



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER
CHAIRPERSON | BOARD MEMBER

PAULINE WELLS
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES

Tuesday, May 19, 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); Pauline Wells (present); and Thomas Cahill, Jr. (absent).

Staff Member Present: Kris Foster.

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

Public Testimony Matters

Note: The following matters were called and voted upon together, yet the decisions were considered individually: 1 & 2; 8 & 9; 12, 13 & 14; 16 & 17.

1. Disciplinary Boston Carting, Disposal/Solid Waste Hauler License #65459, for alleged violation of CMC 8.16.080(E), collecting waste outside the allowable hours (6:15 a.m.) at 12 Boardman Street on April 29, 2026.

Present: Investigator Tyler Bubenik; and Michael Barry.

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

Summary: On April 29, 2026, Investigator Tyler Bubenik received an email from a resident that Boston Carting was collecting waste from 12 Boardman Street at 6:15 a.m. 12 Boardman Street is a registered property that Boston Carting services based on its renewal.

Boston Carting has a significant disciplinary history before the Board, and at this location, most recently on January 15, 2025, where they submitted a waiver admitting to a violation.

Michael Barry of Boston Carting submitted a waiver admitting to a violation but based on the January 2026 Board decision, the waiver was not accepted. Barry testified that the violations have occurred when a new substitute driver is on the route. The substitute drivers do not always read the notes regarding the route, and they regularly try to sneak into areas early. Now, every time there is a substitute driver someone will physically talk to the driver to assure there are no violations.

Decision: Violation, \$300 fine.

2. Disciplinary Property Ownership of 12 Boardman Street for alleged violation of CMC 8.16.080(E), allowing the collecting waste outside of the allowable hours (6:15 a.m.) on April 29, 2026.

Present: Investigator Tyler Bubenik. No one appeared on behalf of 12 Boardman Street.

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

Summary: On April 29, 2026, Investigator Tyler Bubenik received an email from a resident that Boston Carting was collecting waste from 12 Boardman Street at 6:15 a.m. 12 Boardman Street is a registered property that Boston Carting services based on its renewal.

Michael Barry of Boston Carting testified that these violations have occurred when a new substitute driver is on the route. The substitute drivers do not always read the notes regarding the route, and they regularly try to sneak into areas early. Now, every time there is a substitute driver someone will physically talk to the driver to assure there are no violations.

No one from 12 Boardman Street appeared at the hearing. Investigator Bubenik confirmed that the Notice of Disciplinary Hearing was received by 12 Boardman Street as they received a delivery confirmation and read receipt.

Decision: Violation, \$300 fine, and \$100 hearing fee for failure to appear, for a total fine of \$400.

3. Disciplinary Brightview Landscape, Leaf Blower Permit #43662, for alleged violation of CMC 8.16.081.4(2), using a gas-powered leaf blower, and 8.16.081.3(8), moving landscape debris into the roadway, at 40 Thorndike Street on April 27, 2026.

Present: Investigator Tyler Bubenik. No one appeared on behalf of Brightview.

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

Summary: Investigator Tyler Bubenik received a complaint via SeeClickFix on April 27, 2026, that employees of BrightView Landscape were operating gas powered leaf blowers at 40 Thorndike Street, blowing debris into the road. Multiple photographs were submitted as proof of these actions.

On April 28, 2026, Investigator Bubenik emailed the branch manager and received a response that the usual crew had not been dispatched, and that the substitute crew had not been properly informed on the leaf blower regulations.

No one from BrightView Landscape appeared at the hearing. Investigator Bubenik confirmed that the Notice of Disciplinary Hearing was received by BrightView Landscape as they received a delivery confirmation and read receipt.

Decision: Violation (2 counts), \$300 fine per count totaling \$600, and \$100 hearing fee for failure to appear, for a total fine of \$700.

4. Disciplinary Casella Waste Services, Disposal/Solid Waste Hauler License #14070, for alleged violation of CMC 8.16.080(E), collecting waste at 105 Spring Street outside the allowable hours on April 4, 2026 (5:35 a.m.), April 25, 2026 (7:59 a.m.), and May 2, 2026 (8:02 a.m.).

Documents Considered: Hearing notice and attachments thereto; file; and Waiver of Hearing and statement attached thereto.

Summary: On May 13, 2026, Joe Holden, Site Operator submitted a Waiver of Hearing admitting to the violations as noticed. They also submitted a statement that the issue was discussed with the driver and the service date has been moved to a weekday to avoid further problems.

Decision: Violation (3 counts), \$300 fine per violation for a total fine of \$900. Subsequent violations, notices to be sent to both the hauler and property owner with possibility of fines to be issued to both.

5. Application #1207431 Pyramid Cambridge Tenant LLC d/b/a The Kendall Hotel/Black Sheep/Kendall House, 350 Main Street, for a Garage License for 25 parking spaces and 250 gallons of gasoline in the tanks of autos only. This is a previously licensed garage, the application represents a change in ownership.

Present: Eric Chalmers, Shannon Keefe, Cynthia Warren, Amanda Strong, and Melanie DiGregorio.

Documents Considered: Application and documents attached thereto.

Summary: This application is for new ownership at a previously licensed garage. There will be no changes to the business operations. The hotel and the garage were all purchased – the abutters were notified with the hotel application, but not this one. Because there are no changes, the Board decided to proceed with the hearing and just provide time for abutter comments to come in after the hearing.

