



# CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

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

Thursday, November 13, 2025, at 10:00 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 (absent); and Thomas Cahill, Jr. (present).

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

**Decisions:** All decisions, unless otherwise stated, were 2-0, and by roll call.

### Public Testimony Matters

**1. Application #1188411** North Point Café, Inc. d/b/a Lingo, 2 Education Circle, Common Victualler All Alcohol License #11346, for a change of manager to Christina Leigh Sherwood.

**Present:** Attorney Steve Everett; Christina Leigh Sherwood; and Rico Autori.

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

**Summary:** Christina Leigh Sherwood has more than 35 years in the food and beverage industry. They have been a bar manager and general manager before, and is a certified sommelier. They have never been a manager of record. Sherwood is both TIPS and ServSafe certified, as proof of training in the safe service and sale of alcohol.

**Decision:** Granted, pending submission of local CORI and provided no disqualifying issues arise.

**2. Application #1186221** RPI Cambridge Street LLC, 621 Cambridge Street, for a new Garage and/or Flammables License. Four garage parking spaces for a fee; 40 gallons of Class 1 (gasoline) for vehicles not for direct consumption.

**Present:** Matt D'Alessio and Zacharay Rosenberg.

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

**Summary:** The applicant confirmed that this application is for five vehicles above-grade, all for fee included in leases. The flammables permit reflects 50 gallons of gasoline for the vehicles.

**Decision:** Granted, with the amendment that it is for 5 vehicles/50 gallons of gasoline in the tanks of vehicles.

**3. Application #1186048** IHP Massachusetts d/b/a Eastern Edge, 290 Main Street, for a New Common Victualler All Alcohol License. Seating for 190 and 94 standing indoors; seating for 58 and 10 standing on private patio. Music at or below conversation level and six TVs. Food service 7:00 a.m. to 2:00 a.m. all days; alcohol service Sunday 10:00 a.m. to 2:00 a.m., Monday through Saturday 8:00 a.m. to 2:00 a.m.; entertainment 7:00 a.m. to 12:00 p.m. all days; patio hours 7:00 a.m. to 2:00 a.m. all days. Richard Peter Van Roon as proposed manager of record of a premises described as: one large room on ground floor of 290 Main Street with various seating and dining areas, including dedicated bar with 18 seats, with storage space and restrooms (10,933 sf indoors); together with three seasonal outdoor patios on private property (1,276 sf outdoors). All together comprised of 12,209 sf with 190 seats indoors and 58 seats outdoors, with 3 entrances and 4 exits.

**Present:** Ryan Gazda, Dennis Quilty, attorneys; Richard Peter Van Roon and Adam Keeshan

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

**Summary:** This establishment will be a food hall concept similar to Eataly, with individual food common victualler licensees and a central alcohol service area. Patrons will be able to shop while having an alcoholic beverage.

The applicant will provide the Board with a detailed security and alcohol service plan, since the common victualler licensees will not be responsible for the alcohol service and consumption. There will be managers on duty at all times, and there is an initial on-boarding training, a 30-day training, and regular quarterly trainings.

The Board discussed that one of the three patios is on the other side of a public sidewalk, so the Board removed that patio from this application.

Richard Van Roon is over 25 years of experience working in the alcohol industry. They have never been a manager of record. They have TIPS certification as proof of training in the safe service and sale of alcohol. Van Roon will be an interim manager of record.

**Decision:** Granted, with hours as amended, also amended premises description to remove the total number of seats of any of the areas, and removal of patio on public sidewalk and with the condition that while alcohol service is ongoing, there must be at least one employee monitoring the sale, service, possession and consumption of alcohol throughout the licensed premises.

**4. Application #1189193** Zachary Viegas, Turner Construction, for an extension to Special Noise Variance #1152152, at 123 Broadway for 12/1/25 – 3/2/25 (no alternate dates), variance hours 7:00 a.m. – 9:00 a.m. and 6:00 p.m. – 11:00 p.m., Saturdays only, to perform concrete slab pours using hand tools, concrete trucks, cranes, concrete pump truck, generator, and concrete finishing equipment. The variance is sought both to extend the day to accommodate the full scope of work, and limit impacts to vehicular traffic during a required roadway shutdown.

