



# 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, December 16, 2025, at 10:30 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:** Chris O'Neil and Kris Foster.

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

### Public Testimony Matters

**1. Application #1188263** Poke CSG, LLC d/b/a Pokeworks, 60 First Street, for a new Common Victualler License with seating for 34 inside and a total occupancy of 60. The proposed hours are 10:00 a.m. to 10:00 p.m. all days. Qide Zhu as manager of a premises described as: In Suite 160, approximately 1,689 sq. ft. in one room with public access, entrance facing the building hallway, the kitchen and storage area located in the back part of the premises, no basement on site.

**Present:** Qide Zhu; and Rong Cong.

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

**Summary:** This location will be similar to other Pokeworks franchises. The applicant also owns a Pokeworks in Arsenal Yards in Watertown. They are seeking a capacity of 60 to accommodate both patrons and staff. This location will have direct access into the Cambridgeside Galleria.

**Decision:** Granted pending submission of the names of all members of the LLC, email addresses and phone numbers, percentage of ownership and mailing addresses.

**2. Application #1190775** Cambridge Mall Liquor Co., Inc. d/b/a Cambridge Wine & Spirits, 202 Alewife Brook Parkway, All Alcohol Package Store License #11313, for a change of manager to Quynh Thi Diem Pham and change of officers/directors.

**Present:** Attorney Jackson Christian; Quynh Thi Diem Pham; and Son Nguyen.

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

**Summary:** The applicant will be removing a director with no beneficial interest in the license. Quynh Thi Diem Pham will be the manager of record. They have not been a manager of record before but has worked at the establishment since 2021.

**Decision:** Granted.

3. **Application #1190511** Central Sandwich, LLC d/b/a The Smoot Standard, 313 Massachusetts Avenue, Common Victualler All Alcohol License #267061, to add to their Entertainment License: DJ; Live Music with Amplification; Dancing by Patrons; 1 Film Projector Screen.

**Present:** Alex Tannenbaum.

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

**Summary:** Currently, the Smoot Standard has recorded music above conversation level. Since opening last year, the applicant has determined the space is conducive for more entertainment as has obtained on-day licenses. There will be three different locations for DJs and a dance area. Entertainment will mostly be after dinner service, starting at 9:00 p.m. They do not currently have plans for a live band but will likely have them during brunch service.

**Decision:** Granted.

4. **Application #1189305** Metro Cab Association, Inc. d/b/a Cambridge Metro Cab, for a new Hackney Dispatch License.

**Present:** Carolyn Castro; Kayesh Quddus; and Felix Shneur.

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

**Summary:** The applicant, Metro Cab, LLC, will be a radio/phone dispatch service. Curb Mobile is Metro Cab's main vendor for the dispatch system.

**Decision:** Granted with the amendment that this license is under Metro Cab, LLC and pending submission of information of LLC members, email addresses and phone numbers, percentage of ownership and mailing addresses.

5. **Application #1191826** Michael Rentschler on behalf of United Civil Inc., for a Special Noise Variance from 1/5/26 - 1/30/26, (Alternate dates 1/6/25 - 1/31/26), Sunday through Friday, 8:00 p.m.- 5:00 a.m., at 409 Memorial Drive. Eversource will be performing underground utility construction along Memorial Drive east bound between Vassar Street and Ames Street. Work includes cutting, excavation, setting of precast manhole structures, placement of conduit and concrete duct bank, and backfilling/restoration of the roadway. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

**Present:** Michael Rentschler; Rick Branca; Matt Watkins; Jonny Williams; and Investigator Joseph Kelley. Sarah Gallop, MIT.

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

**Summary:** This night work will be part of the Greater Cambridge Energy Project. The night work will coincide with MIT's winter break, so far fewer students will be staying on campus overnight during the work period. DPW supports this work and United Civil will coordinate with DCR. Sarah Gallop of MIT supports this work.

