



CAMBRIDGE LICENSE COMMISSION

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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, September 25, 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 (present); and Thomas Cahill, Jr. (absent).

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

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

Public Testimony Matters

1. Disciplinary 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.

Present: Attorney William "Bill" Kelley; Thomas Brush; Robert Brush; Christopher Ames; David Porter; Investigator Joseph Kelley; and Investigator Tyler Bubenik.

Documents Considered: Hearing notice and any documents attached thereto; videos; documents produced by licensee; and file.

Summary: On the evening from March 27 to 28, 2025, a male and female patron were each served several drinks over a period of a little more than two hours at Felipe's. The male patron was served eight drinks but consumed nine full drinks and one partial drink over the course of this period and the female patron was served eight drinks and consumed five full drinks and one partial drink. Six of these drinks were served by Bartender A. Bartender B served an additional two drinks, which they served within sixteen minutes of each other. Most of the drinks were shots of tequila.

The patrons began to argue inside of the establishment, with the female patron being visibly upset. When they were told to leave the establishment, the female patron was unsteady on her feet. Outside, the patrons caused such a commotion that a passerby flagged down the police on patrol in the area. The police officer responded, only had interactions with the female and observed them to be visibly intoxicated.

On the evening from April 1 to 2, 2025, only three days after the March incident, a group of four female patrons drank at Felipe's. One female patron was served seven drinks between 9:36 p.m. and 12:10 a.m. Most of the drinks were shots of tequila. The patron became unconscious at the table she was sitting at, and one of her friends was propping her up, while others in the group were

photographing her and attempting to pour a drink into her mouth. She was unresponsive to verbal or physical stimuli. Rob Brush, the manager of Felipe's, called an ambulance and the patron was escorted to the hospital.

Felipe's has since hired a second floor manager. The manager also speaks with all staff and the beginning of shifts to remind them not to overserve. There was no discipline issued to the bartenders who served the patrons, other than a "write up."

Decision: Under advisement.

2. Application #1180521 MIPSTERZ, Inc. d/b/a Minara, 361 Huron Avenue, for a New Common Victualler License with proposed hours of 8:00 a.m. to 9:00 p.m. Sunday, 5:00 p.m. to 11:00 p.m. Monday through Friday, and 8:00 a.m. to 11:00 p.m. Saturday and seating for 27 and an occupancy of 49. Abbas Rattani as Manager of a premises described as: 2,400 sq. ft. open community space for programming, and seating for work areas. There is one main entrance and exit. There is a basement with no public access. Also applying for an Entertainment License to include: Live music without amplification; DJ; Readings of poetry and other works; 1 TV; and 1 stage for live performance.

Present: Abbas Rattani.

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

Summary: Minara will provide community programming and is a nonprofit arts organization that focuses on marginalized communities. Their activities will consist of talks, workshops, book clubs, and art programs, with a focus on evening activities. It aims to be an intellectual and cultural space and will offer coffee, tea, and small bites for sale.

Decision: Granted.

3. Application #1171034 Wilde Wulf Group, LLC d/b/a Food & Drinks, 92 Hampshire Street, for a new Common Victualler All Alcohol License with seating for 69 inside, a maximum inside occupancy of 101, and 16 outside patio seats on public property. The proposed hours are: food - 7:00 a.m. – 9:00 p.m. Sunday-Wednesday, and 7:00 a.m. – 12:00 a.m. Thursday-Saturday; alcohol - 10:00 a.m. – 11:00 p.m. Sunday, 8:00 a.m. – 11:00 p.m. Monday-Wednesday, 8:00 a.m. – 12:00 a.m. Thursday-Saturday; entertainment, 7:00 a.m. – 12:00 a.m. all days; and outdoor hours 8:00 a.m. – 9:00 p.m. all days. Matthew Delisle as proposed Manager of Record of a premises described as: approximately 1,942 square feet of first floor commercial space and a portion of the basement area consisting of approximately 2,032 square feet of storage/food prep area. One main floor with three entrances/exits, bar, multiple bathrooms, small kitchen area, and seating around the outside perimeter of the building; Hampshire Street and Windsor Street. Entertainment devices include speakers and one TV.

