



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

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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, September 11, 2025 @ 11:00 a.m.

Public Testimony Matters

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.

1. **Application #1177465** MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Common Victualler Malt and Wine License #279043, to add non-amplified live music and trivia to their entertainment license.

Present: Maxwell Stein.

Documents Considered: Application submitted and documents attached thereto.

Summary: The live is just acoustical music without amplification and is expected only on Thursday through Saturday starting at 5:00 p.m. The request comes from customers and community members who want to play in the space and hear live music. They are anticipating an acoustic guitar for background ambience starting a week from the hearing. There was discussion on how abutters were notified for the hearing in August which needed to be cancelled due to Zoom not being accessible. It was noted no comments from the abutters came in for that hearing. The matter has also been posted, the Board concluded abutters had been notified and given sufficient time to submit comments as to the application.

Decision: Granted with start time of 5:00 p.m. Thursday through Saturday.

2. **Application #1151574** Brattle Film Foundation, Inc. d/b/a Brattle Theatre, 64 Brattle Street, General on Premises Wine and Malt License #11305, for a change of officers/directors.

Present: Ivy Moylan.

Documents Considered: Application submitted and documents attached thereto.

Summary: This is a non-profit organization which often changes the officers and directors; this is a corrective application to take care of the most recent change. Edward Hinkle will remain manager of record. There will be and have been no changes to the operation.

Decision: Granted.

3. Application #264609 Shojo Cambridge LLC d/b/a Shojo, 425 Massachusetts Avenue, Unit 4B, Common Victualler All-Alcohol License #193948, to add entertainment categories to its current license: music above conversation level for indoors, trivia and poetry readings for indoors, and background music at or below conversation level for outdoor area. The applicant also seeks changes to the floor plan and allowable occupancy configurations for both indoor and outdoor areas.

Present: Brian Moy.

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

Summary: This application includes various seating/standing configurations which do not increase the overall capacity of the space (inside plus outside, which is 119) but in some instances do increase the maximum number of allowable persons as currently licensed independently on each seating area. The process to have the capacity numbers and alternative configurations reviewed and approved by building, fire and plumbing (obtaining an updated Certificate of Inspection) has not been completed regardless of the applicant being informed multiple times on how to do so. The Board cannot approve a change in capacity without building and fire input and approval.

The applicant confirmed the alternative occupant load and alternate plans were not to have the place transfer to a nightclub (although they do that type of transition/event Fridays and Saturdays) but rather to accommodate requests for corporate functions. For example, the Harvard Business School, every May during graduation season, hosts dinners and class reunions that exceed 59 people. 60-80 people capacity.

In terms of the additional entertainment, the Board referenced the previous testimony given on the issue. It was also noted that the business already has various entertainment categories and devices approved. Due to previous concerns raised as to the noise emanating from the premises (and specifically bleeding into the residential apartments above it), sound insulation onto the ceiling of the space was installed. There are various other upgrades done which were tested in cooperation with the landlord and residents. Although full sound proofing was not achieved, the residents were content with the results. There was no public comment provided in writing or in person during the hearing (even though the applicant noticed them).

Decision: Granted as to the entertainment request. As to the capacity and alternate configurations, the matter is continued. The requests will be bifurcated and a new application for the changes in capacity/configurations will be administratively created. If Inspectional Services Department issues a new Certificate of Inspection approving alternate capacities, the Board will vote on whether to approve the changes.

4. Application #1175175 Lulu Green, LLC d/b/a Lulu Green Café, 675 West Kendall Street, for a new Common Victualler All Alcohol License with seating for 24 inside, a maximum inside occupancy of 50, and 22 outside patio seats on private property. Proposed hours are 10:00 a.m. to 4:00 p.m. Sunday, 11:00 a.m. to 9:00 p.m. Monday through Thursday, 11:00 a.m. to 10:00 p.m. Friday and 10:00 a.m. to 10:00 p.m. Saturday. Mary Lattouf as proposed Manager of Record of a premises described as: 1,519 square feet on one level with three rooms. One entrance/exit. Main entrance in the front with dining area. Bathroom to the rear left. Kitchen in the rear.

Present: Thomas Miller, attorney; and Mary Lattouf.

Documents Considered: Application and documents attached thereto; and correspondence in support of the application.

Summary: The business is no longer looking to operate an outdoor area as no agreement has been reached with the landlord for the use of the space. A future request to add an outdoor area may be received once agreement with the landlord is reached.

The previous tenant used to operate a malt and wine license at the location, which has been vacant since 2023. The restaurant will present a casual setting that provides organic, food, and high quality green foods. The business has a location in operation in South Boston since 2022 with a liquor license and have had no issues. They plan to serve bio dynamic wines and spirits. The space will undergo minor renovations. They plan to serve the students that study and work in the area, and provide a great affordable lunch and casual setting for dinner. They expect to be a destination for weekends on brunch. Specifically, the North of Boston customers requested a more convenient location, hence why applying at this location. Also, they plan to serve the upcoming performance center's customers.

Mary Lattouf has experience in the food and beverage industry, is the current manager of record at the South Boston location, and is familiar with the rules, regulations and laws as to the sale and service of alcohol. Lattouf has not had any issues as manager of record and will be at the Cambridge location when it first opens exclusively and maybe permanently. Should Lattouf transfer to another location, they will apply for a new manager. Lattouf's current TIPS is expired but working on the renewal.

