something needed at this time. In the past had outdoor speakers in courtyard and removed them. At or below conversation level for the dining crowd would be nice. Part of their concept is culture and live music, so it is part of the business concept. Attested it would be soft background music, through wireless system and no amplification.

Decision: Granted. As to the entertainment, granted with condition that music is maintained below conversation level and it is not amplified.

5. Application #168334 Ethos Partners, Inc. d/b/a Le's Sushi Bar and Restaurant, 425 Cambridge Street, Common Victualler Malt and Wine License, has applied for an Alteration of Premises to include an outdoor seasonal patio on the public way, parking/loading zone. The proposed premises description is: Approximately 1,900 sq. ft. on the first floor with two dining rooms, two restrooms, kitchen; approximately 1,800 sq. ft. in the basement for storage. Includes outdoor seasonal patio on the public way, parking/loading zone area, of approximately 224 sq. ft.

Present: Hung Le.

Documents Considered: Application and documents attached thereto.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #77787 but with a little more capacity. The SSBU has issued. The proposed seating capacity is 16. Hours of operation for outside meant to mirror the ones for inside.

Decision: Granted.

6. Application #167101 Urban Hearth, LLC d/b/a Urban Hearth, 2263 Massachusetts Avenue, Common Victualler All Alcohol License, has applied for an Alteration of Premises to add a seasonal patio on public property on the sidewalk and parking lane. The proposed premises description is: On the first floor of the two-story building, with 2 rooms (one room is bathroom), 1 entrance and 2 exits (700 sq. ft.); basement for storage, prep area and office (500 sq. ft.). Includes 441 sq. ft. outdoor seasonal patio on public sidewalk and into the parking lane.

Present: Erin Miller.

Documents Considered: Application and documents attached thereto.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #76889 but with a little more capacity within the same footprint. The SSBU has not yet issued. The proposed seating capacity is 26. Hours of operation for outside meant to mirror the ones for inside.

Decision: Granted pending the issuance of the SSBU and subject to any changes or conditions therein and the condition that while outdoor area is open and operating, there must be managerial staff monitoring it.

7. Application #167332 Between A Rock, LLC d/b/a Artifact Cider Project, 438 Massachusetts Avenue, Malt & Wine Farmer Series Pouring Permit, has applied for an Alteration of Premises to extend its licensed premises to the public way, sidewalk and into the parking lane. The proposed premises description is: The tasting area or tap room on the combined premises which contains a 10' x 15' sq. ft. room used for brewing, a kitchen, restrooms, and storage (approximately 1,000 sq. ft.), a 20' x 15' sq. ft. room used for wine manufacturing, and a 1,000 sq. ft. taproom or tasting area, with one (1) bar, and a retail area. 3,000 square feet total. The outside patio consists of a 1,220 sq. ft. irregular rectangle on the sidewalk and parking lane. It contains one (1) bar, a host stand, bench seating and a 6x6 storage area. It is accessed through the public sidewalk on Massachusetts Avenue and has a 42 inch barrier separating it from the public way.

Present: Soham Bhatt.

Documents Considered: Application and documents attached thereto.

Summary: This is meant to mirror Temporary Extension issued due to COVID-19 #116811 but with a little more capacity. The SSBU has not yet issued. The proposed seating capacity is 76. The bar on the plan is meant to be a functional one where patrons sit and get served. Hours of operation for outside meant to mirror the ones for inside.

Decision: Granted pending the issuance of the SSBU and subject to any changes or conditions therein and with the condition that while the outdoor area is open and operating, there must be managerial staff monitoring it.

8. Application #151933 JKFoodGroup, LLC d/b/a Little Donkey, 505 Massachusetts Avenue, Common Victualler All Alcohol License, has applied for an Alteration of Premises to extend its licensed premises to the public way, sidewalk curbside and into the parking lane. The proposed premises description is: On two floors. First floor indoor restaurant, including dining area (+/- 673 sq. ft.), bar area (+/- 468 sq. ft.), and a bar dining area (+/- 384 sq. ft.). Kitchen (+/-1,045 sq. ft.) and storage in rear. Basement (+/-583 sq. ft.) for offices and storage. Main entrance/exit located on Mass Ave with additional exit in rear on Bishop Allen Drive. Includes outdoor patio area located on private property (+/-

667 sq. ft.), and an outdoor seasonal patio on the sidewalk curbside and into the parking lane of approximately 1,260 sq. ft.

Summary/Decision: Not heard – applicant failed to notify abutters. Matter will need to be re-noticed and scheduled for a different date.

[Matters added to the agenda after posting.]

All the below listed matters were considered and voted upon by the Board without public testimony. Unless otherwise indicated, all the matters were decided upon by the individual review of the papers/applications/matter before the Board members and each member voted upon the matter. The summary of what is considered by the Board, unless otherwise indicated, is the identifying information of the matter as listed on the agenda.

9. Application #171185 Rebecca Tweedie has applied for a one-day wine and malt license at Mather House Dining Hall, 5 Cowperthwaite St., on for an enter of the semester formal event for 350 students on April 30, 2022 from 10:00 p.m. to 2:00 a.m. Applicant has also applied for a one-day Entertainment license for patron dancing, amplification and dj.

Decision: Granted with condition that organizers follow guidelines of HU and HUPD regarding details.

10. Application #170812 Faraz Africawala, of ICRA, has applied for a one-day entertainment license for an amplifications system for 250 people to be exercised at Russell Field on either May 1 or May 2, 2022 at sundown for Ramadan Eid prayers.

Decision: Granted.

11. Application #171524 Sarah June, on behalf of Brammy Rajakumar (Lowell House Committee), has applied for a one day malt and wine and entertainment license to be exercised at Lowell House (10 Holyoke Street) on 5/2 from 9:30 p.m. – 2:00 a.m. for a spring formal. Patrons dancing, recorded music, live music, amplification system and DJ. Expected attendance – 600 people. .

Decision: Granted with condition that organizers follow guidelines of HU and HUPD regarding detail.

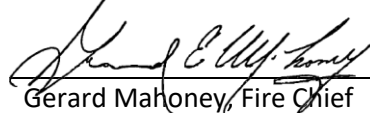
By the Board of License Commissioners

Minutes Approved: May 16, 2022



Nicole Murati Ferrer, Chair

Minutes Posted: May 16, 2022



Gerard Mahoney, Fire Chief



Christine Elow, Police Commissioner