Present: Matthew Delisle. Jason Alves, East Cambridge Business Association.

Documents Considered: Application and documents attached thereto.

Summary: It was noted for the record the location previously held a liquor license, and that after the posting of the agenda, the applicant changed the d/b/a to Little Juniper. It will be a food-focused, chef-driven main menu at dinner and more of a “third space” coffee shop during the day to work and hang out with light food and drinks. They will close around 9:00 p.m. each evening. The request for the patio was withdrawn while they figure it out, may request in the future.

Matthew Delisle has experience in the food and beverage industry. They have been a Manager of Record at a restaurant in a pasta shop in Charlestown that they own, and they never had a disciplinary issue related to their alcohol license. Delisle has TIPS certification as proof of training in the safe service and sale of alcohol.

Jason Alves of the East Cambridge Business Association spoke in support of this application and stated that this business would be a better use of the space.

Decision: Granted with the amendment of the removal patio from premises description.

4. Application #1178892 Yamiba, LLC d/b/a Ferro’s Market, 336 Rindge Avenue, to transfer the Washwell, LLC’s Wine & Malt Package Store License (#161788) held at the same location. Vishal Patel as proposed Manager of Record of a premises described as: Existing Retail Space on first floor (Approx. 5,000 sq. Ft.) and Basement (Approx. 4,000 sq. Ft.) with 1 entrance and 1 exit, storage in backroom. Proposed operating hours are 10:00 a.m. – 11:00 p.m. Sunday, and 8:00 a.m. – 11:00 p.m. Monday-Saturday.

Present: Vishal Patel.

Documents Considered: Application and documents attached thereto.

Summary: Upon transfer of this license, Ferro’s Market will remain the same business concept as it has been, selling beer and wine. Vishal Patel has been a Manager of Record before, and they never had a disciplinary issue related to their alcohol license. They have TIPS certification as proof of training in the safe service and sale of alcohol.

Decision: Granted.

5. Application #1180600 Chef Tan Kendall, LLC d/b/a Goog Palace and Bar, 11 Broad Canal Way, for a new Common Victualer All Alcohol License with seating for 142 and a total occupancy of 170 and proposed hours of 11:30 a.m. to 9:30 p.m. Sunday through Thursday and 11:30 a.m. to 10:30 p.m. Friday and Saturday. Zhichao Chang as proposed Manager of Record of a premises described as: Restaurant located on ground floor consisting of approximately 6,530 sq. ft. with two dining rooms and two private dining areas. Applicant is also applying for an Entertainment License for 6 TV’s.

Present: Attorney James Rafferty; and Zhichao Chang. Jason Alves, ECBA (support).

Documents Considered: Application and documents attached thereto.

Summary: It was noted for the record the location previously held a liquor license. Goog Palace and Bar will be a full-service restaurant serving authentic high-level Chinese with cuisines from several different Chinese provinces. They have restaurants in Chinatown and want to bring all of the types of cuisine to this location.

Zhichao Chang has been a Manager of Record before, and they never had a disciplinary issue related to their alcohol license. They have TIPS certification as proof of training in the safe service and sale of alcohol.

Jason Alves of ECBA spoke in support of this application.

Decision: Granted.

6. Application #1180674 Gato Exotico, LLC d/b/a Gato Exotico, 100 Cambridgeside Place, for a new Common Victualler All Alcohol License with seating for 128 inside, an inside occupancy of 136 and 13 patio seats on private property. Proposed hours of operation: food – 10:00 a.m. – 11:00 p.m. Sunday, 11:00 a.m. – 11:00 p.m. Monday-Wednesday, 11:00 a.m. – 1:00 a.m. Thursday-Saturday; alcohol – 11:00 a.m. – 11:00 p.m. Sunday-Wednesday, 11:00 a.m. – 1:00 a.m. Wednesday-Saturday; entertainment – 10:00 a.m. – 11:00 p.m. Sunday-Wednesday, 11:00 a.m. – 1:00 a.m. Thursday-Saturday; and outdoor area 11:00 a.m. – 10:00 p.m. all days. Matthew Patrick Tetrault as proposed Manager of Record of a premises described as: Total approximate square footage of 4,500 (including mezzanine). The premises include one main dining room, two bathrooms with one janitorial closet, one kitchen, one walk-in cooler, one walk-in freezer, one private dining room, one mezzanine, one office located on the mezzanine, two crawl spaces above the coolers with door access. No basement. There is one entrance located at the east side of the premises with access to the Cambridgeside Mall interior promenade, one exterior entrance located on the south side with exit to Cambridgeside Place, and two emergency exits on the west wall leading to an interior maintenance corridor within the Cambridgeside Mall. Along the south wall, there is a series of six operable NanaWalls that open fully to the patio, allowing the dining room to expand into the outdoor seating area.

