



CAMBRIDGE LICENSE COMMISSION

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KRIS C. FOSTER

EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES

Thursday, January 15, 2026, at 11:00 a.m.

By Remote Participation Via Zoom

This meeting was held remotely in accordance with Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor.

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

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

Public Testimony Matters

1. Application #1193117 Patrick Crosby, John Moriarty & Associates Inc., for a Special Noise Variance from 1/21/26 – 4/1/26, Monday through Friday, at 75 Broadway, 6:00 a.m. to 9:00 p.m. for concrete slab placements using concrete trucks and slab finishing equipment. Variance would be exercised a maximum of four (4) times over the course of the approved duration. After the fourth use, the variance will no longer be exercised. The variance is sought to extend the workday to comply with the structural requirements & specifications for placing large post-tension concrete slabs.

Present: Patrick Crosby; and Investigator Joseph Kellye.

Documents Considered: Application and documents attached thereto.

Summary: This application is for four separate slab placements, each 750 yards a piece. They are different than traditional two-slabs, which have smaller placement areas. This application will allow the ability to pull equipment in early but they will not start pouring concrete until 7:00 a.m. The afternoons will be spent finishing the slabs. Each slab placement requires one day. The applicant will re-notice abutters for each placement.

Decision: Granted with the conditions that: at least twenty four (24) hours prior to using, they must notice the License Commission via email to noise@cambridgema.gov; cannot exercise on the day or eve of any legal/Cambridge-observed holiday; and after the variance is used four (4) times, it is moot and cannot be further exercised.

2. Application #1186826 TAV SRC, LLC d/b/a Alice, 238 Main Street, for a new Common Victualler All Alcohol License. The proposed hours are 11:00 a.m. to 2:00 a.m. all days with seating for 185 and a total occupancy of 285. Daniel Roughan as proposed Manager of Record of a premises described as: Bi-level (first floor and basement) restaurant, bar and lounge. The first floor (main level) is equipped with a full dining room, bar, kitchen and office. The lower level is equipped with bathrooms, a full bar, lounge and private event space along with a prep kitchen. Applicant is also applying for a Pledge of License and an Entertainment License to include recorded music with amplification, DJ, and 5 TV's.

Present: Mark Evlogiadis, attorney; and Daniel Roughan.

Documents Considered: Application and documents attached thereto.

Summary: This establishment will be a modern Italian taverna. It has a pledge to Eastern Bank and a built-out budget from the landlord. The landlord will retain 6% of proceeds after a certain breaking point, which is a very high number. It is not specifically on sale of alcohol, but rather gross sales.

Daniel Roughan has 25 years' experience and has been a manager of record before, with no violations with any local boards or the ABCC. He will be manager of record of two establishments and will split his time between both locations.

Decision: Granted; prior to the license issuing, must provide the name, phone number and email of the person who will be in charge of the premises/manager on duty while the approved manager of record is off site.

3. Application #1191962 Raj Auto Sales, LLC, 2380 Massachusetts Avenue, for a Class II Used Car Dealers License (office only) operating Monday, Wednesday and Friday from 11:00 a.m. – 3:00 p.m. Robertho Cean as owner and manager of record.

Present: Robertho Cean.

Summary: The applicant did not notify abutters. Their office is in a building with multiple other licensed car dealers; it is unclear the applicant's office set up so an investigator will go to the premises to get a better understanding.

The Board acknowledged that in 2005 it voted to no longer issue used car dealer office only licenses absent extraordinary need. The applicant stated that his need was he has children at home and does not want to sell cars out of his home (via online auctions) with children there.

Decision: Matter to be rescheduled – needs to notify abutters.

4. Application #1190269 Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, Common Victualler All Alcohol License #174713, has applied for a Change of Stock Interests and manager of record.

Present: Richard Joyce, attorney; and Deirdre Auld.

Documents Considered: Application and documents attached thereto.

Summary: There is no change of manager. The applicant is adding a long-time employee as a beneficial interest holder and stockholder as a reward for their service. The employee will have a pledge with the owner and will repay over time.

Decision: Granted, pending submission of signed entity vote.