Decision: Deferred to allow the abutters to provide input as to the application; Board will vote on the application during its 6/10/26 meeting.

6. Application #1191765 Gen Cambridge, LLC d/b/a Gen Korean BBQ House, 26 Brattle Street, for a new Common Victualler All Alcohol License with proposed seating for 253 inside, an inside occupancy of 315, 28 rooftop patio seats with a rooftop occupancy of 40. The proposed hours are 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday. Joy Kim as proposed Manager of Record of a premises described as: Approximately 8,671 square feet on four floors and basement. One entrance on Brattle Street. Two exits. Basement for kitchen, storage, employees only. Three floors for dining and roof top level. First floor has main dining room, staircase to additional levels on the right side, bathrooms in rear right side, elevator and additional staircase left rear side. Second floor has additional patron seating, staircase on right side, additional staircase and elevator in the back. Third floor has additional patron seating, staircase on right side, bathrooms located at the back with additional staircase and elevator located back left. Roof top has seating.

Present: Attorney Nicholas Zozula, Joseph Sue, and Joy Kim. Denise Jillson, HSBA.

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

Summary: This application is for a new Korean barbecue restaurant in Harvard Square in the old Dickinson's location, which has been vacant for six years. The restaurant will be on three floors, with a small rooftop. The concept involves customers being able to grill their own food at their tables.

The Board brought up concerns that the Fire Department has with the customers being able to grill their own food instead of staff members. The applicant was unable to answer whether staff members will actually be doing the grilling in front of the customers, or whether there will be grills on the rooftop. The applicant did state that staff members will be routinely walking around and supervising.

Joy Kim is the proposed manager of record. They have been a manager of record in Boston and has no disciplinary issues in Boston.

Denise Jillson of the Harvard Square Business Association testified in support of the application. They highlighted how long the building has been vacant and that the neighborhood is eager for another rooftop/outdoor space.

Decision: Under advisement, pending confirmation from the business that the cooking will be done by the servers, and obtain information as to whether there will be tabletop cooking on the roof deck.

7. Application #1196076 Grangusto, LLC d/b/a Grangusto at the Brickyard, 90 Sherman Street, Common Victualler All Alcohol License #11268, for an Increase of Capacity, Change of Premises to the Outdoor Area, and Change of Manager to Giuseppe Castellano.

Summary/Decision: Application incomplete, the application must include a request for change in ownership.

8. Application #1196302 PRB Boulangerie, LLC, d/b/a PRB Boulangerie, 295 Third Street, to transfer the existing Common Victualler All Alcohol License currently held by French Express, LLC d/b/a PRB Boulangerie (#216979), at the same location, with proposed seating inside of 37, an inside occupancy of 47, and 36 patio seats on private property. The proposed hours of operation are 7:00 a.m. to 7:00 p.m. all days with alcohol service starting at 10:00 a.m. Loic Le Garrec as proposed Manager of record of a premises described as: 2,327 sq. ft. on the ground floor, and includes a 507 sq. ft. outdoor patio on private area.

Present: Attorney Dawson Cooper, and Loic Le Garrec.

Documents Considered: Application and documents attached thereto.

Summary: This application is a corporation-to-corporation transfer with the same owners, adding an additional layer of LLC protection. There will be no changes to daily operations. Loic Le Garrec is the current approved manager of record, and will remain as such. They have TIPS certification and provide it.

The Board advised the applicant that Board investigators will be contacting them about an outdoor fire at the premises.

Decision: Granted.

9. Application #1196299 Batifol, LLC, d/b/a Café Batifol, 291 Third Street, to transfer the existing Common Victualler All Alcohol License currently held by French Express, LLC d/b/a Café Batifol (#156989), at the same location, with proposed seating inside of 37, an inside occupancy of 47, and 36 patio seats on private property. The proposed hours of operation are 11:00 a.m. to 1:00 a.m. all days. Loic Le Garrec as proposed Manager of record of a premises described as: Approximately 3,075 square feet on first floor consisting of a kitchen area, storage room, office, dining area and bar area, men's and women's restrooms; Main entrance on Third Street, additional egress to patio area and delivery door at kitchen; seasonal outdoor dining area on private property adjoining the premises.

Present: Attorney Dawson Cooper, and Loic Le Garrec.

Documents Considered: Application and documents attached thereto.

Summary: This application is a corporation-to-corporation transfer with the same owners, adding an additional layer of LLC protection. There will be no changes to daily operations. Loic Le Garrec is the current approved manager of record, and will remain as such. They have TIPS certification and provide it.

Decision: Granted.

10. Application #1199581 Depth N Green, LLC d/b/a Depth N Green, 7 Broad Canal Way, Common Victualler License #243312, to Add Malt & Wine Beverages. The seating capacity is 32 inside with an inside occupancy of 40, 22 patio seats on private property, and approved hours are 8:00 a.m. to 9:00 p.m. Monday through Saturday. Pushpir Bhatia as proposed manager of record of a premises described as: Approximately 2,000 sq. ft., 2 bathrooms with one dining hall and big kitchen, no basement. Includes outdoor patio on the private way against the building.

Present: Pushpir Bhatia.