Decision: Granted.

5. Application #1170488 Cyrus Fellows Crossing Condominium, 324-340 Franklin Street, for a New Garage with Flammables License with for 28 parking spaces (280 gallons of gasoline in the tanks of vehicles, Class I), and 250 gallons of Diesel, Class II.

Present: Philip Renzi.

Documents Considered: Application submitted and documents attached thereto.

Summary: These underground parking spaces for a condominium – they are deeded spots. The generator is located in the garage. Contact information for the manager was requested (rather than the general email).

Decision: Granted.

6. Application #1178535 233 Alewife Liquor, Inc. d/b/a Kappy's Express Fine Wine and Spirits, 233 Alewife Brook Parkway, to transfer the existing All Alcohol Package Store License (#11315) currently held by Fresh Pond Liquors, Inc., 233 Alewife Brook Parkway. Parth Patel as Proposed Manager of Record of a premises described as: total of 1,716 sq. ft. on one floor. 66 sq. ft. of the premises is used for storage and mezzanine, and 1,650 sq. ft. is retail space. There is one main entrance/exit for customers, and one service door. Applicant is also applying for a Pledge of License and Inventory to Rockland Trust Company.

Present: Alex Bourgeois, attorney; and Parth Patel.

Documents Considered: Application submitted and documents attached thereto.

Summary: Parth Patel is a 50% owner as well as the proposed manager of record. Patel has experience in the liquor sale business in the sense that they grew up in it. Patel is familiar with rules, regulations and laws as to the safe service, sale and delivery of alcohol. Has been approved as a manager of record but for a store not yet open. Patel will provide a TIPS certification as proof of training in the safe service and sale of alcohol. They plan to operate the store within the same hours as the current operation (statutorily allowed hours) and do not plan to change the concept of the business. Required information as to the person in charge of the premises when Patel is not on duty.

Decision: Granted with the condition that must provide the name, phone number and email of the alternate manager when Parth Patel is not on site.

7. Application #1160777 Equity Residential d/b/a 929 Apartments, 929 Massachusetts Avenue, for a New Garage License for 113 parking spaces (1,130 gallons of gasoline in the tanks of vehicles, Class I).

Present: Kevin Cameron; Dan Sprague; and Kristen Clifford.

Documents Considered: Application and documents attached thereto; and correspondence received in opposition to application.

Summary: The documents uploaded as to the application state there are 61 garage spots and 46 upper deck spots, which adds up to 107 rather than 113 because the other 6 spots are small and they are currently being used for storage. However, the spots are available for renting and may be used in the future to park vehicles, therefore, the license should be for 113. The diesel is for the generator which is outside and the diesel is attached to the generator. This is an existing garage that was not

properly licensed, this is a corrective application. Rachel Fouche, who wrote an email in opposition, retracted the opposition once they learned the application was corrective and that it would not affect what is currently being operated.

Decision: Granted with amendment that there are also flammables at the location which will be administratively added to the license after the hearing upon receipt of the corresponding/corrected Flammables and Combustible Permit. The flammables kept are not for direct consumption.

8. Application #1178906 University Market, Inc. d/b/a University Market, 1105 Massachusetts Avenue, to transfer the existing Wine & Malt Package Store License currently held by Chowdhery, Inc., 1105 Massachusetts Avenue. Nikulbhai Patel as proposed Manager of Record of a premises described as: Basement level store with one (1) entrance and one (1) exit in front and two (2) fire exits.

Summary/Decision: Failed to notify abutters, matter is being re-advertised and re-scheduled.

9. Application #118100 Patrick Crosby, John Moriarty & Associates, Inc., for a Special Noise Variance from 9/12/25 - 12/31/25 (no alternate start dates) at 75 Broadway, 6:00 p.m. to 8:00 p.m., weekdays only, for installation of a new slurry wall foundation system using trucks, cranes, and excavators. The variance is sought to extend the workday to allow the full scope of work. This is an extension of SNV #1164226.

Present: Patrick ("Pat") Crosby; and Joseph Kelley, Investigator.

Documents Considered: Application submitted and documents attached thereto.

Summary: Application # is missing one 0, it is 1181000. It was acknowledged the work of slurry wall pours cannot be stopped once commenced. Applicant reiterated the slurry wall pour starts once the area is fully excavated and there are a number of steps that include cleaning the panel out and structural steel elements that need to happen and be coordinated with traffic too. They try their best not to use the variance but sometimes they need it. The last variance they used only maybe 2 nights per week. This would represent the last variance sought for slurry wall purposes.

Decision: Granted with the condition that the variance cannot be exercised on any day or eve of a City, State or Federal holiday.

10. Application #290009 Richard Green, United Civil, Inc., for a Special Noise Variance from 9/12/25 - 12/31/25, (no alternate dates), at 57 Vassar Street, 7:00 p.m. to 5:00 a.m., for excavation, concrete construction, and mechanical work using and excavator, dump truck, and vacuum truck. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Elyse Carbone; and Joseph Kelley, Investigator.

Documents Considered: Application submitted and documents attached thereto.

Summary: This would be only for Monday night through Friday. This is for manhole work on MIT campus. MIT asked them to do the work at night due to high traffic volume and pedestrians in the area.

Decision: Granted for weekdays only, and with the condition that the variance cannot be exercised on any day or eve of a City, State or Federal holiday.