Present: Jason Doo; and Peter DeVito. Jason Alves, ECBA.

Documents Considered: Application and documents attached thereto.

Summary: It was noted for the record the location previously held a liquor license. This restaurant will be a throwback to 1990s-style immersive dining experiences similar to the Rainforest Café. It will be a full-service American restaurant with little takeout and more emphasis on food over alcohol due to its location.

The Board cautioned the applicant that their lease is unredacted and will the Board has no problem with it but that the Alcoholic Beverages Control Commission may.

Matthew Tetrault has extensive experience in the food and beverage industry, and with this ownership. They have not been a Manager of Record before. They have TIPS certification as proof of training in the safe service and sale of alcohol.

Jason Alves of the ECBA spoke in support of the application, and was happy that a local business would be opening in the mall.

Decision: Granted.

7. Application #1181774 Ripple Café Cambridge, LLC d/b/a Ripple Café, 314 Main Street, Common Victualler License #235860, to add All Alcoholic Beverages to their Common Victualler with seating inside for 34, an inside occupancy of 84 and 47 patio seats on private property. Their current hours are 7:00 a.m. to 9:00 p.m. all days. Gaelle Ducheine as proposed Manager of Record of a premises described as: 2,874 sq. ft. of upstairs dining area and downstairs kitchen space in the basement. 718 square foot patio on private property.

Present: Attorney Anthony Galluccio; and Gaelle Ducheine. Jason Alves, ECBA and MIT Retail Advisory Committee.

Documents Considered: Application and documents attached thereto.

Summary: Ripple Café has been open for two years and is a popular spot in Kendall Square. They are seeking to add alcohol to their offerings. They have support from their landlord to move forward. Their alcohol sales will take place between 10:00 a.m. and 9:00 p.m., although they do not have plans to serve prior to 11:30 a.m. except for weekend brunch, yet they sought the flexibility of a 10:00 a.m. opening.

Gaelle Ducheine will be supplying a copy of their birth certificate as proof of citizenship. Their passport had expired. They will also update the premises description on the application to match their lease. Ducheine has extensive experience in the food and beverage industry. They have not been a Manager of Record before. They are in the process of obtaining their TIPS certification and learning the laws of the Commonwealth and Cambridge as they relate to the sale and service of alcohol.

The capacity being sought is 36 for the patio, which is less than the current licensed capacity 47, and for inside no longer seeking the 50 standing capacity.

Jason Alves of the ECBA spoke in support. They sit on the MIT Retail Advisory Committee and acknowledge that Ripple Café has been a great operator and they are excited to see this expansion.

Decision: Granted with alcohol operating hours of 10:00 a.m. – 9:00 p.m.

8. Application #1182481 Zachary Viegas, Turner Construction, for a Special Noise Variance at 290 Binney from 10/6/25 – 12/1/26 (three weekends), no alternate dates, Fridays 6:00 p.m. to 11:00 p.m.,

Saturdays and Sundays 7:00 a.m. to 9:00 a.m., and 6:00 p.m. to 11:00 p.m., for the dismantle of the material hoist. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work. This is an extension of SNV #1173312.

Present: Zachary “Zach” Viegas; and Investigator Joseph Kelley.

Documents Considered: Application and documents attached thereto; and previous variances.