Documents Considered: Application and documents attached thereto.

Summary: This restaurant has been operating for two years serving Indian food and seeks a wine and malt license. Customers have requested beers and wines to pair with the food and the applicant plans to serve a limited variety of local craft beers and wine. There have been no disciplinary issues with this licensee.

The proposed manager of record, Pushpir Bhatia, has not been a manager of record before. They have training in the safe sale and service of alcohol via ServSafe and plans to obtain TIPS training soon.

Former City Councilor Tim Toomey provided strong support for this application.

Decision: Granted.

11. Application #1203021 Merritt Hospitality, LLC d/b/a Le Meridien Cambridge, 20 Sidney Street, Innholder All Alcohol License #10897, for a Change of Ownership Interests.

Present: Whitney Gillings.

Documents Considered: Application and documents attached thereto.

Summary: This application adds new beneficial interest holders at the parent level, one layer above the licensed entity. There are three new individuals, each holding officer titles as well as some ownership interests. These are long-term employees who have been granted ownership interest via an employee profit-sharing benefit program. The applicant will submit an agreement in writing showing that there is no money being exchanged for this profit-sharing. There will be no changes to the business operations.

Decision: Granted, pending submission of DUA certificate and documents explaining why there is no exchange of monies for the transaction.

12. Application #1202854 PPF OFF 125 Cambridge Park Drive, LLC, 100 Cambridge Park Drive, for a Flammables License for 200 gallons of diesel (Class II) for building generator, 480 gallons of Class I; 400 gallons of Class II; 11,319 gallons of Class III; 500 pounds of flammable solids; and 4,000 cubic feet of flammable gases.

Present: William Wong, and Edward Jaram.

Documents Considered: Application and documents attached thereto.

Summary: Applications #1202854, 1204202, and 1204199, are for flammables licenses at three properties adjacent to each other with the same owner. This application is not associated with a parking garage. This is a lease building life science/tech laboratories. Most space is currently vacant but the owner is actively trying to lease the space out, so is seeking the maximum amount already established for the building.

Decision: Granted with finding that the flammables are not for direct consumption, and while the license is updated with the tenants, the license fee will be calculated with the maximum amount of flammables allowed.

13. Application #1204202 PPF OFF 125 Cambridge Park Drive, LLC, 150 Cambridge Park Drive, for a Flammables License for 2,192 gallons of diesel (Class II) for generator, 2,168 gallons of Class I; 3,168 gallons of Class II; 18,712 gallons of Class III; 3,300 pounds of flammable solids; and 26,400 cubic feet of flammable gases.

Present: William Wong, and Edward Jaram.

Documents Considered: Application and documents attached thereto.

Summary: Applications #1202854, 1204202, and 1204199, are for flammables licenses at three properties adjacent to each other with the same owner. This application is not associated with a parking garage. This is a lease building life science/tech laboratories. Most space is currently vacant but the owner is actively trying to lease the space out, so is seeking the maximum amount already established for the building.

Decision: Granted with finding that the flammables are not for direct consumption, and while the license is updated with the tenants, the license fee will be calculated with the maximum amount of flammables allowed.

14. Application #1204199 PPF OFF 125 Cambridge Park Drive, LLC, 125 Cambridge Park Drive, for a Flammables License for 2,195 gallons of diesel (Class II) for generator, 5,994 gallons of Class I; 3,324 gallons of Class II; 19,141 gallons of Class III; 3,462.5 pounds of flammable solids; and 27,700 cubic feet of flammable gases.

Present: William Wong, and Edward Jaram.

Documents Considered: Application and documents attached thereto.

Summary: Applications #1202854, 1204202, and 1204199, are for flammables licenses at three properties adjacent to each other with the same owner. This application is associated with a 68-spot parking garage, which was not disclosed on the agenda but it was on the application and the advertisement and notice of the application. This is a lease building life science/tech laboratories. Most space is currently vacant but the owner is actively trying to lease the space out, so is seeking the maximum amount already established for the building.

Decision: Granted with the amendment that the license is for a Garage (68 spots) with Flammables (as listed) License, with the finding that the flammables are not for direct consumption, and while the license is updated with the tenants, the license fee will be calculated with the maximum amount of flammables allowed.

15. Application #1203208 JC & Bros, Inc. d/b/a What A Soup, 125 River Street, Common Victualler License #246878, to add Wine and Malt Beverages. The seating capacity is 28 and approved hours are 11:30 a.m. to 9:00 p.m. Sunday through Thursday and 11:30 a.m. to 9:30 p.m. Friday and Saturday. Apichart Puttipunyakul as proposed manager of record of a premises described as: 860 square feet. One dining room on first floor, two restrooms and one kitchen behind the counter. One entrance at front and one exit in back. Storage room in downstairs area.

Summary/Decision: Matter not heard – applicant failed to notify abutters.

16. Application #1203796 Marriott Hotel Services, LLC d/b/a Boston Marriott Cambridge, 50 Broadway, Innholder All Alcohol License #10898, for an Alteration of Premises to increase the room count and remove the restaurant and lounge spaces. The proposed premises description is: 25 Floors: 457 Guest Rooms; Lobby On 1st Floor; Concierge, Storage Room, Kitchen & Ballroom (Or 7 Function

Rooms) on 2nd Fl; 3 Function Rooms on 3rd Fl; 4th Fl. Premises consist of a total of 312,546 sq. ft., with 4 entrances and 10 exits.