11. Disciplinary *[continued from July 29, 2025, meeting]* Mt. Auburn Memorial Post #8818/VFW Of USA, d/b/a VFW Post #8818, 688 Huron Avenue, All Alcohol License #11701, for allegedly failing to update its officers/directors, 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.

Documents Considered: Hearing notice and documents attached thereto; and related corrective application filed by licensee.

Summary: Had originally requested the presence of the VFW's representatives but since the missing pieces of the required application were submitted, the representatives' were informed their presence was no longer required. In terms of this matter, the Board noted there was no question that there was a change without approval. However, clubs have a unique framework and state law is not written with their function in mind. The Board considered that fact along with the required corrective application being filed and the responsiveness of the licensee.

Decision: Violation, warning.

[Note: Matters listed as #12, 13 & 14 were called together but voted upon separately.]

12. Disciplinary Casella Waste Services, Solid Waste Hauler Permit #14070, for three alleged violations of C.M.C. 8.16.080(e), loading and unloading outside allowable hours at 2235 Massachusetts Avenue on May 24, 2025 (8:00 a.m.), July 24, 2025 (6:40 a.m.), and August 4, 2025 (6:50 a.m.). Also, at 1573 Cambridge Street on August 11th (6:20 a.m.), August 12th (6:25 a.m.), August 13th (6:25 a.m.), August 18th (6:10 a.m.), and August 19th (6:40 a.m.), all in violation of CMC 8.16.080(e).

Present: Tyler Bubenik, Investigator. No one appeared for Casella Waste Systems.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: Investigator Bubenik testified as to the alleged 8 violations – 3 at 2235 Massachusetts Avenue and 5 at 1573 Cambridge Street. Investigator Bubenik went through the extensive history at the locations and with the business.

Decision: Violation (8 counts), \$300 per violation, and \$100 hearing fee for failure to appear at the hearing, for a total fine of \$2,500. No waiver of hearings will be accepted from Casella on any future matter, and failure to appear at any future hearing will result in hearing fees of \$100 per matter/found violation.

13. Disciplinary Property ownership of 2235 Massachusetts Avenue, for allegedly allowing waste collection outside of the allowable hours by Casella Waste Systems at 2235 Massachusetts Avenue on May 24, 2025 (8:00 a.m.), July 24, 2025 (6:40 a.m.), and August 4, 2025 (6:50 a.m.)

Present: Greg Saidnawey; and Tyler Bubenik, Investigator.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: Investigator Bubenik testified as to the activity, which was not denied by Saidnawey. Saidnawey admitted this has been a continuous issue regardless of their attempts to correct it with the hauler. Saidnawey asserted it was clear Casella does not care and that is why they did not show up. Saidnawey stated their contract with Casella is clear about the need to follow the Ordinance but they continue. They have terminated the contract with Casella and are interviewing other companies (there are currently 3 companies bidding on it). They are also looking into compact bins. The Board considered that it already fined Casella for the violations, the deterrents implemented by the business and the business's termination of the contract.

Decision: No violation.

14. Disciplinary Property ownership of 1573 Cambridge Street for allegedly allowing waste collection outside of the allowable hours by Casella Waste Services at 1573 Cambridge Street on August 11th (6:20 a.m.), August 12th (6:25 a.m.), August 13th (6:25 a.m.), August 18th (6:10 a.m.), and August 19th (6:40 a.m.), all in violation of CMC 8.16.080(e).

Present: Vinnie Rodrigues, Director of Environmental Service, Youville House; and Tyler Bubenik, Investigator.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: Investigator Bubenik testified as to the activity, which was not denied by Rodrigues. Rodrigues testified this company is new to them but is also engaging in the previous company's bad habits. Rodrigues also testified they worked with Casella to move their pickups from weekends to the weekdays. They asked for the pickups to be moved to 10:00 a.m. since the last violation and that seems like it has quieted down. Their contract with Casella is up this year and if the matter continues they may look into another hauler but they have found Casella to be responsive. Rodrigues also stated they have Spaulding next door and some of the disturbances noted may be as to that location. The Board considered that it already fined Casella for the violations, the responsiveness of Youville and the work arounds implemented to attempt to avoid any further violations.

Decision: No violation.

15. Disciplinary Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for alleged violation of CMC 8.16.080(e), loading and unloading outside allowable hours at 9-11 Chester Street on July 28, 2025 (6:14 a.m.).

Summary/Decision: This is a duplicate will be handled during administrative portion of the agenda.

16. Disciplinary Boardman & Company for allegedly engaging in construction activity outside of the allowable hours at 13 Hubbard Avenue on August 16, 2025 (8:15 a.m.), in violation of CMC 8.16.080(f)(1).

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

Summary: On September 9, 2025, Mahmood Firouzbakht, owner of 13 Hubbard Avenue RE, LLC, admitted to the violation as noticed.

Decision: Violation, \$300 fine.

[Note: Matters listed as #17 & 18 were called together.]

17. Disciplinary Republic Services, Disposal/Solid Waste Hauler License #14078, for allegedly collecting waste outside of the allowable hours at Street 80 Trowbridge Street on July 21, 2025 (6:30 a.m.) and July 28, 2025 (5:29 a.m.); 1643 Cambridge Street on July 21, 2025 (6:30 a.m.); and 1493 [sic] Cambridge Street on August 19, 2025 (4:45 a.m.), all in violation of CMC 8.16.080(e).