Summary: This is for 6:00 p.m. – 11:00 p.m. Friday – Sunday and 7:00 a.m. – 9:00 a.m. Saturday & Sunday and for three weekends only. It is the third extension of this variance and it is expected to be the last extension. They are in the process of taking down material hoists, which is a continuous process.

Decision: Granted with the condition that need a Sunday Work Permit, and that 24 hours prior to using must notify the License Commission by emailing noise@cambridgema.gov, and once the variance is used for a total of three weekends, the grant is void and the variance is moot.

9. Application #1182473 Zachary Viegas, Turner Construction, for a Special Noise Variance from 9/25/25 – 12/8/25 (no alternate dates), at 290 Binney Street, 7:00 p.m. to 5:00 a.m. on weekdays and 7:00 a.m. to 9:00 a.m. on Saturday and Sundays, for bringing utility service into the building through the newly constructed slurry wall. The variance is sought in the interest to complete the work with minimal interruption to the traffic patterns of the area and ensure public safety. This is an extension of SNV #1171455.

Present: Zachary “Zach” Viegas; and Investigator Joseph Kelley.

Documents Considered: Application and documents attached thereto; and previous variances.

Summary: This is the third extension of the variance, but it has only been used sporadically. Where the work is located, alongside the West Service Road, and due to its vicinity to a daycare center and Biogen, they are limited to third shift work. They will likely need another extension and anticipate work to be completed in spring of 2026.

Decision: Granted with the conditions that: a Sunday work permit is required; and variance cannot be exercised on the day or eve of any legal or City observed holiday.

10. Application #1183349 Michael Rentschler, United Civil Inc., for a Special Noise Variance from 10/4/25-1/5/25, (alternative dates 10/12/25 to 1/12/25) Sunday through Friday, at Memorial Drive, Vassar Street to Ames Street, 8:00 p.m. to 5:00 a.m., for cutting of pavement, controlled excavation, setting of precast manhole structures, conduit installation, concrete placement for duct bank, and backfilling operations. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

Present: Jonny William; Charles Eck; Investigator Joseph Kelley. Sarah Gallop, Director of Government & Community Relations, MIT; Brian Chiamonte, Hyatt Regency.

Documents Considered: Application and documents attached thereto; and correspondence received from City departments regarding the application.

Summary: This variance request is for night work along Memorial Drive between Ames Street and Vassar Street as part of the Greater Cambridge Energy Program. Initially they wanted to perform the work during the day but the Department of Conservation & Recreation (“DCR”) and the Department of Transportation (“DOT”) indicated that a traffic analysis would need to be conducted first. Because of that, they have applied to perform the work at night, which does not require a traffic analysis. While a traffic analysis is in progress, it will not be complete until mid-November. The applicant could not confirm that DCR required the work to be performed at night.

Cambridge’s Department of Public Works and Department of Transportation oppose this application as they believe the process was rushed.

Sarah Gallop, Director of Government & Community Relations at MIT stated that they want to see this project go forward but expressed concerns for night work. They have approximately 3,400 students that live on this segment of the project. MIT would like to see the traffic analysis completed to see if the work could be done during the day.

Brian Chiamonte, on behalf of the Hyatt Regency, expressed concerns with night work because many of their guest rooms directly face this segment of Memorial Drive.

The Board indicated that absent a mandate from DCR to have the work be performed at night, there was no indication that the work had to be performed at night. The Board informed the applicant they should continue to go through the process with DCR regarding the traffic analysis and that if based on that there is a need for a variance, then they could reapply.

Decision: Denied.

11. Application #1182141 Darragh Lawlor, Suffolk Construction, for a Special Noise Variance from 10/1/25-1/1/25 (alternate dates 10/2/25-1/2/25) at 320 Third Street, 6:00 p.m. to 9:00 p.m., Monday through Friday, for deliveries of elevators, curtainwall materials, MEP equipment, and other construction related items using delivery trucks and cranes. The variance is sought to reduce impacts on neighborhood traffic during peak hours and to ensure public safety.

Present: Darragh Lawlor; and Investigator Joseph Kelley.

Documents Considered: Application and documents attached thereto; and previous variances.

Summary: This seeks to extend a prior variance, #1167330. Due to the sheer number of projects going on, between the Greater Cambridge Energy Project and other private construction projects, this night work will help to reduce impacts and allows them to coordinate with the other projects in the area.

Decision: Granted for the delivery of materials only, no construction allowed during the variance hours, and with the condition that the variance cannot be exercised on the day or eve of any legal or City observed holiday.

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.

12. Application #1181056 Brent McDonald, Whole Foods Market, for a Special Noise Variance from 11/1/25 – 1/2/26 (No Alternate specified), at 200 Alewife Brook Pkwy., at all hours on an as needed basis, to operate two refrigerated trailers in the rear loading dock to accommodate additional product storage during the holiday season. The variance is sought as the existing indoor storage is insufficient to meet customer demand during the holidays.

Documents Considered: Application and documents attached thereto; file and previous variances granted; and correspondence received regarding the application.

Summary: The Board acknowledged correspondence received in opposition to this application, but explained that Whole Foods Market submits this application every year and it is in the public need to ensure sufficient food supplies for the holiday season.

Decision: Granted.

13. Application #1184146 Michael Biddle, Consigli Construction Co., for a Special Noise Variance from 9/29/25 – 9/30/25 (Alt. 10/6/25 – 10/7/25), at 76 Brattle Street, from 10:00 p.m. until 7:00 a.m. the following morning to perform a new water service tie-in using an excavator, compactor, generator, lighting and saw cutter. The variance is sought in the interest of minimizing impacts from necessary service interruptions.

Decision: Granted.

14. Consideration of Statements of Reasons

Note: *Since the agenda did not identify the findings of the Statement of Reasons, the Board noted for the record what the findings were. These are listed as the "summary" after each listed matter for which a Statement of Reasons was issued.*

[Matters voted on September 11, 2025]

Mt. Auburn Memorial Post #8818/VFW Of USA, d/b/a VFW Post #8818, 688 Huron Avenue, All Alcohol License #11701, for 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. **Summary:** Violation, warning.

Casella Waste Services, Solid Waste Hauler Permit #14070, for three 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). **Summary:** Eight violations, \$300 fine per violation, and \$100 hearing fee for failure to appear for a total fine of \$2,500.

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.). **Summary:** No violation.

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). **Summary:** No violation.

Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for 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:** Violation, \$300 fine.

Boardman & Company for 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). **Summary:** Violation, \$300 fine.

Republic Services, Disposal/Solid Waste Hauler License #14078, for 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 Cambridge Street on August 19, 2025 (4:45 a.m.), all in violation of CMC 8.16.080(E). **Summary:** Four violations, \$300 fine per violation, and \$100 hearing fee for failure to appear for a total fine of \$1,300.

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). **Summary:** No violation.

New Mulan Restaurant, Inc., d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, for 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. **Summary:** Violation, five (5) day suspension. Mulan ordered to reimburse the City for any costs incurred in 2025 for the cleaning of the sewer line due to the excess FOG limits. Conditions added to the license: Mulan must participate in the City's compost program; and Mulan must have the grease traps cleaned weekly. Failure to comply with the conditions may result in the suspension or revocation of the license. The only entity that may provide exemptions to the conditions is the Board.

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

Hot Pot Boston 1, LLC d/b/a Happy Lamb Hot Pot, 485 Massachusetts Avenue, Common Victualler All Alcohol License #11584 for 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:** Violation, two (2) days suspension 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. Conditions added to the license: licensee is mandated to participate in the City's compost program; and must have the grease traps cleaned every other week. Failure to comply with the conditions may result in the suspension or revocation of the license. Only entity that can provide exemption to the conditions is the Board.

Gustazo-Cuban LLC d/b/a Gustazo Cuban Café, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, for 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's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.5. **Summary:** Violation, one (1) day suspension to be held in abeyance for one (1) year.

Decision: Approved as to all.

15. Consideration of Meeting Minutes September 19, 2025.

Decision: Approved.

One Day License Applications

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

Note: All applications were considered independently. Some applications were voted upon as a group in one roll call vote (specifically: 16, 18, 21, 23, 29, 33, 36, 38, 41; 19 & 20; 22, 39 & 42; 27, 30-32; and 34 & 40).

16. 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.

Decision: Granted.

17. Application #1181531 MIT Mocha Moves Dance Squad for an entertainment license at 142 Memorial Drive, on 11/7/25 from 6:00 p.m. – 11:59 p.m. for a dance competition and showcase with performers/entertainers dancing, recorded music, DJ, amplification system, floor & light show and dynamic audio/visual show live/recorded. Expected attendance – 800.

Decision: Granted with amended hours of 7:00 p.m. – 11:00 p.m. per MIT approval form.

18. Application #1181791 HYP, LLC d/b/a Pagu, 310 Massachusetts Avenue, Common Victualler All Alcohol license #11579, for an entertainment license on 10/11/25 from 4:30 p.m. – 10:30 p.m. for a wedding with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 70.

Decision: Granted.

19. Application #1181971 The Multicultural Arts Center, The JAR, for a wine license at 41 Second Street, on 11/10/25 from 3:00 p.m. – 10:00 p.m. for a concert. Expected attendance – 150.

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

20. Application #1181974 The Multicultural Arts Center, The JAR, for a malt and wine license at 41 Second Street, on 10/30/25 from 5:00 p.m. – 11:00 p.m. for a stand-up comedy show. Expected attendance – 150.

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

21. Application #1182213 Harvard Square Business Association for an entertainment license at 3 Brattle Street, on 10/12/25 with rain date of 10/13/25 from 6:00 a.m. – 10:00 p.m. (event 11:00 a.m. – 6:00 p.m.) for a festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and floor show. Expected attendance – 499.

Decision: Granted.

22. Application #1182541 El Jefe's Taqueria, Harvard Square Business Association, for a malt and wine license at 14 Brattle Street, on 10/12/25 with rain date of 10/19/25 from 11:00 a.m. – 6:00 p.m. for a festival. Expected attendance – 1000.

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.

23. Application #1182375 Jenny Effron, Pain Park neighbors, for an entertainment license at 22 St. Mary Road, on 9/28/25 with rain date of 10/5/25 from 3:00 p.m. – 6:00 p.m. for a block party and potluck with live music. Expected attendance – 47.

Decision: Granted.

24. Application #1182527 Imam Bilal-Firmin, Black Biz Dev, Inc., for an all-alcohol license at 101 Rogers Street, on 9/27/25 from 5:00 p.m. – 11:00 p.m. for an awards ceremony/networking event. Expected attendance – 200.

Decision: Granted with amended start time of 6:00 p.m. per permission letter.

25. Application #1182832 Samuel Galler, MIT Tango Club, for an entertainment license at 84 Massachusetts Avenue, on 10/16/25 with rain date of 10/31/25 from 6:30 p.m. – 11:30 p.m. for a tango dance social event with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 200.

Decision: Granted with amended hours of 7:00 p.m. – 11:00 p.m. per MIT event registration form.

26. Application #1183000 Michelle Jean-Louis, Harvard Caribbean Club, for an entertainment license at 59 Shepard Street, on 9/27/25 from 9:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, DJ, amplification system and light show. Expected attendance – 300.

Decision: Granted, Harvard police detail to be requested.

27. Application #1183035 Saint Anthony Parish, Imperio das Crianças (Children's Brotherhood), for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 10/4/25 from 6:00 p.m. – 12:00 a.m. for a fundraiser with patrons dancing, DJ, and amplification system. Expected attendance – 300.

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

28. Application #1183197 Anna Frankfurt, Meta, for a one-day temporary amusement license at 71 Rogers Street, on 10/1/25 from 1:00 p.m. – 3:00 p.m. for a bounce house. Expected attendance – 76.

Decision: Granted, pending submission of Park Permit and subject to any conditions and modifications therein.

29. Application #1183367 Great Meadows Morris and Sword (d/b/a DART) for a malt, wine and entertainment license at 1950 Massachusetts Avenue, on 10/31/25 & 11/1/25 from 6:00 p.m. – 11:00 p.m. and 5:00 p.m. – 11:00 p.m. for a dance, dinner and award presentation with patrons dancing, performers/entertainers dancing and live music. Expected attendance – 200.

Decision: Granted.

30. Application #1183495 Harvard Museums of Science & Culture for a malt and wine license at 26 Oxford Street, on 9/25/25 from 5:00 p.m. – 9:00 p.m. for an open house. Expected attendance – 350.

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

31. Application #1183496 Diana Munn, Harvard Museums of Science & Culture, for a malt and wine license at 26 Oxford Street, on 10/23/25 from 5:00 p.m. – 9:00 p.m. for an open house. Expected attendance – 350.

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

32. Application #1183675 Brotherhood of St. John/Imperio de Sao Joao for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 10/25/25 from 6:00 p.m. – 12:00 midnight for a dinner/dance with patrons dancing, performers/entertainers dancing, recorded music, DJ, amplification and light show. Expected attendance – 250.

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

33. Application #1183780 Robert Scuzzarella, Industry Lab, for an entertainment license at 1280 Cambridge Street, on 9/27/25 with rain date of 9/28/25 from 1:00 p.m. – 5:00 p.m. for a concert with live music and amplification system. Expected attendance – 50.

Decision: Granted.

34. Application #1183795 Claire Sadar, Knight Science Journalism Program at MIT, for a malt and wine license at 101 Rogers Street, on 10/9/25 from 4:45 p.m. – 8:00 p.m. for a panel discussion and reception. Expected attendance – 50.

Summary: Application is missing confirmation that the university is allowing the use of the space.

Decision: Chair designated to vote on the application once it is completed, but no later than October 8, 2025.

35. Application #1183831 Vericel Corporation for a malt license at 64 Sidney Street, on 10/1/25 with rain date of 10/11/25 from 2:30 p.m. – 5:00 p.m. for a corporate event. Expected attendance – 140.

Summary: Application is incomplete – no approval letter from owner of the premises.

Decision: Continue to October 9 agenda.

36. Application #1183872 East Cambridge Business Association for a hawker/peddler license for (21 vendors) at 544 Cambridge Street, on 9/28/25 from 12:00 p.m. – 4:00 p.m. to sell food, t-shirts and other clothing items.

Decision: Granted.

37. Application #1183875 The English Major, LLC d/b/a The Sea Hag Restaurant, 49 Mt. Auburn Street, Common Victualler All Alcohol License #221527, for an all alcohol and entertainment license, on Bow Street on 9/27, 10/10 & 10/18/25 12:00 p.m. - 6:00 p.m. & 4:00 p.m. – 10:00 p.m. (10/10) for The Sea Hag Whale of a Tailgate Series with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.

Decision: Denied as requested. Granted for malt and wine only, and with the conditions that: (1) area where the alcohol is served, sold and consumed must be enclosed from the public way; (2) must implement a system identifying of legal drinking age attendees; and (3) cannot have the alcohol sold or served on Bow Street comingle with the alcohol of inside the premises (cannot bring alcohol from the outside to the inside and vice versa).

38. Application #1183881 Sarah Dufays, MIT Latin Dance Club, for an entertainment license at 84 Massachusetts Avenue, on 9/26/25 with rain date of 10/3/25 from 4:00 p.m. – 7:00 p.m. for a Bachata & Salsa Latin dance social with patrons dancing, recorded music and amplification system. Expected attendance – 50.

Decision: Granted.

39. Application #1183908 Rhea Tibrewala, Lowell House Committee, for a malt, wine and entertainment license at 10 Holyoke Place, on 10/3/25 from 10:00 p.m. – 2:00 a.m. for a house formal

with patrons dancing, recorded music, DJ, amplification system, light show and dynamic audio/visual show live/recorded. Expected attendance – 700.

Decision: Granted with the conditions that: must implement a system identifying of legal drinking age attendees; and (2) the outdoor area where the alcohol is served, sold and consumed must be enclosed from the public way. Applicant to request Harvard police details.

40. Application #1184190 Gitanjali Rao, South Asian Association of Students, for an entertainment license at 142 Memorial Drive, on 10/4/25 from 6:00 p.m. – 11:00 p.m. for a cultural event with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 250.