Present: Attorney Dawson Cooper, and Jennifer Pendola.

Documents Considered: Application and documents attached thereto.

Summary: Marriott seeks to alter its premises to remove one restaurant and lounge space so that a third-party tenant can license and occupy the space under a different license. It will still provide food offerings pursuant to M.G.L. c. 140, including a restaurant and bar and catering/banquet space. There are two other restaurant spaces on the property. There will be no other changes to the business operations.

Decision: Granted.

17. Application #1203809 Third Door Hospitality, LLC d/b/a Tradesman Cambridge, 50 Broadway, for a new Common Victualler All Alcohol License with proposed seating for 24 and an occupancy of 49, with hours of 6:30 a.m. to 11:00 p.m. all days. Bridget Duval as proposed Manager of Record of a premises described as: Restaurant containing 2,232 sq. ft., located on the ground floor, with 1 entrance, 1 exit, containing bar, lounge and coffee bar. Applicant is also applying for an Entertainment License to include recorded music with amplification.

Present: Attorney James Rafferty, Mevzad Durakovid, and Bridget Duval.

Documents Considered: Application and documents attached thereto.

Summary: This application is for the third-party tenant occupying the space in Marriott. It is a new, independent restaurant, not associated with Marriott. Tradesman will serve breakfast, lunch, and dinner, made with local ingredients.

The Board advised that the application included alcohol hours starting at 6:30 a.m., which is not permissible. The applicant clarified that this was a mistake and that it would comply with the legal permissible hours.

The Board also pointed out that Mevzad Durakovic was voted as the person authorized to sign the applicant but that Mark Grzelak actually signed the application, and that this could cause an issue at the ABCC.

Proposed manager of record Bridget Duvel is currently the manager of record at another Tradesman location and has not had any disciplinary issues. Duvel provided TIPS certification as proof of training in the safe service and sale of alcohol.

Decision: Granted with amended alcohol opening hours to match what is statutorily allowed.

18. Application #1204828 Overlind Industries, LLC d/b/a The Red House, 98 Winthrop Street, Common Victualler All Alcohol License #111650, for an Alteration of Premises to expand the area of the

second floor and a Change of DBA to Cox Hicks. The proposed Premises Description is: First Floor: 2 dining rooms and a bar, kitchen, bathroom and outdoor patio in private and public ways. Two-story building. The first floor consists of 1315 sq. ft. and includes a kitchen, dining room, alcove seating, restroom and exterior private patio seating. The second floor has 1564 sq. ft. and includes an interior bar with seating, accessory kitchen/storage, restrooms, and an exterior roof deck with seating. 1 entrance and 2 exits.

Present: Molly Lindbergh.

Documents Considered: Application and documents attached thereto.

Summary: The description of the premises was changed subsequent to the posting of the agenda. The updated description is: *The premises consist of a two-story building. The first floor includes a kitchen, dining room, alcove seating, restroom and exterior private patio seating. The second floor includes an interior bar with seating, accessory kitchen/storage, restrooms, and an exterior roof deck with seating. First Floor: 1315 sq. ft., Exit 1, Entrance 1 // Second Floor 1563.6 sq. ft., Exits 2.*

The premises will no longer include seating on the public sidewalk. The first floor will retain the same floor footprint with a dining room, private patio, kitchen, and one restroom. The second floor will be gaining a restroom and an upstairs bar area. There is also a rooftop deck.

The d/b/a is being changed to Cox Hicks, as that is the name of the original owner of the building. While the applicant states it will be called Cox Hicks Club, its d/b/a will not include “club” in case they do not end up using that part of the name.

Decision: Pending payment of second half of the alcohol license renewal fee, granted with amended premises description.

19. Application #1204891 IHP Massachusetts, LLC d/b/a Eastern Edge, 290 Main Street, Common Victualler All Alcohol License #1186048, for a Change of Manager to Jiho Ru and Alteration of Premises to include two additional patio spaces for a total of three. Outdoor seating would be on private property along Hayward Street (350 sq. ft.), and on public property along Carlton Street (225 sq. ft.) and Main Street (711 sq. ft.).

Present: Attorney Dennis Quilty, Marc Osier, Jiho Ru, and Adam Keeshan.

Documents Considered: Application and documents attached thereto.

Summary: This application adds two public patios to the Eastern Edge establishment that was approved in November 2025. The Carleton Street patio will have four tables with 16 seats, and the Main Street patio will have eight tables and 32 seats. Employees can see the patios from inside, and the patios will be monitored by employees, managers, and supervisors. Bartenders also receive training on monitoring alcohol service outside.

The Board highlighted that the SSBU is being held up by DPW. The Board advised the applicant to work with DPW because even if the Board approves the application, it cannot move forward without the SSBU.

Jiho Ru is the proposed manager of record. They have extensive experience in the food service industry.

Decision: Granted, pending building/plumbing review and issuance of the SSBU and subject to any conditions and modifications therein, and with the condition that while the outdoor areas are open and operating, there must be managerial staff dedicated to monitoring them.

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.

Note: Agenda items 20-23 were called and voted upon together, yet the applications were considered individually.