Present: Maren Ceja, Operations Supervisor; Sam Evans, Complainant (1493 Cambridge); and Tyler Bubenik, Investigator.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: Investigator Bubenik testified as to the 4 alleged violations – 2 at 80 Trowbridge Street, 2 at 1643 Cambridge Street (the agenda noted 1463 for one of the violations but that was a typographical error). Investigator Bubenik went through the extensive history at the locations and with the hauler. Sam Evans, the resident complainant also testified as to what they heard and explained he was testifying as a first hand witness and also on behalf of the residents of Leonard Avenue.

Although Maren Ceja appeared on behalf of the hauler, they explained they are only responsible for paperwork and for submitting payments and fees. Ceja had no information of the incidents or of any actions being taken to avoid future violations.

Decision: Violation (4 counts), \$300 fine per violation, and \$100 hearing fee for failure to have a proper representative, one with information as to the matters, appear at the hearing, for a total fine of

\$1,300. No waiver of hearings will be accepted from Republic Services on any future matter, and failure to appear at any future hearing will result in hearing fees of \$100 per matter/found violation.

18. Disciplinary Property ownership of 80 Trowbridge Street for allegedly allowing waste collection outside of the allowable hours by Republic Services at Street 80 Trowbridge Street on July 21, 2025 (6:30 a.m.) and on July 28, 2025 (5:29 a.m.), in violation of CMC 8.16.080(e).

Present: Andrew Griswold, Business manager, Cambridge-Ellis School; and Tyler Bubenik, Investigator.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: Investigator Bubenik testified as to the activity, which was not denied by Griswold. Griswold testified as to the issues with the hauler, including their current employee strike. Griswold stated they are aware Republic is using replacement drivers from all over the country and that may be contributing to the violations. Griswold states they have terminated their service agreement with the hauler and hired a new company. The Board considered that it already fined Republic for the violations, the deterrents implemented by the business and the business's termination of the contract.

Decision: No violation.

19. Disciplinary *[continued from July 29, 2025, meeting]* New Mulan Restaurant, Inc., d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, for allegedly failing to install and maintain a grease-digesting bacterial system with a dispensing pump and failing to clean and maintain grease traps so that the wastewater does not exceed the 300 mg/L FOG limits, in violation of M.G.L. c. 138, §§ 12, 23, and 64; M.G.L. c. 140; and Board's Rules 2.3, 2.5, 5.1, 5.3, 13.1, 13.2, and 14.

Present: Zhi Shi; and Investigator Joseph Kelley.

Documents Considered: Hearing notice and documents attached thereto; correspondence received regarding alleged violations; and file.

Summary: *The Board asked Shi to explain why they testified at the 7/29 meeting that two weeks prior to the hearing (meaning on or around 7/15) they had installed a bacterial system and had changed the cleaning to once a week, yet the contract that was provided showed that it started on 8/5 and it was not until mid August that DPW confirmed the proper system had been installed. Shi stated the contract was finalized on August 5 but was implemented as testified in mid July. When asked to produce proof, Shi stated they did not have the receipts of payments (or apparently cancelled checks). The Board noted it did not find Shi's testimony credible and that they were not being truthful. The Board noted DPW confirmed the proper bacterial system has been installed.*

Decision: Violation, 5 days suspension, must reimburse the City for any costs incurred in 2025 for the cleaning of the sewer line due to the excess FOG limits. In addition, the business is mandated to participate in the City's compost program, and have the grease traps cleaned weekly. These will be

added as conditions to the license with which the business must comply unless it obtains an exemption from the Board of License Commissioners. Failure to comply with the conditions may result in the suspension or revocation of the license.

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.

20. Application #1180317 C-Side Bar LLC d/b/a C-Side Bar, All Alcohol Common Victualler License #272930, for a one-day change in opening time to 8:00 a.m. on November 1, 2025, to serve road race guests.

Decision: Granted with the condition that there must be food available for purchase or consumption as of 8:00 a.m., otherwise alcohol cannot be served, delivered or consumed until the regular opening hour.

21. Application #1178919 Natraj Hospitality LLC d/b/a Hampton Inn, Innholder/Lodging House License #10886, to update its manager of record to Lisa O'Neil.

Decision: Granted.

22. Application #1181366 Jeff Scott, Crown Castle Fiber, LLC, for a Special Noise Variance from 9/25/25 - 9/26/25, (alternate dates 10/9/25 - 10/10/25), at 249 Third Street, 12:00 a.m. to 6:00 a.m., for fiber optic cable splicing and testing using trucks. The variance is sought to limit service interruption to local business and residents.

Summary/Decision: No vote; application withdrawn.

23. Board Vote – Consideration of Waiver of Hearing Disciplinary [Continued from August 19, 2025, meeting] Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, admitting to a violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 9-11 Chester Street on July 28, 2025 (6:14 a.m.).

Summary: On August 14, 2025, Matthew Hill, General Manager of Win Waste Innovations of Northern New England, filed a waiver of hearing admitting to the violation as noticed.

Decision: Violation, \$300 fine.

24. Board Vote [Heard July 29, 2025] **Application #1171220** Cambridge Restaurant Partners, LLC d/b/a Ole, 11 Springfield Street, Common Victualler All Alcohol License #11603, to add live entertainment indoors and outdoors.