**Decision:** Granted, with the condition that a Sunday/Holiday work permit required.

**6. Application #1191093** Michael Lundsted on behalf of SumCo Eco Contracting, LLC, for a Special Noise Variance from 12/16/25 - 4/30/26, (no alternate dates), at 26-64 Whittemore Ave, for a generator that will need to run overnight, as needed, while excavation is occurring in containment to power the negative air system. The variance is sought to extend the workday to complete the full scope of work.

**Present:** Michael Lundsted; and Investigator Joseph Kelley.

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

**Summary:** This work will be making improvements around Gerry's Pond. They will need to run a generator because areas around the property have asbestos and a negative air system must be run while excavation is occurring. The generator will only run during excavation and until the area is cleared of asbestos.

**Decision:** Granted with the condition that a Sunday work permit is required.

**7. Disciplinary** Prince of Arcadia Real Estate, 179 Prospect Street, Lodging House License #10768, to consider whether to indefinitely suspend the license and/or deny the renewal for allegedly operating without a valid Certificate of Inspection, in violation of Massachusetts State Building Code, Sec. 110.7; M.G.L. c. 140, § 9; and Rules and Regulations of the City of Cambridge Board of License Commissioners 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.2, 13.3.

**Present:** Claus De Bansa; Mary Gardill; and Investigator Joseph Kelley.

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

**Summary:** [second call] Four notices and a cease-and-desist order were sent to Prince of Arcadia based on operating without a valid Certificate of Inspection. Prince of Arcadia has been operating without a valid COI since May 2005. They also refused to allow a tech to enter the rooms to check the sprinklers. The notices were emailed and hand-delivered to the addresses on file.

Mary Gardill stated that they were unaware of this hearing and only learned through Investigator Kelley during the hearing that they had a disciplinary hearing scheduled. This is despite receiving an email and

hand-delivery of the disciplinary hearing notice. Mary explained that they were having technical issues. The Board rejected that argument because Claus de Bansa has been able to use the online portal in the past. The Board expressed frustration with the licensee's excuses and emphasized the grievous risk to public safety and refuted Mary's argument that the Board was creating problems for them.

**Decision:** License indefinitely suspended, renewal application consideration hearing in January.

**8. Disciplinary** Ripple Café Cambridge d/b/a Ripple Café, 314 Main Street, Common Victualler License #235860, to consider whether to indefinitely suspend the license and/or deny the renewal for allegedly operating without a valid Certificate of Inspection, in violation of Massachusetts State Building Code, Sec. 110.7; M.G.L. c. 140, § 9; and Rules and Regulations of the City of Cambridge Board of License Commissioners 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.2, 13.3.

**Present:** Gaelle Ducheine; and James Guerrier.

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

**Summary:** Ripple Café's Certificate of Inspection ("CI") expired in June 2005 but they did not submit an application to renew until the end of July. The CI did not issue until December 15, 2025, at 5:00 p.m. James Guerrier blamed this violation as an administrative error, despite repeated outreach from the Board and ISD.

**Decision:** Violation, one (1) day suspension held in abeyance for one (1) year.

**9. Disciplinary** Turnip, LLC d/b/a Parsnip, 91 Winthrop Street, All Alcohol Common Victualler License #11507, to consider whether to indefinitely suspend the license and/or deny the renewal for allegedly failing to update the officers/directors and failure to respond to the Alcoholic Beverages Control Commission requests, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1, and 14.

**Summary/Decision:** Matter continued to January – renewal will not be approved/2026 license will not issue until after the hearing.

**10. Disciplinary** Ricen LLC d/b/a Ricen, 1906 Massachusetts Avenue, Common Victualler License #227026, to consider whether to revoke the June 29, 2023 grant of Application #227026 and the May 21, 2025 grant of Application # 259168 for failing to timely complete the local and Alcoholic Beverages Control Commission processes, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1, and 14.

**Present:** Panupak Kraiwong; and Investigator Joseph Kelley.

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

**Summary:** [second call] Ricen is closed and is boarded up. They had been approved for these applications in 2023 and no changes or progress has been made since then. It does not appear that the

business will get off the ground. They have not responded to any communications from the Board, including the hearing notice for this matter.