20. Application #1209338 Gabriel Holmes, 1 Clark Street #A, Somerville, MA 02143, for a new Hackney Driver License.

Decision: Granted.

21. Application #1209074 Triten, Inc. d/b/a Wu Li Xiang - Shanghai Kitchen, 411 Massachusetts Avenue, Common Victualler License #1201336, changing its closing hour from 9:00 p.m. (Sunday-Thursday) and 9:30 p.m. (Friday & Saturday) to 10:00 p.m. all days. The previous operation at this location had a 10:00 p.m. closing hour.

Decision: Granted.

22. Application #1209834 Boston Duck Tours, 4 Copley Place, Suite 4155, Boston MA, Jitney License #80022, adding two drivers.

Decision: Granted.

23. Application #1210074 Jamaica Mi Hungry, LLC d/b/a Jamaica Mi Hungry, c/o Ernie Campbell, for a new hawker/peddler license to sell Jamaican Food at MIT, corner of Third and Binney Streets, on Saturdays from 12:00 p.m. – 2:00 p.m.

Decision: Granted.

24. Application #1210026 Zach Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Saturdays only), at 123 Broadway, from 7:00 a.m. to 9:00 a.m. and 6:00 p.m. to 11:00 p.m., to perform concrete slab pouring and finishing using hand tools, concrete and concrete pump trucks, cranes, and concrete finishing equipment. The variance is sought as an extension of #1196650 in the interest of limiting impacts to business operations and vehicular traffic and extending the day to accommodate the full scope of work.

Decision: Granted (Saturdays only) with the condition that it cannot be exercised on 5/23, 6/20 or 7/4.

25. Application #1210042 Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26, at 290 Binney Street, from 7:00 p.m. to 5:00 a.m. (Monday through Friday) and 7:00 a.m. to 9:00 a.m. (Saturdays & Sundays), to bring in utility service into the building using generators, excavators, hoisting and rigging equipment, vac trucks, trucks, and small hand tools. The variance is sought as an extension of #1199126 to extend the day to accommodate the full scope of work, and limit impacts to vehicular traffic during a required roadway shutdown.

Summary: There has been a change in this request – on Sundays they want to start at the regular 9:00 a.m. time per DPW's recommendation.

Decision: Granted (7:00 p.m. to 5:00 a.m. (Monday through Friday), 7:00 a.m. to 9:00 a.m. (Saturdays) and regular construction hours on Sundays) with the conditions that: there can be no dumpster swaps prior to 7:00 a.m.; must obtain Sunday work permit; and cannot be exercised on 5/24, 5/25, 6/18, 6/19, 6/20, 7/2, 7/3, 7/4 or 7/5.

26. Application #1210020 Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Mondays through Fridays), at 290 Binney Street, from 6:00 p.m. – 11:00 p.m., for second shift deliveries. The variance is sought as an extension of #1196649 to extend the day to accommodate the full scope of work and ensure public safety.

Decision: Granted (Mondays through Fridays only) with the conditions that: no construction activity can take place during the approved variance hours - only accepting and unloading of deliveries to the site are allowed during the variance hours; and cannot be exercised on 5/25, 6/18, 6/19, 7/2 or 7/3.

27. Application #1210011 Zachary Viegas, Turner Construction, for a Special Noise Variance from 5/19/26 – 7/11/26 (Mondays through Fridays), at 121 Broadway, from 6:00 a.m. – 7:00 a.m. and 6:00 p.m. – 11:00 p.m., to perform equipment and material deliveries, using hand and welding tools, generators, cranes, trucks, and hoisting equipment. The variance is sought as an extension of #1196039 in the interest of worker and public safety, as well as minimizing disruptions to vehicular and pedestrian traffic.

Decision: Granted (Mondays through Fridays only) with the conditions that: there can be no dumpster swaps before 7:00 a.m.; no construction activity can take place during the approved variance hours - only accepting and unloading of deliveries to the site are allowed during the variance hours; and cannot be exercised on 5/25, 6/18, 6/19, 7/2 or 7/3.

28. Board Acknowledgement Application #1211398, Guru Tegh Bhadur Cab, Inc., c/o Piara Pabla, which holds Medallion #147 (OpenGov Record #43606), is being dissolved and the medallion is being transferred to Parvati Cab, Inc. c/o Piara Pabla. Even though the ultimate holder is the same owner, there was a sale price of \$5,000.

Decision: Acknowledged/approved.

29. Board Approval/Ratification – Changes Made to Records Via Renewal Application

Guardian Cambridge Alewife LLC d/b/a Luxe at Alewife, 80 Cambridgepark Drive, Garage and/or Flammables License #95023, changing the manager to Phil Gillette.

AT&T Services, Inc. d/b/a AT&T, 250 Bent Street, Garage and/or Flammables License #14518, changing the manager to Mark Botelho.

Harvard Real Estate Service d/b/a President and Fellows of Harvard College, 2 Arrow Street, Garage and/or Flammables License #14596, changing the manager to Peggy Evers.

22 Water Street Project Owner, LLC d/b/a Zinc Apartments, 22 Water Street, Garage and/or Flammables License #14439, changing the manager to Kayla Balamotis and increasing the number of vehicles to 320.

VPNE Parking Solutions LLC d/b/a VPNE, 41 Church Street, Open Air Parking License # 14160, changing the manager to Mohamed Warsame.