Summary: The Board discussed the amount of opposition on the application and although the business represented this as a customer request, it barely received any support for the application outside of the hearing and none during the hearing. The Board discussed how one of the neighbors' point, about the Noise Ordinance not being efficient since their property is less than 50 feet away from Ole, to be valid. Although the Board noted that it could also address issues with entertainment through the provisions of G. L. c. 140. The Board discussed how the business did not seem to have a real plan when it came to the live music only the comedy. The issue of the noise on the outdoor area, in addition to the dining noise, is of concern. Regardless, the Board noted that comedy is something that is not typical and should be granted indoor only with some time limitations. As to the entertainment outdoors, the Board did not find it appropriate. With regard to live music inside, since the business had no real plan, and the neighbors were in opposition, the Board did not find it should be considered as an option. If there is a special event, like Cinco de Mayo (the example provided at the hearing), they can apply for a one day license.

Decision: Denied for outdoor request. Denied for live music. Granted for comedy shows during the hours of 5:00 p.m. to 9:00 p.m. for indoors only.

25. Board Vote [*Heard March 25, 2025*] **Disciplinary** JKFoodGroup, LLC d/b/a Little Donkey, 505 Massachusetts Avenue, Common Victualler All Alcohol License #11546, for unapproved changes to the beneficial interest holder of the license and/or failure to complete the process to get changes to beneficial process approved in violation of M. G. L. c. 138, §§ 15A, 23 and 64, and the Board's Rules 2.3, 2.5, 5.5, 5.6 and 14.

Summary: The Board noted the matter was finally resolved and all issues were squared away. Regardless, it was a violation that was very difficult to get squared away due to the licensee's lack of responsiveness or attention to the matter.

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

26. Board Vote [*Heard May 29, 2025*] **Disciplinary** Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584 for alleged failure to comply with License Commission and Department of Public Works' orders, specifically to install and maintain a grease-digesting bacterial system with a dispensing pump and to clean and maintain its grease traps so that the waste water does not exceed the 300 mg/L FOG limits, in violation of G. L. c. 138, §§ 12, 23 and 64, G. L. c. 140, and Board's Rules 2.3, 2.5, 5.1, 5.3, 13.1, 13.2 and 14.

Summary: DPW inspected the system installed, and although the FOG limits were close to the limit, they were under the allowable levels. At the previous hearing there was talk about increasing cleaning of the traps and also participating in the compost program.

Unlike the other similar matter, in this case, the business, specifically these new owners, do not have the extensive history of violations (although they were aware of the past history), they bought the system (albeit the wrong one but DPW testified this was a seller issue not a business trying to circumvent the required system issue), and were responsive and truthful.

Decision: Violation, two (2) days held in abeyance for one (1) year and must reimburse the City for any costs it incurred in 2025 for the cleaning of the sewer line due to the excess FOG limits. In addition, the business is mandated to participate in the City's compost program, and have the grease traps cleaned every other week. These will be added as conditions to the license with which the business must comply unless it obtains an exemption from the Board of License Commissioners. Failure to comply with the conditions may result in the suspension or revocation of the license.

27. Board Vote *[continued from May 29, 2025, meeting]* **Disciplinary** Gustazo-Cuban LLC d/b/a Gustazo Cuban Café, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, for alleged change of corporate name and change of d/b/a without approval, in violation of M.G.L. c. 138, §§ 15A, 64; M.G.L. c. 140, § 9; 204 C.M.R. 2.05(2); and Board Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.5.

Summary: The Board noted the matter was finally resolved and all issues were squared away. Regardless, it was a violation that was very difficult to get squared away due to the licensee's lack of responsiveness or attention to the matter.

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

28. Board Discussion Review of Common Victualler License fee structure. Current structure is \$100 base license fee and \$1 per seat. Right now the \$1 seat is only calculated in terms of indoor capacity. Based on the manner in which outdoor areas are being operated (8 months of the year), it is proposed that the \$1 per seat be inclusive of all of the premises' occupancy.

Summary: Originally patios were for 4 months or less. They were also small in size, limited in operations and time, and we are now seeing business double or triple their capacity and operate these more than half the year so they are no longer "seasonal." It is a matter of covering the City's costs to regulate these businesses and a true reflection of the costs to do so.

Decision: Notice businesses of the intent to increase the license fee, and provide them until September 24, 2025, to submit any comments as to the proposed change. The Board will vote on the proposed fee change on September 25, 2025.

29. Board Discussion Whether to designate a member to vote on behalf of the Board on matters/applications that come in "late" or those which fall in between Board meetings. For example, extensions to Special Noise Variances or short duration Special Noise Variances, or one day license applications.

Summary: This proposal is to avoid scrambling to get one days on an agenda or get votes when matters fall within meetings. Provided there is no issue, designate a member, and if that member is on vacation, a backup member votes. This would have also avoided the issue of an "emergency" meeting due to the Zoom mishap of last month, which was not due to any doing on the part of the Board or the Department.

Decision: Chair to be designated to vote on any matters/applications that come in "late" or those which fall in between Board meetings. For example, extensions to Special Noise Variances or

short duration Special Noise Variances, or one day license applications. If the Chair is unavailable, either of the remaining Commissioners are designated to vote on the matter on behalf of the Board. The Board's decision will be presented to the City Solicitor's Office for confirmation of compliance with the law prior to implementation.