**Present:** Zachary Viegas and Investigator Tyler Bubenik.

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

**Summary:** This is an extension of a previously granted variance. There are no modifications to this extension and will not be used all the time and only on Saturdays. They do not anticipate needing any further extensions.

**Decision:** Granted with the condition that it cannot be used on any holiday or eve thereof.

**5. Application #1189186** Zachary Viegas, Turner Construction, for a Special Noise Variance from 12/1/25 – 3/2/25, (No Alternate Dates) at 290 Binney, from 6:00 a.m. to 7:00 a.m. and 6:00 p.m. to 11:00 p.m., for dumpster swaps, deliveries, and shakeout for material and equipment using trucks. The variance is sought both to extend the workday to accommodate the full scope of work and ensure public safety.

**Present:** Zachary Viegas and Investigator Tyler Bubenik.

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

**Summary:** Originally this application included dumpster swaps at 6:00 a.m. but after the applicant spoke with the Department of Public Works they are removing that request. This applicant is now for second shift deliveries only.

**Decision:** Granted for weekdays only between the hours of 6:00 p.m. to 11:00 p.m. for the limited purpose of second shift deliveries.

**6. Disciplinary** Kirie, Inc. d/b/a Shay's Pub & Wine Bar , All Alcohol General on Premises License #11273, 58 JFK Street, for alleged violations of G. L. c. 138, §§ 23, 63A & 64, G. L. c. 140, and Board Rules 2, 5.1, 5B.10, 13.5, and 14 - failure to provide proof of training in the safe service, sale and delivery of alcohol; failure to cooperate with investigators; and hindering an investigation.

**Present:** Investigator Darlene Holzworth; Attorney James Rafferty; Patrick Conte; Sean Murphy; and Rosaline Kovacs.

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

**Summary:** Investigator Darlene Holzworth arrived at Shay's at 10:00 p.m. on Friday, October 24, 2025. They produced their ID and announced their presence to the doorman. After being made to wait, they asked the doorman multiple times to permit entrance. On the final request, the doorman approached Holzworth and said, "didn't I tell you to back the f\*\*\* up?"

Upon entering, Holzworth asked bartender Sean Murphy if they were the manager, to which they responded yes. Holzworth displayed her ID and the purpose of their visit, which was for a routine inspection to make sure their license was properly displayed and that copies of proof of servers' alcohol training were present. Murphy pointed Holzworth to a wall and then went back to mixing drinks. Holzworth requested on more than one occasion that they had questions that needed to be answered, which were dismissed. A second bartender, Sean Matthews, came over and spoke with Holzworth. They all determined that proof of alcohol training was not present and Holzworth left the premises.

**Decision:** Under advisement.

**7. Disciplinary** Casella Waste Service, Solid Waste Hauler Permit #14070, for allegedly collecting waste outside of the allowable hours at 1573 Cambridge Street on October 12, 2025 (6:20 a.m.), in violation of CMC 8.16.080(E).

**Present:** Investigator Tyler Bubenik; no one appeared Casella Waste Systems; and Stephen McMahon – Complainant, Resident.

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

**Summary:** Investigator Bubenik received an email from resident Stephen McMahon on October 12, 2025, complaining about waste collection at 6:20 a.m. McMahon has filed previous complaints against Casella and the Youville house for noise violations. McMahon lives on Leonard Avenue, which abuts dumpsters approximately 200-300 feet away. They personally observed Casella during the pick up on October 12, 2025.

Casella has an extensive violation history, with the most recent violation at this location on September 11, 2025. Youville informed Bubenik that they had worked with Casella to not pick up on weekends.

**Decision:** Violation, \$300 fine and \$100 hearing fee for failure to appear.

**8. Disciplinary** Century Linen & Uniform for allegedly loading and unloading outside of the allowable hours at 1575 Cambridge Street on October 21, 2025 (6:53 a.m.), October 22, 2025 (6:52 a.m.), October 23, 2025 (6:51 a.m.), October 27, 2025 (6:51 a.m.), October 29, 2025 (6:49 a.m.), and October 30, 2025 (6:45 a.m.), in violation of CMC 8.16.080(E).

