



# CAMBRIDGE LICENSE COMMISSION

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NICOLE MURATI FERRER, ESQ.  
CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW  
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.  
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER  
EXECUTIVE OFFICER

## BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES

Tuesday, October 28, 2025, at 9:30 a.m.

By Remote Participation Via Zoom

*This meeting was held remotely in accordance with Chapter 2 of the Acts of 2025 adopted by the Massachusetts General Court and approved by the Governor.*

**Board Members:** Nicole Murati Ferrer (present); Christine A. Elow (present); and Thomas Cahill, Jr. (present).

**Staff Members Present:** Kris Foster and Chris O'Neil.

**Decisions:** All decisions, unless otherwise stated, were 3-0, and by roll call.

### Public Testimony Matters

1. **Application #1184659** Michette, LLC d/b/a Michette, 305 Webster Avenue #100, for a new Common Victualler Wine & Malt License with seating for 20 and a maximum inside occupancy of 25. The proposed hours are (a) Food: 7:00 a.m. – 9:00 p.m. all days; (b) Alcohol: 5:00 p.m. to 9:00 p.m. all days. Thomas Ferte as proposed Manager of Record of a premises described as: 1,400 sq. ft. bakery/cafe on one floor with customer service area and production kitchen. Two entrances and exits. Entertainment will be recorded music at or below conversation level.

**Present:** Attorney Joshua Levine; Thomas Ferte; and Charles Ferte.

**Documents Considered:** Application and documents attached thereto; file of existing license holder; and letters regarding application.

**Summary:** Michette will be a bakery and café serving baked goods, sandwiches, salad, and small plates. Beer and wine will be served at night with small plates. All alcohol will be served by waitstaff.

The applicant has an updated floor plan removing the patio because the landlord does not want it part of the license premises or have alcohol service, because the patio is in a common shared space.

Thomas Ferte has experience in the food and beverage industry, having another bakery in Somerville. They have never been a Manager of Record before. Ferte will obtain TIPS certification as proof of training in the safe service and sale of alcohol.

The Board acknowledged receipt of letters in support of application.

**Decision:** Granted, with amended premises description to show the total square footage is 1,500.

**2. Application #1185876** Urban Hearth, LLC d/b/a Urban Hearth, 1281 Cambridge Street, to transfer the existing Common Victualer All Alcohol License (#203549) held by Turing Tavern, Inc., at the same location. Proposed hours for food, alcohol, and entertainment of (a) Monday – Thursday, 4:00 p.m. to 1:00 a.m.; (b) Friday, 4:00 p.m. to 2:00 a.m.; (c) Saturday, 11:00 a.m. to 2:00 a.m.; (d) Sunday, 11:00 a.m. to 1:00 a.m. Tomassina Erin Jones Miller as proposed Manager of Record f a premises described: The premises consists of 4,400 sq. ft., one floor across two rooms with a basement for storage, office space and prep area. There is one entrance and two exits. Entertainment will be 1 juke box, 5 TVs, DJ, live/acoustical music without amplification, and recorded music both below and above conversation level.

**Present:** Attorney Matthew S. Porter; and Tomassina Erin Jones Miller.

**Documents Considered:** Application and documents attached thereto; file of existing licensee; and correspondence received regarding application.

**Summary:** Urban Hearth will be their second location Cambridge; it will replace the current restaurant which will transition into something else. Urban Hearth has been operating in Cambridge for approximately 10 years with no issues. This will be a fine dining restaurant with jazz music and low acoustic music to accompany dinner. The restaurant will close their retractable walls of windows whenever live music is played. They plan on having a patio but will need to amend the ABCC application and obtain a SSBU application because the patio is on public property.

Tomasina Erin Jones Miller has over two decades of experience in the food and beverage industry, ten of them being at the first Urban Hearth location. They have been a Manager of Record with no history of disciplinary action. Miller has TIPS certification as proof of training in the safe service and sale of alcohol.

Urban Hearth will be obtaining a pledge from Eastern Bank. Miller will correct the application to reflect they will be the 100% beneficial interest holder. Board also raised issue of Miller’s multiple names.

**Decision:** Granted with the amendment that the outdoor area is also included in the premises, the pledge of the license and the condition that when there is entertainment above conversation level the retractable doors/walls are closed.