30. Consideration of Statements of Reasons

[Matters heard at January 15, 2025, meeting]

Property ownership of 2235 Massachusetts Avenue, for allowing three violations of CMC 8.16.080(e), loading and unloading outside allowable hours by Casella Waste Systems at its premises on November 23, 2024, at 7:20 a.m., December 7, 2024, at 8:15 a.m., and December 14, 2024, at 8:03 a.m.

Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 9-11 Chester Street on December 16, 2024, at 4:55 a.m.

Decision: Approved as to both.

31. Consideration of Meeting Minutes July 3, 2025, July 29, 2025, and August 19, 2025
(emergency meeting).

Decision: Approved as to all.

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, #32 & 51 and then #36-44, 46, 48-50, 55-56, 59-62, 65-66).

32. Application #1171260 Jason Alves for an all-alcohol and entertainment license at 544 Cambridge Street on 9/28/25 from 12:00 p.m. – 4:00 p.m. for Smoke This Rib Fest, a BBQ event with a beer garden and live music, recorded music and amplification system. Expected attendance – 5000.

Decision: Granted with the conditions that: (1) the area where the alcohol is served, sold and consumed must be enclosed from the public way; and (2) there must be a system implemented identifying of legal drinking age attendees.

33. Application #1175459 Hye Jun Young, KGSA welcome party, for a wine and entertainment license at 142 Memorial Drive, on 9/13/25 with rain date of 9/14/25 from 5:00 p.m. – 10:00 p.m. for a party with recorded music. Expected attendance – 300.

Decision: Granted, applicant must request MIT police details.

34. Application #1176290 Bill Manley, Harvard Square Business Association/Revels Inc., for an entertainment license at 92 Winthrop Street, on 9/20/25 with rain date of 9/21/25 from 3:00 p.m. – 5:00 p.m. for a pre-event gathering with patrons dancing, performers/entertainers dancing, live music, theatrical exhibition/play/moving picture show. Expected attendance – 75.

Decision: Granted with amended hours of 4:30 p.m. – 5:30 p.m., set up may commence at 3:00 p.m., per City permit.

35. Application #1177029 Erik Sarno, Central Square Business Improvement District, for an all alcohol and entertainment license at 65 Sidney Street, on 9/20/25 with rain date of 9/27/25 from set up 10:00 a.m., sound check 3:00 p.m., event 5:00 p.m. – 11:00 p.m. for a night market with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 10,000.

Decision: Granted with amended end time of 10:00 p.m. per City permit and the conditions that: (1) the area where the alcohol is served, sold and consumed must be enclosed from the public way; and (2) there must be a system implemented identifying of legal drinking age attendees.

36. Applications #1177339 & 1181578 Subandha Karmacharya, City Manager's office, for an entertainment and temporary amusement license at 99 Sherman Street, on 9/20/25 with rain date of 9/27/25 from 11:00 a.m. – 3:00 p.m. for a family park event with performers/entertainers dancing, live music, floor show, inflatables and rides. Expected attendance – 3000.

Decision: Granted.

37. Application #1178070 Ulysses Mac Naught Spencer for an entertainment license at 1950 Massachusetts Avenue, on 9/19/25 from 7:00 p.m. – 1:30 a.m. for a performance with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 150.

Decision: Granted.

38. Application #1178608 Kai Beasley, MIT Life on Stage Theater (LOST), for an entertainment license at 48 Massachusetts Avenue, on 10/16 - 10/18/25 from 7:00 p.m. – 10:00 p.m.; (10/16 & 10/17) & 1:00 p.m. – 4:00 p.m. and 7:00 p.m. – 10:00 p.m. on 10/18 for a performance with theatrical exhibition/play/moving picture show. Expected attendance – 100.

Decision: Granted.

39. Application #1178697 Anneliese Amburn, St. Paul Parish, for a malt, wine and entertainment license at 29 Mt. Auburn Street, on 9/27/25 from 6:00 p.m. – 8:00 p.m. for a social gathering with patrons dancing, live music and amplification system. Expected attendance – 100.

Decision: Granted.

40. Application #1178698 Los 3 Reyes Magos Sandwiches for a hawker/peddler license at 26 Oxford Street, on 9/27/25 with rain date of 9/30/25 from 12:00 p.m. – 4:00 p.m. to sell food.

Decision: Granted.

41. Application #1178791 Maurice Haynes, Abundant Life Church, for a temporary amusement license at 1 Montague Street, on 9/21/25 from 8:00 a.m. – 4:00 p.m. for a bounce house and games.

Decision: Granted.

42. Application #1178821 On the Rise d/b/a On the Rise for a special charity wine license at 40 Land Blvd, on 10/9/25 from 6:00 p.m. – 9:00 p.m. for a fundraising event.

Decision: Granted.

43. Application #1178860 Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 9/13/25 with rain date of 10/4/25 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.

44. Application #1178924 Katherine Glaess for an entertainment license at 99 Sherman Street, on 9/21/25 from 12:00 p.m. – 4:00 p.m. for a party with recorded music. Expected attendance – 35.

Decision: Granted.

45. Application #1178925 Area Four Operating LLC d/b/a Area Four, One Kendall Square Complex, for a malt and entertainment license on 10/1/25 with rain date of 10/2/25 from 3:00 p.m. – 6:00 p.m. for a beer garden with live music. Expected attendance – 200.