5. Disciplinary Gustazo Cuban Kitchen and Bar, Inc. d/b/a Gustazo Cuban Kitchen and Bar, 2067 Massachusetts Avenue Common Victualler All Alcohol License #13535, for point of sale system allegedly miscalculating the totals for meals taxes, suggested tips amounts, and totals, in violation of Massachusetts General Laws, including but not limited to M. G. L. c. c. 93A, c. 138, §§ 23 and 64, c. 140, 204 C.M.R. 2.01(8), and the Board's Rules 2.3, 2.5, 5.1, and 14.

Present: Patricia Estorino, Adolfo De La Vega, and Frank Bratica; and Investigator Joseph Kelley.

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

Summary: The Board received a complaint from a customer that the suggested tip amount was too high. An investigator went to the establishment and an employee explained that the tip is based on check price before discounts and after taxes and that this customer had received a discounted item. When the investigator went over the amounts with the licensee, the amounts did not add up.

The Licensee provided receipts and bills to the Board. The Board reviewed these documents and determined that based on Gustazo's method, the suggested tips were accurate. The Board discussed the fact that the Licensee's formulas for calculating tips and kitchen appreciation fees are confusing and determined that Gustazo must write up a document and either post it or give it to patrons with the bill explaining their receipt policies. Gustazo explained that they are working with their POS vendor to customize their receipts.

Decision: No violation. Licensee is mandated to create a document explaining how the kitchen appreciation fee, taxes and suggested tips are calculated. This document is to be posted conspicuously on the premises, or in the alternative it must be provided to each customer when the bill is provided to them.

6. Application #1192792 Restaurant Associates, LLC, One Memorial Drive, for a New Common Victualler License with seating for 149 inside, an inside occupancy of 341, 33 outdoor patio seats on private property and a total outdoor occupancy of 146 with proposed hours of 6:00 a.m. to 8:00 p.m. all days. Brian Rice as proposed Manager of Record.

Summary/Decision: Failed to notify abutters, will be rescheduled.

7. Application #1192789 Star Markets Company, Inc., 699 Mount Auburn Street, All Alcohol Package Store License #11306, for a Change of Officers/Directors.

Present: Nicholas Zozula, attorney; and Johanna Chacon.

Documents Considered: Application and documents attached thereto.

Summary: This is a change of officers/directors at the corporate level. There are no changes to the manager of record or store operations.

Decision: Granted.

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

Summary/Decision: Matter rescheduled for January 28, 2026, at the request of the licensee's attorney.

9. Disciplinary Prince of Arcadia Real Estate, 179 Prospect Street, Lodging House License #10768, to determine whether to approve the license renewal application or revoke/suspend/cancel/modify the license due to the manner in which the business is being conducted.

Present: Claus de Bansa and Mary Gardill.

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

Summary: The Board incorporated by reference from the December 16, 2025, hearing, where the Board conditionally approved license renewal for Prince of Arcadia.

On December 17, 2025, the Licensee submitted the required documents to ISD and a new CI issued. The Board expressed its frustration with the Licensee, as this was not the first time they have let their CI lapse. Prince of Arcadia stated that their fire sprinkler company has guaranteed there will be no more lapses in service.

The Board discussed with the Licensee that they should update their OpenGov account with a proper email address and mailing address for receipt of Board communications.

Decision: Violation for operating without a valid Certificate of Inspection, seven (7) days suspension to be held in abeyance for one (1) year. License renewal approval ratified.

10. Disciplinary New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Wine & Malt Common Victualler License #185250, to determine whether to approve the license renewal application or revoke/suspend/cancel/modify the license due to the manner in which the business is being conducted.

Present: Attorney Russell Chin, Hong Tan, Melina Shi; and Investigator Darlene Holzworth.

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

Summary: The Board incorporated by reference from the December 16, 2025, hearing, where the Board conditionally approved license renewal for New Mulan.

On December 10, 2025, Investigator Darlene Holzworth went to New Mulan and observed 110 chairs when they are licensed for 86 chairs. They immediately removed the extra chairs at the investigator's request. The Licensee had the extra chairs because the manager of record, Zhi Shi, wanted them to "accommodate" extra patrons. Zhi Shi has been removed as operations manager but remains as manager of record. A prior owner, Hong Tan, and Melina Shi, are now co-operations managers.