**Decision:** Revoke grant and if want to proceed with the process, reapply.

**11. Disciplinary** AY Restaurants, Inc. d/b/a Mae Asian Eatery, 781 Main Street, All Alcohol Common Victualler License #25132, for consideration of renewal application and/or issuance of discipline for allegedly operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

**Present:** Anil Rayasam; and Investigator Darlene Holzworth.

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

**Summary:** Investigator Darlene Holzworth conducted a routine inspection of Mae after ISD found the seating to be over capacity. When Investigator Holzworth went to the premises they still had too many seats. Employees removed the additional seating as instructed. Anil Rayasam acknowledged there were too many chairs but that they were not over capacity with patrons. They have trained staff regarding capacity and have signs at the front door indicating that only full parties will be seated in order to more closely monitor capacity.

**Decision:** Violation one (1) day suspension to be held in abeyance for one (1) year.

**12. Disciplinary** M&R Hospitality Group, Inc. d/b/a Moona Restaurant, 243 Hampshire Street, All Alcohol Common Victualler License #11581, for consideration of renewal application and/or issuance of discipline for allegedly operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

**Present:** Mohamad Al Zein; and Investigator Darlene Holzworth.

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

**Summary:** Investigator Darlene Holzworth conducted a routine inspection of Mae after ISD found the seating to be over capacity. When Investigator Holzworth went to the premises they still had too many seats. Employees removed the additional seating as instructed. Mohamad Al Zein explained that they bring in extra seats to accommodate patrons over the capacity limit. They have now permanently removed the additional seating.

**Decision:** Violation one (1) day suspension to be held in abeyance for one (1) year.

**13. Disciplinary** Hot Chix Boston, Inc. d/b/a Hot Chix Boston, 1218-1228 Cambridge Street, Unit 1220, Wine & Malt Common Victualler License #126266, for the revocation and/or immediate suspension of the license for allegedly operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

**Present:** Alex Nystedt; and Investigator Joseph Kelley.

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

**Summary:** Investigator Joseph Kelley conducted a routine inspection of Mae after ISD found the seating to be over capacity. When Investigator Kelley went to the premises they still had too many seats. Employees removed the additional seating as instructed. Alex Nystedt explained that when they purchased new chairs they did not check what their capacity was. This was despite receiving at least 17 messages from the Board and ISD, and a cease-and-desist order from ISD. The applicant has not yet applied for renewal of its common victualler license and was advised to do so immediately if they wish to open in 2026.

**Decision:** Violation, one (1) day suspension to be held in abeyance for one (1) year.

**14. Disciplinary** New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, for the consideration of renewal application and/or issuance of discipline for allegedly operating over capacity and/or with an unapproved floor plan; failing to conspicuously post license with capacity; failing to provide proof in training in the safe service, sale, and delivery of alcohol; failing to comply with condition on license to participate in the city's small business composting program, and failed to comply with the conditions of the license in violations of M.G.L. c. 138, §§ 23 and 64, M.G. L. c. 140, and Board's Rules 2, 4.1, 4.2, 4.3, 4.4, 5.1, 5b.10, 9.1, 9.2, 13.1

**Present:** Attorney Russell Chin; Zhi Shi; and Investigator Darlene Holzworth.

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

**Summary:** [called first] Investigator Darlene Holzworth conducted a routine inspection of New Mulan after the Inspectional Services Department cited them for having too many chairs. When Investigator Holzworth inspected the premises, they noted the additional chairs had not been removed, the alcohol license was not conspicuously displayed, and no proof of alcohol training was available.

Zhi Shi testified that they were not participating in the City's composting program, despite the Board requiring them to do so from the September disciplinary hearing. Through counsel, Shi stated they did not know what their capacity was and that the additional chairs were to accommodate guests beyond capacity. The Board expressed its concern and highlighted New Mulan's blatant disregard for Board orders and rules.