Dana Park Place Condo Association d/b/a Dana Park Place Condominium Association, 10-20 Corporal McTernan Street, Garage and/or Flammables License # 14431, changing the manager to David Battaglia.

Gateview Condominium, 2495 Massachusetts Avenue, Garage and/or Flammables License #14425, changing the management company to Green Ocean Property Management and the manager to AL Bantilan.

Decision: Approved/ratified.

30. Consideration of Meeting Minutes April 24, 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.

Note: The following matters were called and voted upon together, yet the applications were considered individually: 34-51; 52 & 53.

31. Application #1208487 Michaud Bates for an entertainment license at 70 Magazine Street, on 6/6/26 with rain date of 6/7/26 from 3:00 p.m. – 9:00 p.m. for a graduation picnic with patrons dancing and DJ. Expected attendance – 45.

Summary: The applicant has yet to obtain the Park Permit. Because there is no other meeting between now and the event, the Board decided on appointing a designee and voting consistent with Board policy, and if granted, adjust request if needed per the Park Permit.

Decision: Chair designated to vote on the application on behalf of the Board, if granted, modify if necessary, per the Park Permit.

32. Application #1206923 Christina Sherwood, North Point Café, Inc. d/b/a Lingo, 2 Education Circle, Common Victualler All Alcohol License #11346, for a malt, wine and entertainment license at the lobby and outdoor areas not within the currently approved licensed premises, on 6/4/26 from 12:00 p.m. – 10:30 p.m. for a party with patrons dancing, DJ and amplification system. Expected attendance – 900.

Decision: Granted with the condition that the operating hours as to the event in the outdoor public areas, is limited to 4:00 p.m. – 10:00 p.m. with set-up allowed as of 11:00 a.m., and with the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

33. Application #1210787 George Moore, Casa Bikes, for an entertainment license at 500 Kendall Street, on 5/21/26 with rain date of 5/28/26 from 4:00 p.m. – 11:00 p.m. for a community gathering with patrons dancing, performers/entertainers dancing, DJ, live music and amplifications system. Expected attendance – 40.

Summary: The applicant has yet to complete the application with information from the property owner or a certificate of assembly/inspection. The event is supposed to take place on the 21st.

Decision: Denied.

34. Application #1211170 Jon Menitove, on behalf of Newtowne School, for an entertainment license at 100 Brattle Street, on 6/8/26 with rain date of 6/12/26 from 10:00 a.m. – 12:30 p.m. for a picnic with live music and amplification system. Expected attendance – 75.

Decision: Granted.

35. Application #1207973 Herman Sanchez, Cambridge Veterans Services, for an entertainment license at 1500 Massachusetts Avenue on 5/25/26 from 10:30 a.m. – 4:00 p.m. for a summer kick-off event with patrons dancing, performers/entertainers dancing, recorded and live music, DJ and amplification system. Expected attendance – 200.

Decision: Granted.

36. Application #1200850 Akiva Jacobs for an entertainment license at 71 Roger Street, on 6/21/26 from 9:00 a.m. – 10:00 p.m. for a music festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.

Decision: Granted.

37. Application #1201675, 1201682 & 1201685 Erin Murihead McCarty, Community Art Center, Inc., for an amusement, entertainment and hawker/peddler license (10 vendors) at 119 Windsor Street, on 5/30/26 with rain date of 5/31/26 from 10:00 a.m. – 6:00 p.m. for an arts festival/block party with inflatables, recorded music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 300.

Decision: Granted.

38. Application #1206639 Jon Menitove, Newtowne School, for an entertainment license at 11 Garden Street, on 5/30/26 from 9:00 a.m. – 2:30 p.m. for a spring fair with recorded music, DJ, live music and amplification system. Expected attendance – 175.

Decision: Granted.

39. Application #1207003 Vivek Sikri, Friends of the Morse School, for an entertainment license at 40 Granite Street, on 5/31/26 from 11:00 a.m. – 3:00 p.m. for a spring fair/block party with recorded music, live music and amplification system. Expected attendance – 200.

Decision: Granted.

40. Application #1202336 Stephanie Guirand, The Black Response, for a temporary amusement license at 1500 Massachusetts Avenue, on 6/19/26 from 10:00 a.m. – 4:00 p.m. for a Juneteenth celebration.

Decision: Granted.

41. Application #1208259 Georgios Mitselos, Amigos Elementary School, for an entertainment license at 12 Gilmore Street, on 6/2/26 with rain date of 6/9/26 from 8:00 a.m. – 3:00 p.m. for a field day with DJ and amplification system. Expected attendance – 400.

Decision: Granted.

42. Application #1208574 Barnes & Noble College, LLC d/b/a The Harvard Coop – Cory Deary, for a hawker/peddler license at 1400 Massachusetts Avenue, on 5/27 & 5/28/26 from 10:00 a.m. – 6:00 p.m. to sell clothing.

Decision: Granted.

43. Application #1208846 Paul Clark for an entertainment license at 100 Cambridgeside Place, on 5/31/26 with rain date of 6/7/26 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music and amplification system. Expected attendance – 1999.

Decision: Granted.