Summary: Application is missing confirmation that the university is allowing the use of the space.

Decision: Chair designated to vote on the application once it is completed, but no later than October 3, 2025.

41. Application #1184223 Christie Lucagbo for a malt and wine license at 101 Rogers Street, on 10/10/25 from 6:00 p.m. – 10:00 p.m. for a class dinner. Expected attendance – 98.

Decision: Granted.

42. Application #1183117 Boston Beverage Catering, Boston Properties (Bxp), for a malt and wine license at 325 Main Street, on 10/12/25 from 5:30 p.m. – 7:30 p.m. for a movie night. Expected attendance – 150.

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

43. Application #1181530 Latane Bullock for an entertainment license at 1556 Cambridge Street, on 10/4/25 with rain date of 10/11/25 from 12:00 p.m. – 10:00 p.m. for a live music event with performers/entertainers dancing, DJ and amplification system. Expected attendance – 100.

Summary/Decision: This application was withdrawn by the applicant as it is a private event in a private home.

Additional 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.

44. Board Discussion *[Continued from September 11, 2025 Meeting]* 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.

Documents Considered: Written communications from businesses on the issue.

Summary: The Board noted it received some correspondence on the issue with mixed opinions and input. There are a total of +/-529 businesses that could be subject to this fee change if they have or ever seek outdoor seating. Of those businesses, only 240 have outdoor seating areas. The Board received 19 written responses and 1 verbal response: 4 from places that do not have any outdoor seating and have no interest in obtaining it; 1 without an opinion one way or the other; 5 in agreement of the change; and 6 in opposition (one from an owner of three businesses) of the change. The Board also received input from 3 associations not businesses – Cambridge Chamber of Commerce, Kendall Square Association, and East Cambridge Business Association.

The Board discussed the challenges being faced by the businesses, and noted they are not unique or unknown to anyone, financial challenges are being felt by businesses and persons alike. It was also noted how the fees have not been raised since 2017, or ever if you consider patio seating has never been part of the fee structure of a common victualler. The Board noted how during COVID and the two years post COVID, it gave license fee relief. The Board also highlighted, as it previously had, that it is not about generating revenue, it is about covering operational costs. When these costs are not covered/paid, it is the tax payers that end up paying it. Some of the letters received in opposition spoke about how the patios are not really used the entire 8 month patio season (for those on the public way) or how the entire patio area is not really being used. The Board noted that if this is correct, then we are detracting from other public needs that could be served with these areas – such as parking, open spaces, shared traffic lanes, etc.

Accordingly, the Board noted that the increase in the fee was appropriate but a delay in implementation would provide businesses time to determine whether they need the patio, how they are going to use it, and whether it make sense operational wise for them to proceed with an outdoor area.

Decision: Patio/outdoor area capacity will be factored into common victualler license fee. The change will be \$1 per occupant effective 2027 (so during 2026 renewal season and as of 1/1/27).

45. Application #1184610 Sal DiDomenico, Saints Cosmas and Damian Society, for an entertainment license with DJ, live and recorded music on 9/27/25 from 5:00 p.m. – 9:00 p.m. at Porter Street (from Warren Street to Bedford Street) for an open house. Expected attendance – 250.

Decision: Granted.

46. Application #1184848 Iksun Kwon, HBS Club of Korea, for an entertainment license at 9 Waterhouse Street, on 9/26/25 from 8:00 a.m. – 8:00 p.m. for a cultural program with recorded music and amplification system. Expected attendance – 150.

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

47. Application #1184851 Anna Fitzloff, American Repertory Theater, for wine license at 12 Holyoke Street, on 10/3/25 from 6:00 p.m. – 11:00 p.m. for a reception. Expected attendance – 300.

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

48. Application #1184979 Anne Riesenfeld, New School of Music, for a wine license on 10/5/25 from 2:00 p.m. – 5:30 p.m. at 25 Lowell Street for a memorial service. Expected attendance – 40.

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


Kris C. Foster, Executive Officer
Cambridge License Commission