The Board instructed New Mulan that Zhi Shi cannot remain on as a manager of record if they are not also operations manager. They have been given 14 days to file a change of manager application.

Decision: Violation for operating with an unapproved plan and additional chairs, two (2) days suspension to be held in abeyance for one (1) year. License renewal approval ratified. Licensee must submit a Change of Manager of Record application within fourteen (14) days, otherwise license will be subject to disciplinary action.

Administrative Matters

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

11. Application #1194358 Thomas Agresta, Siena Engineering Group, for a Special Noise Variance from 1/15/26 – 1/16/26, Alternate Dates 2/5/26 - 2/6/26, at 420 Broadway, 8:00 p.m. to 4:00 a.m., for fiber optic splicing using a vac truck. The variance is sought to extend the workday to accommodate the full scope of work.

Decision: Granted.

12. Application #1191320 Everybody Gotta Eat, Inc. d/b/a Everybody Gotta Eat, 290 Main Street, for a new Common Victualler License. Inside maximum capacity of 11. Sunday through Thursday 10:30 a.m. to 9:00 p.m. Friday and Saturday 10:30 a.m. to 10:00 p.m. Proposed manager Maiysha Jacob of a premises described as: Within MIT Eastern Edge Food Hall, counter service business with seats attached. Total of 385 square feet at booth location commonly known as Vented B.

Decision: Granted.

13. Application #1193261 Clover MIT East LLC d/b/a Clover, 290 Main Street, for a new Common Victualler License. Inside seating capacity of 6. Hours Sunday - Thursday 10:00 a.m. - 9:00 p.m., Friday and Saturday 10:00 a.m. - 10:00 p.m. Proposed manager Kevin Lawton-Smyth of a premises described as: Within MIT Eastern Edge Food Hall, counter service business with seats attached. Total 317 square feet at booth location commonly known as Vented F.

Decision: Granted.

14. Application #1194428 Hult International Business School, Inc. d/b/a Hult Student Lounge/Little Lingo, 1 Education Street, Common Victualler Wine & Malt Educational License #11551, changing the manager to Christina Sherwood. Sherwood was recently approved by the Board as the manager of record of the sister restaurant.

Decision: Granted.

15. Application #1193453 Michael Rentschler, United Civil, for a Special Noise Variance from 1/17/26 – 3/7/26 (Alt. 1/24/26 – 3/14/26), at a segment of Second Avenue between Linskey Way and Athenaeum Street, on Saturdays only from 7:00 a.m. to 9:00 a.m., to perform underground utility construction using excavators, pavement saws, concrete saws, jackhammers (as needed), dump/trailer/concrete trucks, portable generators, portable compressors, compacting equipment, and vac excavation trucks. The variance is sought in the interest of safety, as well as minimizing impacts to vehicular traffic and extending the day to accommodate the full scope of work. This application is intended to serve as an extension to SNV #1185178.

Decision: Granted.

16. Application #1193276 Third Time Ice Cream, LLC d/b/a Third Time Together, 399 Binney Street, for a new Common Victualler License. Inside seating for 20 and maximum occupancy of 25. Hours: Sunday 10:00 a.m. – 9:00 p.m., Monday-Wednesday 7:00 a.m. – 9:00 p.m., Thursday and Friday 7:00 a.m. – 10:00 p.m., Saturday 9:00 a.m.-9:00 p.m. Proposed manager Nick Ladin-Sienne of a premises described as: approximately 1,100 square feet located on the ground floor. The space is oriented with a Southern wall adjacent to Binney Street, a Northern wall adjacent to the Landmark Cinema at Kendall Square, an Eastern wall adjacent to a shared plaza used by the tenants of the building, and a Western wall adjacent to office space (which is in turn adjacent to Cardinal Medeiros). The entrance and exits are both located on the Eastern Wall. The kitchen and most storage constitutes the majority of the space, with only an accessible corridor running from the entrance and exit on the Eastern Wall along the Southern Wall to the bathroom on the Western Wall. The seating area is located along the Southern Wall between the Eastern Wall and the bathroom at the Western Wall. This location has been previously licensed.

Decision: Granted.