**3. Application #1183646** DMG Food Enterprises, LLC d/b/a 730 Tavern Kitchen & Patio, 730 Massachusetts Avenue, Common Victualer All Alcohol License #11613, for a change of ownership interests.

**Present:** Attorney Elizabeth Pisano; and Deneir Rosa.

**Documents Considered:** Application and documents attached thereto.

**Summary:** This application involves the selling of 33% of the business by Davidson Bettero, 17% to Marcio Figueiredo and 17% to Gina Damasceno. Figueiredo and Damasceno currently each hold 17%. There will be no changes to the business operations and no new owners.

**Decision:** Granted.

**4. Application #1185514** JNR Concessions, LLC d/b/a Freepoint Hotel, 220 Alewife Brook Parkway, Common Victualler All Alcohol License #1160764, for a pledge of license.

**Present:** Attorney John Mooradian; and Jignesh Patel.

**Documents Considered:** Application and documents attached thereto.

**Summary:** JNR Concessions LLC is pledging its license to Easten Bank in order to buy the real estate. The license will be collateral for this purchase. There will be no changes to the business operations.

**Decision:** Granted.

**5. Application #1185111** Reins International Massachusetts Inc. d/b/a Gyu-Kaku Restaurant, 16 Eliot Street, Common Victualler Wine & Malt License #11524, for a change of manager to Tipornrat Tangkham and a change of officers/directors.

**Present:** Tipornrat Tangkham.

**Documents Considered:** Application and documents attached thereto.

**Summary:** The Board highlighted several issues with the application. The person authorized to sign the applicant's statement did not do so and the entity vote needs to be signed by the corporate clerk. The Board expressed concern because several international corporations are involved and some have not been disclosed.

Tipornrat Tangkham has experience in the food and beverage industry. Tangkham has not been a manager of record and is familiar with rules, regulations and laws with regard to the sale and service of alcohol. Tangkham has TIPS and Serve Safe and will provide as proof of training in the safe service and sale of alcohol.

**Decision:** Continued pending submission of amended/corrected ABCC application. If the matter is clerical, the Board will vote on the application administratively at its next meeting, otherwise the applicant will need to reappear.

**6. Application #1183621** Pasta Dreams, Inc. d/b/a Basta Pasta, 319 Western Avenue, for a new Common Victualler License with seating and maximum occupancy of 19. Proposed hours: 10:00 a.m. to 3:00 a.m. all days. Babu Koganti as proposed Manager of Record of a premises described as: 900 sq. ft. single floor with one restroom and an open kitchen with two entrances and exits serving Take out Italian fast food.

**Present:** Koushik Babu Koganti.

**Documents Considered:** Application and documents attached thereto.

**Summary:** Pasta Dreams Inc. is buying an existing business and nothing will change other than hours of operation. They are applying to stay open until 3:00 a.m. to accommodate students as they are across from a residential neighborhood. They have a similar restaurant in Harvard Square open until 3:00 a.m. and have had no issues with that location.

**Decision:** Granted.

**7. Application #1181712** Eugene F. Lynch Post 30 United American Veterans, 1 Cedar Street, All Alcohol Club License #11627, for an alteration of premises.

**Present:** Craig Murphy.

**Documents Considered:** Application and documents attached thereto.

**Summary:** This Post sold their building while retaining one 1,500 sq. ft. unit in the building's basement. There will be seating for 27, and 33 standing. The operation will remain the same.

**Decision:** Granted with the amendment on the premises description that the business is on the basement level.

**8. Application #1183781** Whisnant A & MacLean R d/b/a Zuzu's Petals, 204 Hampshire Street, Common Victualler Wine, Malt & Cordials License #109172, for an alteration of premises and entertainment license. Entertainment will be live/acoustical music without amplification and trivia.

**Present:** Alexandra Whisnant and Robert MacLean. Jason Alves, East Cambridge Business Association; Pauline Pavao, resident; Jennifer Sullivan, resident; Ted Swartz, resident; Nelson Pavao, resident.

**Documents Considered:** Application and documents attached thereto; file; and correspondence received regarding application.

**Summary:** Zuzu's Petals is seeking to expand from their 204 Hampshire Street location into 202 Hampshire Street. They will add passageways through the connected wall, rather than remove the wall, to maintain a cozy atmosphere. This will increase capacity to 50 people inside, where currently it is 18.