Decision: Granted with the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

46. Application #1179103 Hilary Zelson, Disabilities Commission, Public Health Department and Cambridge Arts Council, for an entertainment license at 449 Broadway, on 10/4/25 from 9:00 a.m. – 3:00 p.m. for a festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and other. Expected attendance – 175.

Decision: Granted.

47. Application #1179333 Patricia Rooney, Revels Inc., for an entertainment license at 92 Winthrop Street, on 9/20/25 with rain date of 9/21/25 from 3:00 p.m. – 8:00 p.m. for a celebration with patrons dancing, performers/entertainers dancing, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 300.

Decision: Granted with amended hours of 4:00 p.m. – 6:00 p.m. per Park Permit.

48. Application #1179353 The Pionono #1 Puerto Rico food truck for a hawker/peddler license at 26 Oxford Street, on 9/27/25 from 12:00 p.m. – 8:00 p.m. to sell food.

Decision: Granted.

49. Application #1179718 Emily Caulfield, Still Life Studios, for a malt, wine and entertainment license at 187 Mt. Auburn Street, on 9/20/25 from 2:00 p.m. – 5:00 p.m. for a listening party with DJ. Expected attendance – 30.

Decision: Granted.

50. Application #1180854 Trinidad Carney, Experiential Robotics (XRP) for an all-alcohol license at 314 Main Street, on 10/17/25 from 5:00 p.m. (set up) event 6:00 p.m. – 9:30 p.m. for a reception. Expected attendance – 100.

Decision: Granted.

51. Application #1181005 Fr. Vasken Kouzouian, Holy Trinity Church, for a malt, wine and entertainment license at 145 Brattle Street, on 9/14/25 from 12:00 p.m. – 5:00 p.m. for a picnic/fundraiser with patrons dancing, live music and amplification system. Expected attendance – 250.

Decision: Granted with the conditions that: (1) the area where the alcohol is served, sold and consumed must be enclosed from the public way; and (2) there must be a system implemented identifying of legal drinking age attendees.

52. Application #1181050 Landon Coles, Harvard Black Law Students Association, for an entertainment license at 1500 Massachusetts Avenue, on 10/3/25 with rain date of 10/4/25 from 4:00 p.m. – 9:00 p.m. for a cookout with patrons dancing and amplification system. Expected attendance – 50.

Summary: Applicant has not been able to provide the park permit and there is a question as to whether the park is available during the requested time.

Decision: Continue.

53. Application #1181192 Harvard Square Business Association, for an entertainment license at 6 Linden Street, on 9/20/25 from 6:00 p.m. – 10:00 p.m. for a film screening with amplification system. Expected attendance – 60.

Decision: Granted with amended hours of 6:30 p.m. – 9:30 p.m. (may commence set up at 6:00 p.m.) per City permit.

54. Application #1181337 BXP/Boston Beverage Catering, for a malt and wine license at 325 Main Street, on 9/12/25 from 7:00 p.m. – 9:30 p.m. for a Sofar Concert. Expected attendance – 150.

Decision: Granted with the conditions that: (1) the area where the alcohol is served, sold and consumed must be enclosed from the public way; and (2) there must be a system implemented identifying of legal drinking age attendees. A finding is made that the event is not private, and therefore, the catering license uploaded for Boston Beverage Catering, LLC cannot be used to purchase or provide alcohol for the event. The company can cater it, but it must purchase the alcohol under the issued one day license and from a licensed wholesaler.

55. Application #1181422 Cambridge Public Library Foundation for a wine and entertainment license at 449 Broadway, on 9/12/25 from 5:00 p.m. – 8:30 p.m. for a celebration with live music. Expected attendance – 110.

Decision: Granted.

56. Application #1181496 Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 10/4/25 with rain date of 11/1/25 from 6:30 p.m. – 12:00 midnight for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.

Decision: Granted.

57. Application #1181507 Paul Clark for a malt and entertainment license at 64 Sidney Street, on 10/5/25 with rain date of 10/12/25 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music, live music and amplification system. Expected attendance – 2400.

Decision: Granted with the conditions that the: (1) sale, service, delivery, and consumption of alcohol cannot commence until 10:00 a.m.; and (2) area where the alcohol is served, sold, and consumed must be enclosed from the public way.

58. Application #1181575 Pentecostal Tabernacle for an entertainment license at 70 Magazine Street, on 9/14/25 from 10:00 a.m. – 2:30 p.m. for a back-to-school event with patrons dancing and DJ. Expected attendance – 250.

Decision: Granted with amended start time of 11:00 a.m. per Park Permit (may continue until 3:00 p.m.).

59. Application #1181681 Harvard Square Business Association d/b/a Thai Market (by Nathika events), for a hawker/peddler license at Brattle Street (Lower), on 9/14/25 from 12:00 p.m. – 6:00 p.m. to sell Thai cuisine, handmade arts and crafts.

Decision: Granted.

60. Application #1181717 Parth Khandelwal, Vedic Vision Forum (MIT Student Group), for an entertainment license at 48 Massachusetts Avenue, on 9/13/25 from 4:00 p.m. – 10:00 p.m. for a discourse & concert with live music and amplification system. Expected attendance – 399.

Decision: Granted.

61. Application #1181718 Parth Khandelwal, Vedic Vision Forum (MIT Student Group), for an entertainment license at 48 Massachusetts Avenue, on 9/12/25 from 4:00 p.m. – 10:00 p.m. for a discourse & concert with performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 399.