**Documents Considered:** Hearing notice and documents attached thereto; and Waiver of Hearing.

**Summary:** On November 10, 2025, Katty Sousa, Regional Operations Manager, filed a waiver of hearing admitting to the violations as noticed.

**Decision:** Six violations, \$300 fine per violation for total fine of \$1,800.

### **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.*

**9. Application #1188111** Sale/transfer of Medallion #125 (File # 65176) from Progressive Credit Union c/o Peter Kline to Quick Cab, Inc. c/o Ramadan Barry for \$3,500.00.

**Decision:** Acknowledged/approved.

**10. Application # 1188418** Whole Foods Market Group, Inc. d/b/a Whole Foods Market, 340 River Street, Common Victualler License #11711, reducing its capacity from 144 to 48.

**Decision:** Acknowledged/approved; no refund required.

**11. Application #1188668** Naya Kendall Square LLC d/b/a Naya, 355 Main Street, for a new Common Victualler License. Inside seating for 15 with music played at or below conversation level. Hours of operation 11:00 a.m. to 9:00 p.m. all days. Proposed manager Agues Gomes of a premises described as: Ground floor level 1,747 sq. ft. restaurant with two public entrances/egresses (one being through the building lobby), and one service entrance/egress at the back of house. The restaurant consists of dining area, 1 public restroom, service counter, food prep area, walk-in cooler, manager office, ware washing room, and trash room. This location was previously licensed.

**Decision:** Granted.

**12. Application #1187716** Kevin Aruda, KB Aruda Construction, for a Special Noise Variance from 11/17/25 – 11/18/25 (Alt. 11/19/25 – 11/20/25), at 104 Mt. Auburn Street, from 7:00 p.m. until 3:00 a.m. the following morning to replace the existing fire and domestic service water lines using jackhammer, excavator, saw cuts, machines, and dump trucks. The variance is sought in the interest of minimizing impacts on essential utilities. This application is intended to serve as an extension to Special Noise Variance #1185246.

**Decision:** Granted.

**13. Application #1188910** First Street Cuisine LLC d/b/a First Street Market, 59 First Street, All Alcohol Common Victualler License #262880, for a one-day amendment to extend its closing hour from 11:00 p.m. to 1:00 a.m. and a one-day entertainment license for a DJ on 1/14/25 for an event.

**Decision:** Granted.

**14. Board Approval/Ratification** Stratton Donuts Inc. d/b/a Dunkin' Donuts, 84 Massachusetts Avenue, Common Victualler License #1143396, to change the opening hour to 6:30 am from 7:00 am. This location is within the MIT student center which will open earlier, and thus, the request is to accommodate the earlier opening of the center.

**Decision:** Acknowledged/Granted.

**15. 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.*

Selhi & Sons Associate 1, LLC d/b/a McDonald's, 186 Alewife Brook Parkway, Common Victualler License #16199, to extend closing hour from 2:00 a.m. to 5:00 a.m. for food. *Denied as requested and granted until 4:00 a.m.*

SLMS Nightlife Ventures, LLC d/b/a Dx, 33 Dunster Street, All Alcohol General on Premises License # 270007, to extend alcohol service from 2:00 a.m. to 3:00 a.m. and entertainment from 2:00 a.m. to 4:00 a.m. *Denied as requested as alcohol cannot be served after 2:00 a.m. Entertainment granted until 3:00 a.m. with the condition that no new patrons can be allowed into the premises after 12:00 a.m.*

233 Alewife Liquor, Inc. d/b/a Kappy's Express Fine Wine & Spirits, 233 Alewife Brook Parkway, Package Store License #1178535, to extend alcohol sales from 11:00 p.m. to 12:00 a.m. *Denied as requested; granted until 11:30 p.m. per state law.*

**Decision:** Ratified/Granted.

**16. Board Acknowledgement/Ratification – Changes Made to Records Via Renewal Application**

JP Licks at Harvard Square, Inc., d/b/a JP Licks, 1312 Massachusetts Avenue, Common Victualler License #12174, changing the manager to Cris Barrios.