44. Application #1208854 & 1208874 Barry Walsh, Cambridge Summer Food Program/DHSP, for an entertainment and amusement license (for Inflatable obstacle course) at 61 Willow Street, on 6/26/26 from 10:00 a.m. – 4:00 p.m. for a kickoff event with recorded music, DJ and amplification system. Expected attendance – 299.

Decision: Granted.

45. Application #1208944 Dorianne Deleon, MIT Health, for an entertainment license at 25 Carleton Street, on 6/2/26 from 12:00 p.m. – 2:00 p.m. for a celebration with DJ. Expected attendance – 250.

Decision: Granted.

46. Application #1209367 Alex Goldman, Far from the Tree LLC, for a farmer’s market special license at 675 West Kendall Street, on 5/28/26-10/8/26 (Thursdays) from 12:00 p.m. – 6:00 p.m. for Kendall Square Farmers Market.

Decision: Granted.

47. Application #1209839 Joseph Juknievich, The Dance Complex, for a malt and wine license at 536 Massachusetts Avenue, on 5/22/26 from 8:00 p.m. – 9:30 p.m. for a concert. Expected attendance – 60.

Decision: Granted.

48. Application #1210383 Tim Khanoyan, Tim Khanoyan Productions, for an entertainment license at 320 Morgan Avenue, on 6/7/26-9/27/26 Wednesdays from 5:00 p.m. – 7:30 p.m. ; Saturdays 9:00 a.m. – 12:00 p.m. for an outdoor fitness with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 120.

Decision: Granted.

49. Application #1210766 Biehle Carine, Ecole Francaise de Boston, for a wine license at 799 Concord Avenue, on 5/28/26 from 5:00 p.m. – 7:30 p.m. for a wine and cheese event. Expected attendance – 100.

Decision: Granted.

50. Application #1211388 Matt Ruxton, Special Olympics Massachusetts, for an entertainment license at 99 Sherman Street, on 6/7/26 from 8:30 a.m. – 4:00 p.m. for a track & field meet with DJ. Expected attendance – 1000.

Decision: Granted.

51. Application #1211474 Veronica Santana, Graduate Commons Program, for a malt, wine and entertainment license at 900 Memorial Drive, on 5/21/26 from 6:30 p.m. -8:30 p.m. for a banquet/reception with live music and amplification system. Expected attendance – 80.

Decision: Granted.

52. Application #1203105 Michael Scelfo, Alden & Harlow, 40 Brattle Street, Common Victualler All Alcohol License #11478, for a malt and wine license in front of their licensed premises on 5/31/26 from 11:00 a.m. – 6:00 p.m. for May Fair. Expected attendance – 1000.

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

53. Application #1211353 Rachel Kanter, Lovestruck Books and Café, Common Victualler Malt, Wine and Cordials License #280683, for a wine license in front of 44 Brattle Street, on 5/31/26 with rain date of 6/7/26 from 11:00 a.m. – 6:00 p.m. for a wine garden for May Fair. Expected attendance – 50.

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

54. Application #1204947 Bill Manley, Harvard Square Business Association, for an entertainment license at 5/31/26 with rain date of 6/7/26 from 6:00 a.m. – 10:00 p.m. for a May Fair with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 50,000.

Decision: Granted with amended hours of 11:00 a.m. – 6:00 p.m. per Traffic Permit; may commence set up at 6:00 a.m.

55. Application #1205293 Peter Devito, Cambridgeside, for an entertainment license at 100 Cambridgeside Place, on 6/12, 7/17, 8/14 & 9/18/26 from 7:00 p.m. – 9:30 p.m. for a movie with amplification system. Expected attendance – 50.

Decision: Granted with amended end time of 9:00 p.m. per Park Permit.

56. Application #1206964 Alan Vincent-Blunt, Gallery 263, for a malt, wine and entertainment license at 263 Pearl Street, on 5/30/26 from 10:00 a.m. – 6:30 p.m. for a party with recorded music, live music and amplification system. Expected attendance – 50.

Decision: Granted with amended end time of 6:00 p.m. per permission letter and the condition that there must be a system implemented identifying of legal drinking age attendees.

57. Application #1207963 & 1207965 Emma Boland, Patagonia Cambridge, for a malt and entertainment license at 39 Brattle Street, on 5/21/26 & 5/28/26 from 7:00 p.m. – 10:00 p.m. for a book reading/ Q & A and film screening with theatrical exhibition/play/moving picture show. Expected attendance – 150.

Decision: Granted with the conditions that: (1) Alcohol cannot be donated to the store – it must be purchased through an approved distributor; and (2) must implement a system identifying of legal drinking age attendees.

58. Application #1208155 Helen Sullivan for an amusement license at 61 Willow Street, on 6/7/26 from 12:00 p.m. – 5:00 p.m. for a birthday party.

Decision: Granted, with amended start time of 1:00 p.m.

59. Application #1208331 Kayley Nugent, Lumafield, for a malt, wine and entertainment license at 38 Cameron Avenue, on 6/10/26 with rain date of 6/17/26 from 3:00 p.m. – 8:30 p.m. for a company party with amplification system. Expected attendance – 70.

Decision: Granted, pending submission of proof of age, and with amended hours of 4:00 p.m. – 7:00 p.m. per the permission letter and conditions: (1) area where alcohol is served, and consumed must be enclosed from the public way; and (2) must implement a system identifying of legal drinking age attendees.