**Decision:** License indefinitely suspended, renewal application consideration hearing in January.

#### **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.*

**15. Application #1187871** Barry Ramadan for a new Hackney Driver License.

**Summary:** The name of the driver is Ramadan Barry.

**Decision:** Granted.

**16. Application #1192264** Prospect Auto, Inc. d/b/a Prospect Auto, 247 Prospect Street, for a Class II Used Car Dealer License. This is the same business previously licensed under #10657, but they failed to renew. Per the Board's vote of December 1, 2025, and the cease and desist letter, the business had to file the renewal as a new application.

**Decision:** Granted.

**17. Application #1191065** DNS Disposal, LLC c/o Stephen Gardner, 80 Cambridge Street, Methuen, MA, for a new Disposal/Solid Waste Hauler License.

**Decision:** Granted.

**18. Board Vote Application #1184329** [Matter heard December 1, 2025] Interstate Management Company, LLC d/b/a The Charles Hotel, One Bennett Street, All Alcohol Innholder License #10894, for a Change of Ownership Interests which happened in 2019 (corrective application) and Change of Officers/Directors/LLC Managers and a Change of Ownership Interests for 2025.

**Decision:** Granted (2-0, Chair Murati Ferrer abstained from voting due to being absent from the 12/1/25 meeting).

**19. Application #1191505** Vida Coffee, Inc. d/b/a Vida Coffee, 222 Broadway, for a new Common Victualler License. Hours 6:00 a.m. to 10:00 p.m. all days. Inside seating capacity of 20 and standing capacity of 18. Kana Li as proposed manager of a premises described as: 2,000 sq. ft. street level cafe with handicap accessible main entrance in the front; kitchen and storage in the rear with emergency exit. This location was previously licensed.

**Decision:** Granted.

**20. Application #1192704**, Juicy Jay's LLC d/b/a Juicy Jay's, for a new Common Victualler License. Inside total capacity of 6. Hours Sunday 10:30-10:00 p.m., Monday – Saturday 10:30 a.m. – 9:00 p.m. Proposed manager Jonas Beausejour of a premises described as: Within MIT Eastern Edge Food Hall, counter service business with seats attached. Total 311 square feet at booth location commonly known as Vented G.

**Decision:** Granted.

**21. 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.

Central Square Pizza Corp. d/b/a New York Pizza, 744 Massachusetts Avenue, Common Victualler License #253252, extending food service from 3:00 a.m. to 4:00 a.m. and reducing entertainment hours from 3:00 a.m. to 1:00 a.m.

La Fabrica Central, LLC d/b/a La Fabrica, 450 Massachusetts Avenue, All Alcohol Common Victualler License #11593, extending food service and entertainment from 2:00 a.m. to 3:00 a.m.

Flat Top Johnny's LLC d/b/a Flat Top Johnny's, 228 Main Street, All Alcohol Common Victualler License #216131, extending food, alcohol, and entertainment from 1:00 a.m. to 2:00 a.m.

DMG Food Enterprises, LLC d/b/a 730 Tavern Kitchen & Patio, 730 Massachusetts Avenue, All Alcohol Common Victualler License #11613, extending alcohol service and entertainment from 1:00 a.m. to 2:00 a.m. and reducing food service hours from 1:00 a.m. to 11:30 p.m.

Gato Exotico, LLC d/b/a Gato Exotico, 100 CambridgeSide Place, All Alcohol Common Victualler License #1180674, extending alcohol from 11:00 p.m. to 2:00 a.m. and food and entertainment from 11:00 p.m. to 2:00 a.m. *Granted with the modification that the end time for the alcohol service is 12:00 a.m. and food and entertainment 1:00 a.m.*

AUM Management Corp. d/b/a City Market, 1695 Massachusetts Avenue, Malt and Wine Package Store License #245333, extending closing hour from 11:00 p.m. to 12:30 a.m. *Denied; granted to 11:30 p.m. per state law.*

Lamplighter Brewing Co., LLC d/v/a Lamplighter Brewing, 284 Broadway, Brewery Pouring Permit #11567, extending alcohol service and entertainment to 1:00 a.m.