Clover Fast Food, Inc. d/b/a Clover Fast Food, 1326 Massachusetts Avenue, Common Victualler License #11431, changing the manager to Kevin Lawton-Smyth.

Clover Fast Food, Inc. d/b/a Clover Food Lab, 1 Oxford Street, Common Victualler License #12320, changing the manager to Kevin Lawton-Smyth.

President & Fellows of Harvard College d/b/a Memorial Hall, 45 Quincy Street, Entertainment License #12003, changing the manager to Andrew Gitchel.

Caffe Nero Americas, Inc. d/b/a Caffe Nero, 589 Massachusetts Avenue, Common Victualler License #12293, changing the manager to Tina Orta.

President and Fellows of Harvard College d/b/a Harvard University/Doebele House, 48 Trowbridge Street, Lodging/Innholder License #10859, changing the manager to James Stockard.

Caffe Nero Americas, Inc. d/b/a Caffe Nero, 1868 Massachusetts Avenue, Common Victualler License # 30891, changing the manager to Jasmine Deleveaux.

President and Fellows of Harvard College d/b/a Harvard University/Pforzheimer House-Holmes Hall, 58 Linnaean street, Lodging House License #10833, increasing the number of rooms from 83 to 88.

President & Fellows of Harvard College d/b/a Lowell Lecture Hall, 17 Kirkland Street, Entertainment License #11010, changing the manager to Andrew Gitchel.

Aramark Services, Inc. d/b/a Aramark @ Biogen Idec, 115 Broadway, Common Victualler License #12420, increasing its capacity to 344 based on updated plan and Certificate of Inspection.

Overlind Industries, LLC d/b/a The Red House, 98 Winthrop Street, All Alcohol Common Victualler License #111650, updating Molly Lindbergh's name to Molly Overgaag.

Flying Toad, Inc. d/b/a Cambridge Common, 1667 Massachusetts Avenue, All Alcohol Common Victualler License #11696, increasing TVs from 8 to 11.

President and Fellows of Harvard College d/b/a Harvard University/Kirkland House-Bryan Hall, 85 Dunster Street, Lodging House License # 44867, increasing rooms from 68 to 70.

Kirie, Inc. d/b/a Shay's Pub and Wine Bar, 58 JFK Street, All Alcohol Common Victualler License #11273, adding trivia and two TVs.

Flavor Boom LLC d/b/a Flavor Boom!, 201 Broadway, Common Victualler License #1155002, changing opening hour from 7:00 a.m. to 11:00 a.m. and removing 3 TVs.

**Decision:** Ratified/Granted.

**17. Board Acknowledgement** Industry, LLC d/b/a Manray, 40 Prospect Street, All Alcohol General on Premises License #132709, withdrawal of appeal to the Alcoholic Beverages Control Commission based on Board's decision of March 25, 2025. The licensee served the one-day suspension on November 5, 2025.

**Decision:** Acknowledged.

**18. Board Acknowledgement/Ratification of Grant** Chef Zhang Cuisine Inc. d/b/a Chef Zhang Cuisine & Bar, 1105 Massachusetts Avenue, Common Victualler License #1157059, approval of an additional officer with no beneficial interest. This application is pending at the ABCC and during investigation it was found that there was an additional officer to the corporation which had not been disclosed. The officer has no beneficial interest in the license; this is to confirm the Board's grant of the request for alcohol at this location.

**Decision:** Acknowledged/Grant ratified.

**19. Consideration of Statement of Reasons**

*[Matter heard October 28, 2025]*

E.C. Hathaway and Associates for 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).

**Decision:** Approved.

**20. Consideration of Meeting Minutes**      October 28, 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.*

**21. Application #1187715** RACE Cancer Foundation, for a malt license at 3 Greenough Boulevard, on 12/13/25 with rain date of 12/20/25 from 7:00 a.m. – 2:00 p.m. for a race. Expected attendance – 250.

**Decision:** Granted pending submission of site plan and with the conditions: (1) must implement a system identifying of legal drinking age attendees; (2) area where alcohol is served, sold, delivered and/or consumed must be enclosed from the public way; (3) there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise, thereafter, the alcohol must be sold; and (4) alcohol service cannot start until after 8:00 a.m.

