



# CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER, ESQ.  
CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW  
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.  
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER  
EXECUTIVE OFFICER

## BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES

Thursday, February 12, 2026, 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. (present).

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

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

### Public Testimony Matters

1. **[Rehearing] Application #1191962** Raj Auto Sales, LLC, 2380 Massachusetts Avenue, for a new Used Car Dealers License (office only) with hours of operation of Monday, Wednesday and Friday from 11:00 a.m. 3:00 p.m. Robertho Cean as sole owner and manager of record. Matter was heard on January 15, 2026, but the applicant did not notify abutters.

**Present:** Robertho Cean; and Investigator Joseph Kelley.

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

**Summary:** The Board incorporated by reference and made a part of the instant hearing the information and testimony gathered at the January 15, 2026 meeting as to this application. Robertho Cean will be using the space at 2380 Massachusetts Avenue as an administrative office for his online car auction business. It is a shared space with other Used Car Dealer licensees.

The Board discussed a previous vote to not allow any new used care dealer offices, but agreed that since Cean will be operating in a shared space with other licensees, it did not considered it a detriment to allow this business to operate.

**Decision:** Granted.

2. **Application #1195002** Humaari, LLC d/b/a Humaari, 56 JFK Street, for a new Common Victualler All Alcohol License. The proposed hours are 10:00 a.m. to 1:00 a.m. all days with seating for 49 inside, an inside occupancy of 75, and 22 patio seats on private property. Meredith Fitzgerald as proposed Manager of Record of a premises described as: 1,144 total sq. ft. of restaurant space on one floor and 400 sq. ft. outdoor patio space; two entrances and two exits.

**Present:** Attorney Tyler Henseler; and Meredith Fitzgerald and Lou Dibaccardi. Michel DeGraff, in support.

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

**Summary:** There is a presumption of need as there is a license at this location. This will be a chef-driven full-service Mediterranean bistro in Harvard Square. Both Lou Dibaccardi and Meredith Fitzgerald have over twenty years of experience in the food and beverage industry. There is no bar and while there will be a small selection of craft cocktails, the focus will be on wine and food accompanied with a high level of service and hospitality.

Fitzgerald has extensive experience in the food and beverage industry. They have not been manager of record before. They have multiple service certifications, including TIPS certification in the safe service and sale of alcohol.

Michel DeGraff spoke in support of this application.

**Decision:** Granted.

**3. Application #1143264** Little Crepe Cafe, LLC d/b/a Little Crepe Cafe, 102 Oxford Street, Common Victualler License #162162, to add Wine & Malt and Cordials/Liqueurs. The proposed hours are 10:00 a.m. to 9:00 p.m. Sunday, 8:00 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 9:00 p.m. Saturday with seating for 18 inside and occupancy of 27. Jean Dany Joachim as proposed Manager of Record of a premises described as: 1,200 sq. ft. on the ground level floor with open kitchen behind the counter, cafe/bistro style with an accessible entrance/exit facing Oxford Street. Basement for storage only.

**Present:** Jean Dany Joachim; and Jocelina Teixeira. Members of the public: Michael Anderson, Michel DeGraff, Alan Smith, Frederick Brown, Jeffrey Berman, Jean Appolon, Gayane Nelson, Antoine Junior Melay, Jean Marc Nelson, Buteau Francois, Nicole Simeon, Pedro.

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

**Summary:** Little Crepe Café seeks this alcohol license to bring in more customers and also to have alcohol for private events and evening social events. Right now, they have been resorting to obtaining several one-day licenses. The Board acknowledged there had been no issues with the one day licenses.

The Board acknowledged the tremendous outpouring of support received for this application and found there to be a public need for it. However, several aspects of the application are not satisfied. Three individuals are listed on the LLC and on the renewal: Jean Dany Joachim, Jocelina Teixeira, and Kénelle Présumé. Joachim has indicated that Présumé is no longer part of the LLC but failed to submit written proof. Furthermore, Teixeira indicated she is still an owner of the restaurant but is not disclosed on the alcohol application.