60. Application #1209299 Yohannes Hiruy for an all alcohol and entertainment license at 2254 Massachusetts Avenue, on 5/30/26 from 5:30 p.m. – 11:00 p.m. for a graduation party with DJ. Expected attendance – 130.

Decision: Granted with amended end time of 10:30 p.m. per permission letter and the condition that there must be a system implemented identifying of legal drinking age attendees.

61. Application #1209793 Amanda Henley, Harvard Square Business Association, for a hawker/peddler license (for 100 vendors) at 2 Brattle Square-Harvard Square, on 5/31/26 with rain date of 6/7/26 from 11:00 a.m. – 6:00 p.m. to sell food and merchandise for May Fair.

Decision: Granted pending submission of permission letter/permit and subject to any conditions and modifications therein, and list of vendors with any applicable required releases.

62. Application #1210126 Arsh Arora for a malt and wine license at 134 Memorial Drive, on 5/29/26 from 6:00 p.m. – 8:00 p.m. for a party. Expected attendance – 50.

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.

Additional Matters Considered – Not Previously Posted on the Agenda

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

63. Application 1210284 Mike Cook, Consigli Construction, for a Special Noise Variance on 6/1/26, (Alternate date 6/8/26), at 12 Palmer Street, from 10:00 p.m. - 7:00 a.m. to complete water tie-in work during water main shut down using an excavator, demo saws, and power tools. The variance is needed to extend the workday to complete the full scope of work.

Decision: Granted.

64. Application #1211756 Emma Boland, Patagonia Cambridge, for a malt license at 39 Brattle Street, on 6/4/26 from 7:00 p.m. – 10:00 p.m. for a community and panel discussion. Expected attendance – 100.

Decision: Granted with the conditions that: (1) Alcohol cannot be donated to the store – it must be purchased through an approved distributor; and (2) must implement a system identifying of legal drinking age attendees.

65. Application #1211788 Joe Juknievich, The Dance Complex, for a malt and wine license at 536 Massachusetts Avenue, on 5/30 from 8:00 p.m. – 9:30 p.m., and 5/31/26 from 7:00 p.m. – 8:30 p.m. for a concert. Expected attendance – 80.

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

66. Application #1211791 Joe Juknievich, The Dance Complex, for a malt and wine license at 536 Massachusetts Avenue, on 6/6 from 8:00 p.m. – 9:30 p.m. and 6/7/26 from 7:00 p.m. - 8:30 p.m. for a concert. Expected attendance – 80.

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

67. Application #1211815 Erik Sarno, Central Square Business Association, for an all alcohol license at Street Theory Collective, 541 Massachusetts Avenue, Entertainment License #1199478, on 6/10 from 4:00 p.m. - 7:00 p.m., 6/11 from 6:00 p.m. - 9:00 p.m., 6/12 from 5:00 p.m. - 10:00 p.m., 6/13 from 11:00 a.m. - 6:00 p.m., and 6/25/26 from 6:00 p.m. - 10:00 p.m. Expected attendance – 120.

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

68. Application #1212014 Anika Puri, MIT Class of 2026 Senior Week Committee, for an entertainment license at 84 Massachusetts Avenue, on 5/25/26 with rain date of 5/26/26 from 6:00 p.m. – 9:00 p.m. for a movie night with amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 600.

Decision: Granted.

69. Application #1212037 Alyssa Mariano, MIT Alumni Association, for a malt, wine and entertainment license at 120 Vassar Street, on 5/30/26 from 10:30 p.m. – 12:30 a.m. for an alumni reunion with patrons dancing, live music and amplification system. Expected attendance – 1500.

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) applicant must request MIT police detail.

70. Application #1212063 Alyssa Mariano, MIT Alumni Association, for a malt, wine and entertainment license at 75 Amherst Street, on 5/30/26 from 7:00 p.m. – 10:00 p.m. for an alumni reunion dinner with patrons dancing, DJ and amplification system. Expected attendance – 250.

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) applicant must request MIT police detail.

71. Application #1212065 Anya Dubiel, MIT Alumni Association, for a malt, wine and entertainment license at 50 Memorial Drive, on 5/30/26 from 7:00 p.m. – 10:00 p.m. for an alumni reunion dinner with patrons dancing, live music and amplification system. Expected attendance – 200.

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; (2) must implement a system identifying of legal drinking age attendees; and (3) applicant must request MIT police detail.

72. Application #1212067 Tim Khanoyan, Tim Khanoyan Productions, for an entertainment license at 320 Morgan Avenue, on 5/20/26 with rain date of 5/27/26 from 11:00 a.m. – 6:30 p.m. for a health & wellness event with performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 250.


Summary: The permission letter submitted is for the Baldwin Courtyard, 222 Jacobs Street, this application seems to be for 320 Morgan Avenue and three different areas - Picnic Grove (219 Jacobs), Dawes Field (300 Water Street), and Scott Station Plaza (181 Morgan Avenue). None of which are covered by the location or hours on the attached letter. It is for an exercise pop up, the area is private property, and the letter may just be a form letter.

Decision: Chair designated to vote on the application on behalf of the Board, and if granted, to modify if necessary, per the permission letter.

Minutes Approved: June 10, 2026

Minutes Posted: June 10, 2026


By the Board of License Commissioners



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Pauline Wells, Police Commissioner