Season to Taste Catering, LLC d/b/a Season to Taste, 1678 Massachusetts Avenue, All Alcohol Common Victualler License #11427, extending alcohol service and entertainment from 11:30 p.m. to 12:30 a.m. and food service from 11:30 p.m. to 1:00 a.m.

Bowery Cambridge, LLA d/b/a The Sinclair, 52 Church Street, Entertainment License #11172, extending its closing hour from 1:00 a.m. to 2:00 a.m.

Pilgrimage Holdings, LLC d/b/a The Lexington, 100 North First Street, All Alcohol Common Victualler License #74633, extending alcohol, food, and entertainment from 12:00 a.m. to 1:00 a.m.

The English Major, LLC d/b/a The Sea Hag Restaurant & Bar, 49 Mount Auburn Street, All Alcohol Common Victualler License #221527, extending alcohol from 1:00 a.m. to 2:00 a.m., and

entertainment from 1:00 a.m. to 3:00 a.m. *Granted with the modification that the food service must continue through 1:00 a.m. and may continue through 3:00 a.m., and the condition that there can be no admission of any new patrons after 12:00 a.m.*

2322 Wine Bar Limited d/b/a Zusammen, 2322 Massachusetts Avenue Unit 1, All Alcohol General on Premises License #283872, extending alcohol from 12:00 a.m. to 1:00 a.m.

Urban Hearth, LLC d/b/a Urban Hearth, 2263 Massachusetts Avenue, All Alcohol Common Victualler License #11583, extending alcohol from 11:00 p.m. to 12:00 a.m., and food and entertainment from 11:00 p.m. to 1:00 a.m.

Amelia's Trattoria II, LLC d/b/a Amelia's Trattoria, 111 Harvard Street, All Alcohol Common Victualler License #11414, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Grendel's Den, Inc. d/b/a Grendel's Den, 95 Winthrop Street, Unit PEB/3, All Alcohol Common Victualler License #11382, extending alcohol from 1:00 a.m. to 2:00 a.m. and entertainment from 1:00 a.m. to 3:00 a.m. *Granted; may continue food operations until 3:00 a.m.*

Belly to Bones, LLC d/b/a Talulla, 373-379 Walden Street Unit 377A, All Alcohol Common Victualler License #13678, extending alcohol and entertainment from 10:00 p.m. to 11:30 p.m. *Granted 11:00 p.m. for alcohol and 11:30 p.m. for entertainment. Food operations may continue until 11:30 p.m.*

3G, LLC d/b/a Mex Taqueria & Bar, 500 Technology Square, All Alcohol Common Victualler License #21826, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

47 Palmer Inc. d/b/a Passim Folk Music and Culture Center, 47 Palmer Street, Wine & Malt Common Victualler License #11285, extending alcohol and food from 1:00 a.m. to 2:00 a.m. *Granted with the condition that cannot allow the admission of new patrons after 12:00 a.m. May operate food service until 2:00 a.m.*

Tomolly, Inc. d/b/a Charlie's Kitchen, 10 Eliot Street, All Alcohol Common Victualler #11679, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Mom & Company, LLC d/b/a Momi Nonmi, 1128 Cambridge Street, All Alcohol Common Victualler License #11604, extending alcohol and entertainment from 11:00 p.m. to 1:00 a.m. and food from 10:00 p.m. to 12:30 a.m. *Request as filed is denied and is granted for 12:00 a.m. closing for alcohol, and 1:00 a.m. for entertainment and food and may end food service at 12:30 a.m. as requested.*

Dante Alighieri Society of Mass, Inc. d/b/a Dante Alighieri Society of Mass, 41 Hampshire Street, All Alcohol Club License #11626, extending its alcohol and entertainment from 1:00 a.m. to 2:00 a.m.

First Street Cuisine, LLC d/b/a First Street Market, All Alcohol Common Victualler License #262880, extending alcohol, food, and entertainment from 11:00 p.m. to 1:00 a.m. *Denied as requested. The Board granted a 12:00 a.m. closing for alcohol, and 1:00 a.m. closing for entertainment and food.*

Barcelona Cambridge, LLC d/b/a Barcelona Wine Bar, 1688 Massachusetts Avenue, All Alcohol Common Victualler License #146333, extending alcohol from 12:00 a.m. to 1:00 a.m. and food and entertainment from 12:00 a.m. to 2:00 a.m.

Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, All Alcohol Common Victualler License #174713, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Filarmonica Santo Antonio, Inc. d/b/a Filarmonica Santo Antonio, 575 Cambridge Street, All Alcohol Club License #11629, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Sulmona Restaurant Group, LLC d/b/a Sulmona Restaurant, 608 Main Street, All Alcohol Common Victualler License #11572, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

**Decision:** Granted/ratified.

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

Cambridge Motorcar Company, LLC d/b/a Cambridge Motorcar Company, LLC, 275 Fresh Pond Parkway, Garage and/or Flammables License #14310, changing the manager to Joseph Robert.

Mass Refreshment d/b/a Dunkin Donuts, 1 White Street, Common Victualler License #12377, changing the corporate name to Epstein Porter LLC. No change of ownership.

**Decision:** Granted/ratified.

**23. Board Acknowledgement Application #1163813** A Pinto's Guest House, LLC d/b/a A Pinto's Guest House, application for a new Lodging House License is moot/grant revoked.

**Summary:** This application was stopped/paused at the building step because once the Board approved the application, at the final sign-off stages it became clear the representations made to building, fire and the Board were different. The space is not prepared or up to code to be a lodging house and significant changes, including to the sprinkler system, have been requested. Although the applicant mentioned they were "almost ready" that is not the information being received from the other public safety departments involved in the review and approval of a lodging house. In addition, the applicant has stated they will operate as a two-family home while they get up to code for a lodging house. The grant was revoked and the applicant was advised that if they are able to make the changes and bring the building up to code for a lodging house, then they can reapply.

**Decision:** Revocation of grant ratified.

**24. Board Vote** [Matter heard November 13, 2025] 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. Consideration of Kirie, Inc.'s Motion to Allow Testimony from a Newly Discovered Witness.

**Summary:** The Board received the licensee's motion to have the matter reopen for new testimony for a witness who allegedly saw the interaction between the investigator and the door person. The Board discussed the motion and determined that it should hear from the new witness because if a violation is found, they could appeal to the ABCC, which would hear the matter *de novo*, including the new witness.

**Decision:** As to motion to hear new testimony: Granted (2-0, Commissioner Elow abstained from voting due to being absent from the 11/13/25 meeting) – new hearing notice will be sent.

**25. 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.

**Summary:** The Board stated that there was no question of gross overservice on both occasions. They discussed the legal standard for overservice, that the server must know or should have known the person they were serving was intoxicated. They can be demonstrated by serving multiple drinks over a short period of time. This occurred with both patrons. This overservice was done by multiple employees, indicating that the owner does not have control over their business. They acknowledged Felipe's has had similar violations.

**Decision:** Violation, five (5) days suspension, three (3) days to be served, two (2) days to be held in abeyance for one (1) year.

**26. Board Vote** [Matter heard December 1, 2025] Deanta Corporation, Inc., d/b/a Phoenix Landing, All Alcohol Common Victualler License #11656, 512 Massachusetts Avenue, for unlicensed Entertainment on August 10, 2025, an alleged violation of M.G.L. c. 138 & 140, Cambridge Mun. Code c. 8.16, and Rules and Regulations of the City of Cambridge Board of License Commissioners.

**Summary:** The Board discussed that there was a clear violation and that Phoenix Landing should receive a warning to put them on notice of their disrespectful behavior toward their neighborhood.

**Decision:** Violation (2-0, Chair Murati Ferrer abstained from voting due to being absent from the 12/1/25 meeting), warning.

**27. Consideration of Statements of Reasons**

*[Matters heard November 13, 2025, and December 1, 2025]*

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).

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).

Joseph Miner Horticultural Services, Leaf Blower Permit #10669, for alleged simultaneous operation of multiple leaf blowers within 100 feet of one another at 121 Brattle Street on November 4, 2025, in violation of CMC 8.16.081.3(10).

**Decision:** Approved.

**28. Consideration of Meeting Minutes** December 1, 2025.

**Decision:** Approved.

**29. Board Discussion** Discuss whether to designate the Chair to write and issue decisions on behalf of the Board for all matters heard on December 1, 2025 which require immediate action as they relate to indefinite suspensions, or denial of renewal applications. Also, to discuss whether the Chair can be designated to vote on any remaining New Year's Eve Extension of Hours requests in accordance with the Board's set policy.

**Summary:** The Board voted to permit the Chair to draft statements of reasons rapidly prior to 2026 and to issue any remaining New Year's Eve hours extensions prior to the next Board meeting.

**Decision:** Approved.

**30. Bulk Approval of Renewal Applications.** See attached lists.

**Summary:** This will be a bulk approval or ratification of approval of the renewal applications submitted. The attached lists contain any application submitted, even deficient ones. The approval is meant to be a confirmation that the renewal applications were submitted and paid for within the time provided/allowed.

**Decision:** Approved except as to: #11507 (Parsnip), 185250 (New Mulan), 10768 (Prince of Arcadia), 126266 (Hot Chix – which was acknowledged as not renewed/application denied on 12/1/25), 50491 (Shanghai Fresh).

Renewal application granted/ratified, to the extent it is a confirmation that the application was submitted and paid for in a timely manner. It does not mean the license has yet issued, as some may still be required to provide updated insurance information or Certificates of Inspections.

**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.*

**31. Application #1192092** Nikoi Coley, Foundry Consortium, for an all alcohol license at 101 Rogers Street, on 12/20/25 from 12:00 p.m. – 7:00 p.m. for a holiday market. Expected attendance – 250.

**Decision:** Granted.

**32. Application #1192331** The MIT Museum, for a malt, wine and entertainment license at 314 Main Street, on 1/8, 2/12, 3/12, 4/9 & 5/14/26 from 6:00 p.m. - 9:00 p.m. for an after-hour museum event with performers/entertainers dancing, recorded music and DJ. Expected attendance – 600.

**Decision:** License granted under Kate Silverman Wilson's name, as representative of The MIT Museum, with the condition that they must implement a system identifying of legal drinking age attendees.

**33. Application #1192495** Emily Caulfield, Still Life Studios, for a malt, wine and entertainment license at 187 Mt. Auburn Street, on 12/17/25 from 6:00 p.m. – 10:00 p.m. for a drawing and mingling session with recorded music. Expected attendance – 2.

**Decision:** Granted.

**34. Application #1192857** Central Square BID for an entertainment license at 541 Massachusetts Avenue, on 12/20/25 from 12:00 p.m. – 5:00 p.m. for a holiday market with DJ and amplification system. Expected attendance – 150.

**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.*

**34. Application #1193040** Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 1/10/26 with rain date of 2/14/26 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.

**35. Application #1193121** East Cambridge Business Association, for a one day hawker/peddler license (40 vendors) at 1175 Cambridge Street, on 12/21/25 from 11:00 a.m. – 5:00 p.m. to sell crafts market items.

**Decision:** Granted.

**36. Application #1193277** Andrew Bressen for an entertainment license at 1950 Massachusetts Avenue, on 1/11/26 from 6:00 p.m. – 12:00 a.m. for a dance with patrons dancing, performers/entertainers dancing, recorded music, DJ, amplification system and light show. Expected attendance – 100.

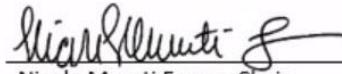
**Decision:** Granted.

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By the Board of License Commissioners

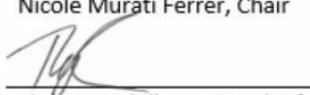
**Minutes Approved:** January 15, 2026

**Minutes Posted:** January 15, 2026



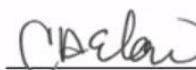
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Nicole Murati Ferrer, Chair



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Thomas Cahill, Jr., Fire Chief



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Christine Elow, Police Commissioner