Decision: Granted.

62. Application #1182043 Joshua Croom, Cambridge Redevelopment Authority, for an entertainment license at 1175 Cambridge Street, on 9/20-9/21/25 from 12:00 p.m. – 6:00 p.m. for a Cambridge open studio common venue with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 300.

Decision: Granted.

63. Application #1182046 Joshua Croom, Cambridge Redevelopment Authority for a hawker/peddler license (4 vendors) at 1175 Cambridge Street, on 9/20-9/21/25 from 12:00 p.m. – 6:00 p.m. to sell food and crafts.

Decision: Granted, pending the list of vendors; if the list is not provided by September 15, 2025, the application will be denied.

64. Application #1182238 Isaac Kiniti, Chocolate City, for an entertainment license at 84 Massachusetts Avenue, on 9/12/25 from 6:00 p.m. – 1:00 a.m. for a party with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 500.

Decision: Granted with amended start time of 9:00 p.m. and requirement that MIT police details are requested, per the event registration form.

65. Application #1182301 French Express LLC d/b/a Café Batifol for an entertainment license at 291 Third Street, on 9/20/25 from 5:00 p.m. – 11:00 p.m. for a wedding with patrons dancing, DJ and amplification system. Expected attendance – 100.

Decision: Granted.

66. Application #1182395 Harvard Square Business Association for an entertainment license at Brattle plaza, Brattle Street from Eliot to Church, on 9/14/25 with rain date of 9/21/25 from 9:00 a.m. set up – 6:00 p.m. (event runs 12:00 p.m. – 6:00 p.m.) for a Thai festival with patrons dancing, performers/entertainers dancing, recorded music, live music, amplification system, theatrical exhibition/play/moving picture show and floor show. Expected attendance – 500.

Decision: Granted.

Matters Considered – Not Previously Posted on 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.

67. Application #1181843 Betty Descilien for an all alcohol and entertainment (DJ and live music) license on 9/27/25 from 6:30 p.m. – 11:30 p.m. at St. Evangelist Church, 2254 Massachusetts Avenue, for a 55 years' anniversary party. Expected attendance – 150.

Decision: Granted.

68. Application #1181289 Aleksandar Vlajkovic for a wine, malt and entertainment (dancing, live and amplified music) license on 9/20/25 from 12:00 p.m. – 11:00 p.m. & 9/21/25 from 11:00 a.m. – 3:00 p.m. at St. Sava Cathedral, 41 Alewife Brook Parkway, for a Serbian festival. Expected attendance – 1000.

Decision: Granted with the conditions that the: (1) there must be a system implemented identifying of legal drinking age attendees; and (2) area where the alcohol is served, sold, and consumed must be enclosed from the public way.

69. Application #1181279 Andrew Bressen for an entertainment (DJ, amplified music and dancing) license on 9/14/25 from 7:00 p.m. – 11:15 p.m. at Cambridge Masonic Hall, 1950 Massachusetts Avenue, for a Social Dance Party. Expected attendance – 100.

Decision: Granted.

70. Application #1182582 Claire Burke for a wine and malt license on 10/10/25 from 6:00 p.m. - 9:00 p.m. at Christ Church Cambridge, 0 Garden Street, for a Rehearsal dinner. Expected attendance – 30.

Decision: Granted with the condition that there must be a system implemented identifying of legal drinking age attendees.

71. Application #1182979 Cheryl Maynard, Kingdom Center, for an entertainment (dancing and live and recorded music) license on 9/21/25 from 11:30 a.m. – 3:30 p.m. at 211 Columbia Street for a Block Party. Expected attendance – 150.

Decision: Granted.

72. Application #1182924 Nohemi Rodriguez, Casa Bikes @ AMPED!, for a wine, malt and entertainment (DJ, amplified music and dancing) license on 9/19/25 from 5:00 p.m. – 11:00 p.m. at 181 Morgan Avenue for a Grand Opening Party. Expected attendance – 150.

Decision: Granted with the amendment that the start time is 7:00 p.m. per permission letter, and with the conditions that: (1) alcohol must be sold - cannot provide alcohol free of charge/give away alcohol; and (2) must implement a system identifying of legal drinking age attendees.

73. Application #1183156 Valentina Carvajal Sabaleta, Latin American Business Club, for a wine, malt and entertainment (music and dancing) license on 9/20/25 from 11:00 a.m. – 5:30 p.m. at MIT-Walker Lawn, 142 Memorial Drive, for a Chile Independence Day celebration. Expected attendance – 200.

Decision: Granted with the conditions that the: (1) there must be a system implemented identifying of legal drinking age attendees; and (2) area where the alcohol is served, sold, and consumed must be enclosed from the public way.

74. Application #1183141 Anara Frank, MetaMovements, for an entertainment (dancing and DJ) license on 9/14/25 from 3:00 p.m. – 6:00 p.m. at Cambridge Common, for a salsa lesson and dance party. Expected attendance – 150.


Decision: Granted with amended start time of 4:00 p.m. per Park Permit (may continue until 7:00 p.m.).

By the Board of License Commissioners

Minutes Approved: September 25, 2025

Minutes Posted: September 25, 2025


Nicole Murati Ferrer, Chair


Thomas Cahill, Jr., Fire Chief


Christine Elow, Police Commissioner