Michael Anderson, Michel DeGraff, Alan Smith, Frederick Brown, Jeffrey Berman, Jean Appolon, Gayana Nelson, Antoine Junior Melay, Jean Marc Nelson, Buteau Francois, Nicole Simeon, and Pedro Zayas all testified in support of this application, highlighting their weekly poetry nights and chess meet ups as being a cultural hub in the neighborhood.

**Decision:** Board found public need and voted to grant the license. However, due to the outstanding documents which would, in part, confirm the ownership, the Board voted the matter was to be continued to the March 4, 2026 meeting. However, the Board voted that if all required documents were to be provided before March 4, and the documents confirmed the ownership is as represented by the application and at the hearing, the grant would become effective, and the application would be sent to the ABCC for final approval. Otherwise, the grant vote is not effective, and the Board would hear the applicant (and any other interested parties), and continue assessing the application's merit on March 4, 2026.

**4. Application #1196339** Kiin Thai Sushi, Inc., d/b/a Kiin Thai Sushi, 145 First Street, Common Victualler All Alcohol License #198849, for a change of hours for Friday and Saturday from 10:30 a.m. - 11:00 p.m. to 11:00 a.m. - 2:00 a.m. and on Sunday from 10:30 a.m. - 11:00 p.m. to 11:00 a.m. – 1:00 a.m.

**Present:** Tera Date Suntornnut; and Akradech Thipchak.

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

**Summary:** The change of hours is sought to accommodate patrons who come to later seatings and for private events. They want to open 30 minutes later every day and close 3 hours later on Friday and Saturday (at 2 a.m.) and 2 hours later on Sunday (at 1 a.m.). Monday through Thursday they want to maintain the current schedule of 10:30 a.m. to 11:00 p.m.

**Decision:** Granted.

**5. Application #1190074** The Comedy Studio, Inc. d/b/a The Comedy Studio, 20 Brattle Street, General on Premises All Alcohol License #167949, for a Change of Manager of Record to Jeffrey Zamaria.

**Present:** Jeffrey Zamaria; Daniel Hatch; John Bonham-Carter; and Joseph Birbiglia.

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

**Summary:** Jeffrey Zamaria has run comedy clubs around the country for the last fifteen to twenty years, including as manager of record with no issues with licensing agencies. They have been general manager of the Comedy Studio since October 2024. They have both TIPS and ServSafe.

The Board noted that the ABCC may be confused by this application before it has a change of officers/directors and change of manager application pending. The applicant was advised to promptly respond to any inquiries from the ABCC.

**Decision:** Granted.

**6. Disciplinary** [continued from November 13, 2025, hearing] Kirie, Inc. d/b/a Shay's Pub & Wine Bar, 58 JFK Street, Common Victualler All Alcohol License #11273, for alleged violations of M.G.L. c. 138, §§ 23, 63A & 64, G. L. c. 140, and Board Rules 2, 5.1, 5B.10, 13.5, and 14 - failure to provide proof of training in the safe service, sale and delivery of alcohol; failure to cooperate with investigators; and hindering an investigation.

**Summary/Decision:** Matter removed from the agenda.

**7. Disciplinary** GreenOp Management, Leaf Blower Permit #132811, for allegedly operating during a prohibited period and improper simultaneous of multiple blowers at 220 Binney Street on January 13, 2026, in violation of CMC 8.16.081.3(1) and (6).

**Present:** Joshua Johnson and Cristina Burgo; and Investigator Tyler Bubenik.

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

**Summary:** Investigator Tyler Bubenik testified that a SeeClixFix report was received on January 13, 2026, reporting the simultaneous use of five leaf blowers. A photograph included showed four operators, two of them less than 100 feet apart; two more are visible in the distance but one cannot tell whether they are simultaneously operating leaf blowers.

Joshua Johnson explained that due to early snowstorms, their fall landscape clean up services were delayed. They apologized and admitted to the violation, but also stated that they were not aware of the window of time prohibiting leaf blower operations. Cristina Burgo added that any future late clean-ups will be scheduled within the appropriate time period.

The Board expressed its frustration that GreenOp claimed they did not know the allowable periods of time for operating because they are sent at least four notices a year, it is printed on their permit, and they receive a copy of the rules and regulations. The Board also noted that it appeared these were gas-powered blowers, which will be an issue since gas powered leaf blowers have been banned in the City of Cambridge as of 3/15/26.

GreenOp has been licensed since 2021 and this is their first appearance for a disciplinary matter.

**Decision:** Violation, 2 counts, \$300 per count for total fine of \$600.

**8. Disciplinary** Fresenius Medical Care, for alleged violation of loading and unloading outside allowable hours on December 22, 2025 at 6:40 a.m., at 1575 Cambridge Street, in violation of CMC 8.16.080(E).

**Present:** Investigator Tyler Bubenik. No one appeared on behalf of Fresenius Medical Care.

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

**Summary:** Investigator Tyler Bubenik testified that Fresenius unloaded materials at Spaulding Hospital on December 22, 2025, at 6:40 a.m. Earlier, on November 4, 2025, Bubenik had contacted Fresenius to remind them of the allowable loading/unloading hours. On January 6, 2026, a representative from Spaulding Hospital acknowledged the violation in a call with Investigator Bubenik.

The Board stated that due to Spaulding Hospital's significant history, they should be required to attend any future hearings.

**Decision:** Violation, \$300 fine and an additional \$100 for failure to appear for a total fine of \$400.

**9. Disciplinary** Club Recreativo Lusitania, Inc. d/b/a Club Recreativo Lusitania, 44 Fifth Street, Club All Alcohol License #11624, for alleged failure to update its officers/directors, in violation of M.G.L. c. 138, §§ 1, 15A, 64, and Board Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5B.2, 13.1.

**Present:** Attorney Isaac Machado; Jose De Silva; and Kris Foster, Executive Officer.

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

**Summary:** As part of the Club's annual license renewal in November, staff conducted a routine audit of the Club's officers and directors and noticed discrepancies. On January 8, 2026, the Board gave the Club fourteen days to file a change of officers/directors application. Since that time, despite significant assistance from staff, the Club missed the deadline. Seven days past the deadline they were given an additional six days to submit. On the last day, February 4, 2026, they submitted an incomplete application with many errors and none of the required documents. As of the hearing, they had not made the corrections.

The Club apologized that their application was not complete or timely, relying on the fact that they are an all-volunteer board not well versed in technology.

**Decision:** Under advisement.

### **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.*

**10. Application #1196039** Zachary Viegas, Turner Construction, for a Special Noise Variance ("SNV") from 2/12/26 – 5/7/26, at 121 Broadway, 6:00 a.m. - 7:00 a.m. and 6:00 p.m. - 11:00 p.m., for second shift deliveries, shakeout for material, and equipment. Using cranes, hoisting equipment, material hoist, trucks, and generators. The variance is sought to extend the workday to accommodate the full scope of work. This is an extension of SNV #1187145.

**Summary:** This is for weekdays only. They are seeking early/late deliveries between the hours of 6:00 a.m. and 7:00 a.m. and then 6:00 p.m. to 11:00 p.m.

**Decision:** Granted with the notification that this is only for Mondays-Fridays and the conditions that: there can be no dumpster swaps before 7:00 a.m.; and no construction activity can take place during the approved variance hours – only acceptance and unloading of deliveries to the site are allowed during the variance hours.

**11. Application #1197639** University Market, Inc. d/b/a University Market, 1105 Massachusetts Avenue, Common Victualler Malt & Wine Package Store License #1178906, to extend its business closing hour to 3:00 a.m. with the understanding that alcohol sale hours would end at 11:00 p.m.

**Summary:** The Board acknowledged that its authority is limited to alcohol hours, not the hours the convenience store is open. However, since the Board is now on notice that the business will operate the market beyond the statutorily allowed alcohol sale hours, the Board needed to address the issue in the same manner as with other similarly situated businesses – adding conditions on the license.

**Decision:** Condition added to the license – when the business is operating beyond the allowable alcohol sale hours, the alcohol must be locked or secured in such a way that it is not accessible to the public.

**12. Application #1196763** Lucas Xavier, Hallamore Corp., for a Special Noise Variance from 2/15/26 – 2/16/26 (Alt. 2/23/26 – 2/24/26), at 1350 Massachusetts Avenue, from 7:00 p.m. - 5:00 a.m. to setup and tear down a crane for a rooftop equipment hoist using trucking and an assist crane. The variance is sought in the interest minimizing impacts to businesses and vehicular traffic.

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

**Summary:** The Board discussed a letter received from the Harvard Square Business Association (“HSBA”), requesting that the work hours during the 2/15-2/16 period start later to reduce the impact on local businesses during the Valentine’s weekend. The Board discussed how on first review, it had an issue with the first requested dates due to the holiday long weekend, mixed use area and school vacation week. Coupled with the objection or request for modification from the HSBA, the Board discussed how the first proposed dates were not good.

**Decision:** Denied as to the 2/15-2/16 date, granted for the alternate date of 2/23-2/24.

**13. Application #1195816** Caleb Senn-Cadotte d/b/a An Sibin, 1193 Cambridge Street, Common Victualler All Alcohol License #134457, removing outdoor area from the licensed premises.

**Summary:** An Sabin is removing its outdoor area due to there being too much traffic noise, fumes, and construction nearby.

**Decision:** Acknowledged – area removed.

**14. Board Vote** Chazumba, LLC d/b/a Felipe’s Taqueria, 21 Brattle Street, Common Victualler All Alcohol License #11516, has requested a stay of the three (3) days license suspension while its appeal is pending at the Alcoholic Beverages Control Commission.

**Summary:** The Board discussed that Chazumba’s suspension was due to a significant pattern of public safety violations. With appeals at the ABCC sometimes taking years, it is not in the interest of public safety to delay the serving of the suspension for that length of time. The Board questioned whether they must allow food to continue to be served. The Board emphasized how its duty is to protect the public.

**Decision:** Request to stay denied, in part. The licensee will be allowed to operate the common victualler portion of their license only during the suspension period. They will need to conspicuously post a sign during the suspension dates that they are not allowed to serve alcohol per order of the Board of License Commissioners. If the appeal is upheld, the Board will deal with the suspension on the food portion of the license at that time.

**15. Consideration of Statements of Reasons**

*[Heard January 15, 2026]*

Gustazo Cuban Kitchen and Bar, Inc. d/b/a Gustazo Cuban Kitchen and Bar, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, no violation as to calculations of totals for meals taxes, suggested tips amounts, and totals calculations, 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. Licensee ordered 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.

*[Heard January 28, 2026]*

S&K Waste Services, Solid Waste Hauler Permit #242927, four (4) violations of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 101 Western Avenue on December 15, 2025 (5:45 a.m.), December 22, 2025 (5:45 a.m.), December 29, 2025 (5:30 a.m.), and December 31, 2025 (6:30 a.m.). Issued \$300 per violation, for total fine of \$1,200.

Accardi Foods for violation of CMC 8.16.080(E), violation for loading/unloading outside of the allowable hours, at 2225 Massachusetts Avenue on November 22, 2025 (8:42 a.m.). Issued \$300 fine.

Outdoor Perspective, violations for operating without a permit, and violation for improperly simultaneously operating leaf blowers at 145 Brattle Street on December 4, 2025, in violation of CMC 8.16.081.3(6) and (10). Issued \$300 fine per count, sub-total of \$600, and an additional \$100 hearing fee for failure to appear, for a total fine of \$700. Any future violations, the property owner will also be noticed.

Republic Services, Solid Waste Hauler Permit #14078, a violation of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 47 Windsor Street on November 3, 2025 (5:21 a.m.). Issued \$300 fine, and an additional \$100 hearing fee for failure to appear, for a total fine of \$400.

**Decision:** Approved as to all.

**16. Consideration of Meeting Minutes**      January 28, 2026

**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.*

**17. Application #1195446** Philip Chaves for a malt, wine and entertainment license at 400 Cardinal Medeiros Avenue, on 4/11/26 from 4:00 p.m. – 1:00 a.m. for a wedding with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 270.

**Decision:** Granted with amended end time of 11:30 p.m. per permission letter.

**18. Application #1196027** Rebecca Conn, MIT, for a hawker/peddler license at 292 Main Street, on 3/10/26 with rain date of 3/11/26 from 11:00 a.m. – 9:00 p.m. to sell books.

**Summary:** Applicant failed to provide the registration form from MIT allowing the event/use of the space.

**Decision:** Continued to March 4<sup>th</sup> meeting.

**19. Application #1196321** Om Joshi, Boston Bandish, an ASA approved student group at MIT, for an entertainment license at 48 Massachusetts Avenue, on 2/21/26 from 9:00 a.m. – 9:00 p.m. for an a cappella competition with performers/entertainers dancing, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 500.

**Decision:** Granted with amended hours of 4:30 p.m. – 8:30 p.m. per MIT event registration form.

**20. Application #1196482** Chelton Forbes, Chocolate City (MIT), for an entertainment license at 84 Massachusetts Avenue, on 2/13/26 with rain date of 2/14/26 from 8:00 p.m. – 1:00 a.m. for a party with DJ and amplification system. Expected attendance – 500.

**Decision:** Granted with amended start time of 9:00 p.m. per event registration form.

**21. Application #1196629** Michelle Torra, Harvard Alumni Association, for a malt and wine license at 28 Dewolfe Street, on 2/22/26 from 7:00 p.m. – 11:00 p.m. for a reception. Expected attendance – 100.

**Decision:** Granted.

**22. Application #1196818** Carlos Stinson-Maas, HLS Drama Society, for an entertainment license at 1515 Massachusetts Avenue, on 3/4 - 3/7/26 with rain date of 3/7/26 from 7:30 p.m. – 10:00 p.m. for a theatrical performance with patrons dancing, performers/entertainers dancing, live music and theatrical exhibition/play/moving picture show. Expected attendance – 300.

**Decision:** Granted.

**23. Application #1196902** Shota Furukawa for an all-alcohol license at 101 Rogers Street, on 2/13/26 from 3:00 p.m. – 5:00 p.m. for a class event. Expected attendance – 50.

**Decision:** Granted.

**24. Application #1197641** Julie Bowers, MIT Ballroom Dance Team, for an entertainment license at 84 Massachusetts Avenue, on 2/21/26 from 7:00 p.m. – 11:00 p.m. for a social dance with patrons dancing, recorded music and amplification system. Expected attendance – 80.

**Decision:** Granted.

**25. Application #1197871** Nikoi Coley-Ribeiro, Foundry Consortium, for a one-day hawker/peddler license (13 vendors) at 101 Rogers Street, on 2/21/26 from 12:00 p.m. – 4:00 p.m. to sell various artist pieces.

**Decision:** Granted.

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

**26. Application #1197357** Triangle Coffee, LLC d/b/a Triangle Coffee, for a Common Victualler License at a previously licensed location, 10 Wilson Road. Laetitia Godfrin Ruiz as proposed manager of record of a premises described as: On the rear part of the first floor of the 3 story building, in one room, approximately 2,272 sq. ft. cafe with kitchen and storage behind the counter. Two entries/exits onsite, one to rear parking lot and another leading to the sidewalk. Includes a 702 sq. ft. outdoor area on the private way. Indoor seating capacity of 40 with maximum occupancy of 75, and outdoor sitting capacity

of 56 with maximum occupancy of 60. Proposed hours of operation of Monday through Friday from 8:00 a.m. – 4:00 p.m.

**Decision:** Granted.

**27. Application #1198449** Florida Cishesa, MIT African Students Association, for an entertainment license at 48 Massachusetts Avenue, on 2/28/26 from 12:00 p.m. – 11:30 p.m. for a banquet with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 248.

**Decision:** Granted with amended hours of 4:30 p.m. – 9:00 p.m. per MIT event registration approval form.

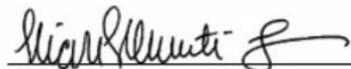
**28. Application #1198498** Bowen Zhu, MIT Chinese Students and Scholars Association, for an entertainment license at 48 Massachusetts Avenue, on 3/1/26 from 6:00 p.m. – 9:00 p.m. for a performance & gala with performers/entertainers dancing, recorded music, live music, amplification system, theatrical exhibition/play/moving picture show and dynamic audio/visual show live/recorded. Expected attendance – 600.

**Decision:** Granted.

**By the Board of License Commissioners**

Minutes Approved: March 4, 2026

Minutes Posted: March 4, 2026

  
\_\_\_\_\_  
Nicole Murati Ferrer, Chair

  
\_\_\_\_\_  
Thomas Cahill, Jr., Fire Chief

  
\_\_\_\_\_  
Christine Elow, Police Commissioner