17. Disciplinary WIN Waste Innovations of Northern New England, Solid Waste Hauler License #273096, Waiver of Hearing submitted by Matt Hill (General Manager, WIN Waste) on January 5, 2026 accepting that waste was collected outside of the allowable hours in the vicinity of 9-11 Chester Street on December 17, 2025 (5:30 a.m.), in violation of CMC 8.16.080(E).

Decision: Violation, \$300 fine.

18. Board Vote Reins International Massachusetts, Inc. d/b/a Gyu Kaku Restaurant, 16 Eliot Street, Common Victualler Malt & Wine License #1185111, to change manager and one officer. Continued from October 28, 2025, hearing.

Decision: Granted.

19. Board Approval/Ratification – Extension of Hours on New Year's Eve – per Board policy, only a maximum extension of one (1) hour is allowed for alcohol, and two (2) hours for food and entertainment. Under no circumstances can alcohol be served, sold, or delivered after 2:00 a.m.

Decision Note: Unless otherwise indicated, the requests were granted as filed and listed on the agenda. If they were denied or granted with conditions or modifications the vote is indicated in italicized letters.

Cambridge Cuisine, LLC d/b/a Puritan & Company, 1166 Cambridge Street, Common Victualler All Alcohol License #11463, extending alcohol, food, and entertainment from 11:00 p.m. to 1:00 a.m. *Denied as requested. Granted a 12:00 a.m. closing for alcohol and 1:00 a.m. closing for entertainment and food.*

Central Sandwich, LLC d/b/a The Smoot Standard, 313 Massachusetts Avenue, Common Victualler All Alcohol License #267061, extending its alcohol and entertainment from 1:00 a.m. to 2:00 a.m.

SLMS Nightlife Ventures, LLC d/b/a Dx, 33 Dunster Street, Common Victualler All Alcohol License #270007, extending its alcohol from 2:00 a.m. to 3:00 a.m. and entertainment from 2:00 a.m. to 4:00 a.m. *Denied as requested. Entertainment granted until 3:00 a.m. with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

Facility Concession Services, LLC d/b/a The Sinclair, 52 Church Street, Common Victualler All Alcohol License #11598, extending alcohol, food, and entertainment from 1:00 a.m. to 2:00 a.m.

Top Mix Flagship, LLC d/b/a Top Mix Bar & Kitchen Cambridge, 50 Cambridgepark Drive, Common Victualler All Alcohol License #231029, extending its alcohol, food, and entertainment from 2:00 a.m. to 3:00 a.m. *Denied as requested. Food and entertainment granted until 3:00 a.m. with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

Industry, LLC d/b/a Manray, 40 Prospect Street, General on Premises All Alcohol License #132709, extending its entertainment from 2:00 a.m. to 3:00 a.m. *with the condition that no new patrons could be allowed to enter after 12:00 a.m.*

Decision: Ratified as to all.

20. Acknowledgement Industry, LLC d/b/a Manray, 40 Prospect Street, General on Premises All Alcohol License #132709, capacity updated to match new architectural plans and updated Certificate of Inspection.

Decision: Acknowledged.

21. Consideration of Statements of Reasons

[Matters heard December 16, 2025]

Ripple Café Cambridge d/b/a Ripple Café, 314 Main Street, Common Victualler License #235860, one-day suspension held in abeyance for one year for operating without a valid Certificate of Inspection, in violation of Massachusetts State Building Code, Sec. 110.7; M.G.L. c. 140, § 9; and Rules and Regulations of the City of Cambridge Board of License Commissioners 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 13.1, 13.2, 13.3.

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

AY Restaurants, Inc. d/b/a Mae Asian Eatery, 781 Main Street, Common Victualler All Alcohol License #25132, one-day suspension held in abeyance for one year for operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

M&R Hospitality Group, Inc. d/b/a Moona Restaurant, 243 Hampshire Street, Common Victualler All Alcohol License #11581, one-day suspension held in abeyance for one year for operating over capacity and/or with an unapproved floor plan, in violation of M.G. L. c. 138, §§ 23 and 64, G. L. c. 140, and Board's Rule 9.2.

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

[Matter heard December 1, 2025]

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

Decision: Approved as to all.