They are planning to put a piano in the new part of the building. Their clientele currently is mostly graduate students, scientists, and European students who come for wines by the glass and desserts.

Jason Alves of the East Cambridge Business Association spoke in support of the application.

Pauline Pavao spoke in opposition to the application. They are direct abutters and are concerned about the noise that entertainment would create. There are regularly people entering their yard, urinating, and passing through the emergency exit door, which opens onto Pavao's property.

Jennifer Sullivan also spoke in opposition to the application. They live at 200 Hampshire Street and are concerned about increased sound, as there already is a lot of noise coming from the establishment. They also do not want the occupancy to increase from 18 to 50.

Ted Swartz further spoke in support of the application. They are the owner of 202-204 Hampshire Street and stated that Zuzu's Petals is a great tenant and has never received any complaints regarding its operation.

Nelson Pavao spoke in opposition of the application. They are concerned about the piano playing and that the emergency exit door will be used as a regular accessway and will be propped open on to their private property.

The owners explained that they have not received a noise complaint in their four years of operation. It is a busy neighborhood with lots of noise but Zuzu's Petals' piano playing and trivia would be reserved for special events only. They do not plan to use the emergency exit door for anything but they are working with the Fire Department to determine the proper use of the door.

The Board recommended that an employee should be watching the exterior of the premises, especially during closing time. It was noted for the record that since opening, the business has had no issues and no complaints as to its operation have been received/filed.

**Decision:** Granted with the conditions that: soundproofing panels are added to the space; the entertainment is approved for indoors only; live entertainment set up is to be on the 204 Hampshire Street side of the premises; and the side door of 200 Hampshire Street is to be used as an emergency egress only, unless the Fire Department states otherwise upon inspection.

**9. Application #1183700** AstraZeneca, 290 Binney Street, for a new Flammables License. 8,300 gallons Class II (Diesel) for direct consumption.

**Present:** William "Bill" Taber; Grace Rosario; and Brye Cormier.

**Documents Considered:** Application and documents attached thereto.

**Summary:** AstraZeneca applied for 8,300 gallons of diesel for a generator for its operation. The Board discussed that they do not need to obtain their own Flammables License, that the owner of the

building should obtain it, which covers all tenants. AstraZeneca only needs a flammables permit from the Fire Department, which it already has. The building owner is currently applying for a Garage and/or Flammables License for the building, including a 529-space garage.

**Decision:** Denied as moot. The application will be incorporated into application #1184531.

**10. Disciplinary** E.C. Hathaway and Associates for allegedly operating leaf blowers at 46 Brewster Street on August 22, 2025 without a permit, in violation of CMC 8.16.081.3(6), and during a prohibited period, in violation of 8.16.081.3(1).

**Present:** Investigator Tyler Bubenik; Damon Krukowski, complainant. No one from E.C. Hathaway appeared.

**Documents Considered:** Hearing notice and any documents attached thereto; and file.

**Summary:** Damon Krukowski, the complainant, lives on Brewster Street and stated that there have been multiple violations during the seasonal leaf blower ban. They did not complain over the summer because of potential ICE activity.

Investigator Bubenik explained that E.C. Hathaway has never obtained a leaf blower permit and regardless, they were operating during the prohibited period. They have a sporadic but significant disciplinary history, with the last violation found in September. They have never come into compliance with the leaf blower ordinance.

**Decision:** Violation (2 counts) \$300 per count + hearing fee (\$100) = \$700. The property owner will be noticed and informed they may also be fined next time.

**Note:** Matter #38 was called next.

#### **Administrative Matters**

*Unless otherwise indicated, all the below listed matters were considered and voted upon by the Board without public testimony. They were decided upon by the Board members' individual review of the papers/applications/matter before them. The summary of what is considered is the identifying information of the matter as listed herein.*

**11. Application #1185676** Mister Q Cambridge, Inc. d/b/a Mister Q Café, 150 Western Avenue, for a new Common Victualler License. Proposed capacity of 14 inside and 20 outside with hours for both indoors and outdoors 8:00 a.m. to 10:00 p.m. all day, and playing recorded music at or below conversation level. Klevis Qyrasi as proposed manager of record of a premises described as: Approximately 850 sq. ft. on the first floor in three rooms, with the kitchen in the rear. Includes outdoor area on the private way of approximately 376 sq. ft.

**Summary:** There are two BZA decisions which remain valid have conditions which must be met.

**Decision:** Granted with the condition that the business must comply with all conditions as listed on the issued BZA decisions.

**12. Application #1145109** BGH Restaurants, LLC d/b/a B. GOOD, 301 Third Street, for a new Common Victualler License. Proposed food and entertainment (recorded music at or below conversation level) hours: Sunday- 11:00 a.m. – 7:30 p.m.; Monday-Saturday – 11:00 a.m. – 8:30 p.m. Shawn Marston as proposed manager of record of a premises described as: In one room on first floor with kitchen and storage in rear. Seating for 56 indoors.

**Decision:** Granted.

**13. Application #1187540** MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Wine & Malt Common Victualler License #279043, for a one-day amendment to add entertainment with amplification and DJ on November 23, 2025, from 6:00 p.m. to 10:00 p.m.

**Decision:** Granted.

**14. Application #1185178** Michael Rentschler, United Civil, for a Special Noise Variance from 11/1/25 – 1/31/26 (Alt. 11/2/25 – 2/2/26), at 121 Broadway, from 7:00 a.m. to 6:00 p.m. on Saturdays only, to perform underground utility construction using excavators, pavement/concrete saws, jackhammers, dump trucks and trailer trucks, concrete trucks, portable generators, portable compressors, compacting equipment, and vac excavation Trucks. The variance is sought in the interest of minimizing impacts to vehicular and pedestrian traffic, as well as public safety. This is an extension of SNV #1172563.

**Decision:** Granted.

**15. Application #1187143** Zachary Viegas, Turner Construction, for a Special Noise Variance from 11/3/25 – 2/2/26, Monday through Saturday, no alternate dates, at 121 Broadway, 6:00 p.m. to 11:00 p.m., for finishing of concrete placements, surveying, and layout of embedded concrete items. Equipment needed to perform these scopes of work includes hand tools, finishing equipment, and surveying equipment. The variance is sought to extend the workday to accommodate the full scope of work. This is an extension of SNV #1174345.

**Decision:** Granted.

**16. Application #1187145** Zachary Viegas, Turner Construction, for a Special Noise Variance from 11/3/25 – 2/2/26, Monday through Friday, no alternate dates, at 121 Broadway, 6:00 p.m. to 11:00 p.m., for the delivery of shakeout and hoisting equipment using hand tools, welding tools, generators, cranes, and trucks. 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 #1174346.

**Decision:** Granted for deliveries only – no construction activity approved during variance hours.

**17. Board Approval/Ratification – Changes Made to Records Via Renewal Application**

Spaulding Hospital-Cambridge, Inc. d/b/a Spaulding Hospital-Cambridge, 1575 Cambridge Street, Common Victualler License #12426, changing the manager to Thomas Cappuccio.

Association of Sigma Tau Alumni of Delta Kappa Epsilon, Inc. d/b/a Delta Kappa Epsilon, 403 Memorial Drive, Innholder/Lodging House License #10743, changing the manager to Tyler Godfrey.

Tea Do Central, Inc. d/b/a TeaDo, 425 Massachusetts Avenue, Unit 4C, Common Victualler License #101987, changing the manager to Shihung Poon.

**Decision:** Granted/ratified.

**18. Board Approval/Ratification – Extension of Hours on New Year’s Eve – per Board policy, only a maximum extension of one (1) hour is allowed for alcohol, and two (2) hours for food and entertainment. Under no circumstances can alcohol be served, sold, or delivered after 2:00 a.m. **Decision Note:** Unless otherwise indicated, the requests were granted as filed and listed on the agenda. If they were denied or granted with conditions or modifications the vote is indicated in italicized letters.**

Amorino Gelato JFK LLC d/b/a Amorino, 50 JFK Street, Commonwealth Victualler License #15446, to extend closing hour from 12:00 a.m. to 2:00 a.m. for food and entertainment.

**Decision:** Granted/ratified.

**19. Board Vote [Matter Heard September 25, 2025] 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.**

**Decision:** Defer/under advisement.

**20. Consideration of Meeting Minutes**      October 9, 2025.

**Decision:** Approved.

**One-Day License Applications**

*Unless otherwise indicated, all the below listed matters were considered and voted upon by the Board without public testimony. They were decided upon by the Board members’ individual review of the papers/applications/matter before them. The summary of what is considered is the identifying information of the matter as listed herein.*



*Note: All applications were considered independently. Some applications were voted upon as a group in one roll call vote (specifically: 21, 24, 26, 28, 29, 32, 35, 40, 41, 43, & 44; and 22, 27, 30 & 36).*

**21. Application #1183717** Somerville Sports Club for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 12/6/25 from 6:00 p.m. – 12:00 a.m. for a dinner dance fundraiser with patrons dancing, performers/entertainers dancing, live music, amplification system and light show. Expected attendance – 300.

**Decision:** Granted.

**22. Application #1184415** Tamu Samaaj, Society of Boston for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 1/3/26, rain date of 1/4/26, from 5:30 p.m. – 11:30 p.m. for a Nepali cultural event with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system, floor show and dynamic audio/visual show live/recorded. Expected attendance – 350.

**Decision:** Granted with the condition that they must implement a system identifying of legal drinking age attendees.

**23. Application #1185500** Gallery 263 for a malt and wine license at 263 Pearl Street, on 11/2/25 from 5:00 p.m. – 9:00 p.m. for a fundraiser. Expected attendance – 40.

**Decision:** Granted with the condition that there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold.

**24. Application #1185533** Alison Ekizian, Holy Trinity Armenian Church, for an all alcohol and entertainment license at 145 Brattle Street, on 11/7/25 from 6:00 p.m. – 10:30 p.m. for a fundraiser, comedy show and dinner with patrons dancing, recorded music, DJ, and floor show. Expected attendance – 299.

**Decision:** Granted.

**25. Application #1186236** City of Cambridge Veterans' Office for an entertainment license at 1500 Massachusetts Avenue, on 11/11/25 from 10:00 a.m. – 12:30 p.m. for a ceremony with amplification system. Expected attendance – 100.

**Decision:** Granted with amended end time of 12:00 p.m. per Park Permit.

**26. Application #1186250** Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 11/1/25, rain date of 12/13/25, from 6:30 p.m. – 12:00 a.m. for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.

**Decision:** Granted.

**27. Application #1186585** Saint Anthony Parish, Feast Committee, for a malt and wine license at 400 Cardinal Medeiros Avenue, on 11/8/25 from 6:00 p.m. – 10:00 p.m. for a fall harvest dinner. Expected attendance – 300.

**Decision:** Granted with the condition that must implement a system identifying of legal drinking age attendees.

**28. Application #1186664** Jesse Gallagher, Lilypad, for an entertainment license at 243 Hampshire Street, on 10/29/25 from 5:00 p.m. – 10:00 p.m. for a variety show and open mic with patrons dancing, recorded music, DJ, live music, amplification system and light show. Expected attendance – 50.

**Decision:** Granted.

**29. Application #1186715** Andrea Campbell, Cambridge Symphony Orchestra, for an entertainment license at 48 Massachusetts Avenue, on 11/9/25 from 4:00 p.m. – 6:30 p.m. for a concert with live music. Expected attendance – 500.

**Decision:** Granted.

**30. Application #1186777** Joseph Alicandro for a malt and wine license at 2254 Massachusetts Avenue, on 11/27/25 from 10:00 a.m. – 5:00 p.m. for a dinner. Expected attendance – 60.

**Decision:** Granted with the condition that must implement a system identifying of legal drinking age attendees.

**31. Application #1186971** Cambridge 5K at Cambridgeside, Cambridgeside charity race series, for a malt license at 100 Cambridgeside Place, on 11/1/25 from 10:00 a.m. – 1:00 p.m. for a 5K race. Expected attendance – 1200.

**Decision:** Granted with the conditions: (1) must implement a system identifying of legal drinking age attendees; (2) there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold; and (3) the area where the alcohol is served, sold and consumed must be enclosed from the public way.

**32. Application #1187153** The Harvard-Radcliffe Collegium Musicum, Inc. for a one-day hawker/peddler license at 45 Quincy Street, on 11/1/25 from 8:00 p.m. – 11:00 p.m. to sell cd's, sweatshirts, t-shirts, stickers and pins.

**Decision:** Granted.

**33. Application #1187311** Frank lossa, Meta, for a malt, wine and entertainment license at 100 Binney Street, on 10/30/25 from 5:00 p.m. – 7:00 p.m. for a banquet with recorded music. Expected attendance – 35.

**Summary:** Application was not completed.

**Decision:** Denied for failure to complete the application or respond to inquiries.

**34. Application #1187438** Stanislava Ristanovic, St. Sava Serbian Orthodox Cathedral, for an all alcohol and entertainment license at 41 Alewife Brook Pkwy, on 11/15/25 from 3:00 p.m. – 12:00 a.m. for a fundraiser banquet with patrons dancing and live music. Expected attendance – 150.

**Decision:** Granted with conditions: (1) must implement a system identifying of legal drinking age attendees; and (2) there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold.

**35. Application #1187511 & 1187512** Toasted Brothers Cambridge LLC, d/b/a The Friendly Toast, 1230 Massachusetts Avenue, Common Victualler All Alcohol License #164068, for an entertainment and one day amendment to its license to extend hours of operation from 10:00 pm. – 2:00 a.m. for a private birthday party with patrons dancing, recorded music, DJ, live music, amplification system and light show on 10/31/25. Expected attendance – 150.

**Decision:** Granted.

**36. Application #1187349** Zaira Meneses, Latin American Music Festival, for a malt and wine license at 101 Rogers Street, on 11/2/25 from 12:00 p.m. – 6:00 p.m. for a Mexican celebration. Expected attendance – 100.

**Decision:** Granted with the condition that must implement a system identifying of legal drinking age attendees.

**37. Application #1187359** Pamela Mindell for an entertainment license at 48 Massachusetts Avenue, on 12/14/25 from 2:30 p.m. – 5:30 p.m. for a concert with live music. Expected attendance – 700.

**Decision:** Granted with amended hours of 4:00 p.m. – 5:45 p.m. per MIT approval.

**38. Application #1187515** Nohemi Rodriguez, Amped!, for a malt, wine and entertainment license at 181 Morgan Avenue, on 11/1/25, rain date of 11/8/25, from 8:00 p.m. – 2:00 a.m. for a party and fundraiser with patrons dancing and DJ. Expected attendance – 100.

**Present:** Nohemi Rodriguez; and Investigator Darlene Holzworth.

**Summary:** Following the last event hosted by Amped!, the City determined the space is zoned for retail, not assembly. They will need to update fire, sprinkler system, occupancy certificates, and floor plans. The landlord, DevCo, Will work to gather these documents.

Amped! asked for a temporary or conditional assembly approval for their event, which was denied. The Board explained that there can be no shortcuts in the licensing process. The Board also expressed concern that the last time Rodriguez obtained a one-day License, the two conditions placed on the License – that alcohol needed to be sold and there needed to be a system for identifying drinking age attendees -- were not followed, and that Rodriguez was trying to deflect blame by blaming the bartenders Amped! hired. Rodriguez was reminded that the License is in their name and they have the obligation to ensure compliance.

**Decision:** Denied.

**39. Application #1187575** Joel Kizito and Bessy Dushime, for an entertainment license at 10 Holyoke Place, on 11/7/25, rain date of 11/14/25, from 7:00 p.m. – 11:00 p.m. for a celebration with performers/entertainers dancing and live music. Expected attendance – 200.

**Decision:** Granted with amended hours of 8:00 p.m. – 10:00 p.m. per Harvard event form.

**40. Application #1187660** Nannette Chatman, Mocha Moves, for an entertainment license at 105 Massachusetts Avenue, on 11/16/25, rain date of 11/23/25, from 7:00 p.m. – 10:00 p.m. for a dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 300.

**Decision:** Granted.

**41. Application #1187798** Harvard Taiwanese Cultural Society for an entertainment license at 10 Holyoke Place, on 11/7/25 from 8:30 p.m. – 10:00 p.m. for an annual night market with performers/entertainers dancing, recorded music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 300.

**Decision:** Granted.

**42. Application #1187803** Sam Natarajan, MIT Musical Theatre Guild, for an entertainment license at 84 Massachusetts Avenue, on 11/7, 11/8, 11/9, 11/13, 11/14 & 11/15 from 12:00 p.m. – 11:30 p.m. for a theatre performance with performers/entertainers dancing, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 200.

**Decision:** Granted with amended end time of 11:00 p.m. per MIT approval.

**43. Application #1187825** The New Dance Complex for a malt and wine license at 536 Massachusetts Avenue, on 11/1 7:00 p.m. – 8:30 p.m. & 11/2/25 5:30 p.m. – 7:00 p.m. for a dance concert. Expected attendance – 50.

**Decision:** Granted.

**44. Application #1187827** The New Dance Complex for a malt and wine license at 536 Massachusetts Avenue, on 11/7/25 from 6:30 p.m. – 8:30 p.m. for a dance lesson and party. Expected attendance – 60.

**Decision:** Granted.

**Additional Matters Considered – Not Previously Posted on the Agenda**

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**45. Application #1188205** Siqi Wu, MIT Wuming Theater Club, for an entertainment license at 345 Vassar Street, on 11/1 & 11/2/25 from 1:00 p.m. – 10:00 p.m. for a performance with Theatrical exhibition/play/moving picture show. Expected attendance – 60.

**Decision:** Granted.

**46. Application #1188208** Mohit Kumar for an entertainment license at 6 Spruce Avenue, on 11/9/25, rain date of 11/16/25, from 1:00 p.m. – 5:00 p.m. for a block party with recorded music and amplification system. Expected attendance – 30.

**Decision:** Granted.

**47. Application #1188216** Original Markets ,LLC for a hawker/peddler license (60 vendors) at 65 Sidney Street, on 11/8/25, rain date of 11/22/25, from 12:00 p.m. – 5:00 p.m. to sell vintage clothing and goods.

**Decision:** Granted.

**48. Application #1188221** Samuel Galler, MIT Tango Club, for an entertainment license at 48 Massachusetts Avenue, on 11/12/25 from 6:00 p.m. – 9:00 p.m. for a Lecture and Presentation/Concert with performers/entertainers dancing, live music and amplification system. Expected attendance – 204.

**Decision:** Granted.

**49. Application #1188275** Ulysses Spencer for an entertainment license at 1950 Massachusetts Avenue, on 11/8/25 from 6:00 p.m. – 2:00 a.m. for a party with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 150.

**Decision:** Granted.

**50. Board Acknowledgement/Ratification of Vote** Last meeting the Board considered two Special Noise Variances from the same applicant Kevin Aruda, K.B. Aruda Construction. #1185244 related to the site at 22-24 Farwell Place, #1185246, related to the site at 104 Mt. Auburn Street. After our vote to grant both, we noticed hands raised and it was residents in opposition of the hours being sought for the one at 22-24 Farwell Place. After hearing from the residents, the Board amended its vote for the site at 22-24 Farwell Place from Granted to Granted with amended hours of 11:00 p.m. – 6:00 a.m. Unfortunately, even though Kris Foster raised it at the meeting, when I called for the roll call vote, I attributed it to the variance at 104 Mt. Auburn Street. After the meeting ended, the error was administratively corrected, and this is an acknowledgement/ratification of that.

**Decision:** Acknowledged/ratified for Special Noise Variance #1185244, the vote is Granted with amended hours of 11:00 p.m. – 6:00 a.m. and for Special Noise Variance #1185246, granted.

**51. Board Acknowledgement/Ratification of Vote** On April 30, 2025, the Board granted Application #1157059 Chef Zhang Cuisine, Inc. d/b/a Chef Zhang Cuisine & Bar, 1105B Massachusetts Avenue, for a new All Alcohol License. The matter was sent to the ABCC and they noticed there was an undisclosed officer of the corporation. The officer does not have any beneficial interest in the license, and they have submitted a CORI which has not presented any disqualifying factors. This is to acknowledge the additional officer and reaffirm the grant so the corrected ABCC application can be resubmitted for reconsideration.

**Decision:** Acknowledged/grant ratified.

**52. Application #1185701** The Juicery LLC d/b/a The Juicery, 425 Massachusetts Avenue, for a Common Victualler License. [Add the rest]

**Present:** Mike McLean.

**Summary:** A juice bar at this location went out of business and Juicery bought it. They have other juiceries in Boston and Cambridge.

**Decision:** Granted.


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**By the Board of License Commissioners**

**Minutes Approved:** November 13, 2025

**Minutes Posted:** November 13, 2025

  
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Nicole Murati Ferrer, Chair

  
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Thomas Cahill, Jr., Fire Chief

  
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Christine Elow, Police Commissioner