**22. Application #1187829** The Dance Complex for a malt and wine license at 536 Massachusetts Avenue, on 11/15 8:00 p.m. – 9:30 p.m. & 11/16/25 from 7:00 p.m. – 8:30 p.m. for a dance concert. Expected attendance – 160.

**Decision:** Granted, pending submission of the renewal of their annual license.



**23. Application #1188307** Rachel Mohammed, MIT Ridonkulous, for an entertainment license at 48 Massachusetts Avenue, on 11/21/25 from 7:00 p.m. – 11:30 p.m. for a dance showcase with patrons dancing, performers/entertainers dancing, recorded music and amplification system. Expected attendance – 150.

**Decision:** Granted, pending submission of final approval from MIT and subject to any conditions and modifications therein.

**24. Application #1188449** Jeff Wang, Model Peril Collective, for an entertainment license at 955 Massachusetts Avenue, on 12/14/25 from 5:00 p.m. – 9:00 p.m. for a cultural event and fundraiser with performers/entertainers dancing, recorded music, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 31.

**Decision:** Granted.

**25. Application #1189095** Central Square BID for an all alcohol and entertainment license at 541 Massachusetts Avenue, on 11/15/25 from 12:00 p.m. – 10:00 p.m. for a launch/networking event with patrons dancing, recorded music, DJ, live music, amplification system, light show and dynamic audio/visual show live/recorded. Expected attendance – 148.

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

**26. Application #1189146** Olivia Shipsey, Recordville, for an all alcohol license at 2 Education Circle, on 11/15/25 from 7:00 a.m. – 9:00 p.m. for a record festival. Expected attendance – 500.

**Decision:** Granted with amended hours of 9:00 a.m. – 6:00 p.m. per permission letter.

**27. Application #1189171** Fr. Vasken Kouzouian, Holy Trinity Armenian Church, for a malt, wine and entertainment license at 145 Brattle Street, on 12/5 & 12/6/25 from 11:00 a.m. – 8:00 p.m. for a fundraiser event & bazaar with recorded music. Expected attendance -400.

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

**28. Application #1189447** Nikoi Coley-Ribeiro, Foundry Consortium, for a malt and wine license at 101 Rogers Street, on 11/21/25 from 5:00 p.m.- 11:00 p.m. for a concert/reception. Expected attendance – 125.

**Decision:** Granted.

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

*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.*

**29. Application #1189683** Kellian Adams Pletcher, Playable Theater Project, for an all alcohol and entertainment license at 1950 Massachusetts Avenue, on 12-3, 5-7 & 12-14, 2025 from 6:00 p.m. – 11:00 p.m. for a theater event with patrons dancing, performers/entertainers dancing, live music, amplification system, theatrical exhibition/play/moving picture show and floor show. Expected attendance – 180.

**Decision:** Granted.

**30. Application #1189725** Biehle Carine, BEFB PTO, Parent Teacher Organization, for a wine and entertainment license at 799 Concord Avenue, on 11/20/25 from 5:00 p.m. – 7:30 p.m. for a wine and cheese event with recorded music and amplification system. Expected attendance – 90.

**Decision:** Granted.

**31. Application #1189864** Original Market LLC for a one day hawker/peddler license at 65 Sidney Street, on 11/22/25 with rain date of 11/23/25 from 11:00 a.m. – 4:00 p.m. to sell vintage clothing and goods.

**Decision:** Granted pending submission of permission letter and subject to any conditions and modifications therein.

**32. Application #1190068** The New Dance Complex, Inc. for a malt and wine license at 536 Massachusetts Avenue, on 11/22 8:00 p.m. – 9:30 p.m. & 11/23/25 7:00 p.m. – 8:30 p.m. for a concert. Expected attendance – 80.

**Decision:** Granted, pending submission of the renewal of their annual license.


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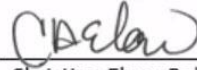
**By the Board of License Commissioners**

**Minutes Approved:** December 1, 2025

**Minutes Posted:** December 1, 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