22. Consideration of Meeting Minutes December 16, 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.

23. Applications #1190400, 1190401, and 1193673 Taylor Hansen, The Multicultural Arts Center, 41 Second Street, Entertainment License #10840, for a malt and wine license on 1/30, and 2/27/26 from 7:30 p.m. – 10:30 p.m., and 2/21/26 from 8:00 p.m. – 11:00 p.m. for a comedy (1/30), fashion (2/21) and theatrical (2/27) shows. Expected attendance – 100.

Decision: As to 1190400 & 1190401, granted with the condition that there must be a limited number of alcoholic drinks (2) associated with the admission price, otherwise/thereafter, the alcohol must be sold. As to #1193673, granted.

24. Application #1194307 George Koldzic, St. Sava Cathedral, for an all alcohol and entertainment license at 41 Alewife Brook Parkway, on 1/31/26 from 3:00 p.m. – 12:00 a.m. for a fundraising concert with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 275.

Decision: Granted.

25. Application #1193896 Samuel Galler, MIT Tango Club, for an entertainment license at 84 Massachusetts Avenue, on 1/28/26 from 6:00 p.m. – 11:00 p.m. for a dance with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 150.

Decision: Granted with amended start time of 7:00 p.m. per registration approval form.

26. Application #1194331 Steve Tang, Mighty Squirrel Waltham LLC d/b/a Mighty Squirrel food truck, for a one-day hawker/peddler license at 450 Kendall Street, on 2/8/26 from 8:00 a.m. – 3:00 p.m. to sell food.

Decision: Continue to January 28, 2026 meeting.

27. Application #1194627 Alexander Maciel, Brotherhood of Saint John, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 1/31/26 from 6:00 p.m. – 12:00 a.m. for a dinner dance with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 250.

Decision: Granted.

28. Application #1194700 Bill Manley, Harvard Square Business Association, for an entertainment license at Brattle Street from Deguglielmo Plaza to Church Street and Deguglielmo Plaza, on 1/24/26 from 11:00 a.m. – 4:30 p.m. for a chocolate tasting event with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system, floor show and dynamic audio/visual show live/recorded. Expected attendance – 1000.

Decision: Granted with amended hours of 1:00 p.m. – 3:30 p.m. per City permit, may commence set up at 11:00 a.m.

29. Application #1194845 Frank Iossa, Yarzin Sella Inc., for a malt and wine license at 100 Binney Street, on 1/29/26 from 5:00 p.m. – 8:00 p.m. for an employee happy hour. Expected attendance – 120.

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

30. Application #1194510 David Craft, Gallery 263, for an all alcohol and entertainment license at 263 Pearl Street, on 2/14/26 from 5:00 p.m. – 9:00 p.m. for an art show with recorded music and theatrical exhibition/play/moving picture show. Expected attendance – 40.

Decision: Granted.

31. Application #1195039 Riley Mulroy, Lovestruck Books and Café, 44 Brattle Street, Common Victualler Malt, Wine and Cordials License #280683, for an entertainment license on 1/31/26 from 6:30 p.m. – 10:00 p.m. for an anniversary party with patrons dancing and DJ. Expected attendance – 90.

Decision: Granted.

32. Application #1195057 Jason Doo, Wusong Road, LLC d/b/a Wusong Road, 2 Bennett Street, Common Victualler All Alcohol License #112007, for an entertainment license on 2/13/26 with rain date of 2/17/26 from 6:00 p.m. – 9:00 p.m. for a cultural event with performers/entertainers dancing. Expected attendance – 100.

Summary: They are seeking six days, 2/13-18/26.

Decision: Granted.

Additional Matters Considered – Not Previously Posted on the Agenda

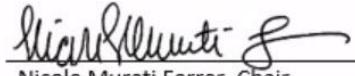
33. Application #1195187 Jonathan Menitove, Newtowne School, for an all alcohol and entertainment license at 11 Garden Street, on 1/24/26 from 7:30 p.m. – 10:30 p.m. for a gala with recorded music, DJ, and amplification system. Expected attendance – 130.

Decision: Granted.

By the Board of License Commissioners

Minutes Approved: January 28, 2025

Minutes Posted: January 28, 2025



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner