



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, July 14, 2026, at 10:30 a.m.
By Remote Participation Via Zoom

This meeting was held remotely in accordance with Chapter 2 of the Acts of 2025 adopted by Massachusetts General Court and approved by the Governor.

Board Members: Nicole Murati Ferrer, Chair (present); Pauline Wells, Police Commissioner (present); and John Cotter, Acting Fire Chief (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. Application #1215005 Cambridge Sushi House, Inc. d/b/a Wasabi at Porter, 2088 Massachusetts Avenue, for a New Common Victualler License with seating for 8 and a total indoor occupancy of 42. The proposed hours of operation are 11:00 a.m. to 9:45 p.m. Tuesday through Thursday, 11:00 a.m. to 10:30 p.m. Friday and Saturday, and 11:00 a.m. to 9:45 p.m. on Sunday. Yan Lin as Manager of a premises described as: First floor with approximately 1,000 square feet with dining area and one restroom. The sushi bar is located between the cashier area and the kitchen. The kitchen is located toward the rear of the premises. Storage is located in the back-of-house area near the kitchen and employee work area.

Present: Yan Lin. Faye Kupferman, interpreter.

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

Summary: This location was previously licensed. The concept of the business is staying the same. The floor plan confusion was resolved in that since COVID the business has been operating mostly as a take-out establishment with no server service. This new operation would continue to operate in the same way, and have limited seating with no server service. There will be two tables with a total seating of eight, and about 20-30 people standing capacity. The Board stated it would assign capacity as listed on the floor plan.

Decision: Granted, with 8 seats and total occupancy of 42 as depicted on floor plan.

2. Application #1212478 CBS Food Enterprises, LLC d/b/a Tap 151 Bar and Grill, 151 North First Street, Common Victualler All Alcohol License #241918, to add live music without amplification, dancing by patrons, and a DJ.

Summary/Decision: Did not notify abutters, will be rescheduled.

3. Application #1209578 233 Alewife Liquor, Inc. d/b/a Kappy's Express Fine Wines and Spirits, 233 Alewife Brook Parkway, Package Store All Alcohol License #1178535, for Change of Manager to Pankajkumar Patel.

Present: Pankajkumar Patel.

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

Summary: Pankajkumar Patel has extensive experience in the alcohol industry, having previously been the manager of record at two package stores with no issues with the local boards or the ABCC. Their TIPS certification has expired and is in the process of obtaining a new one.

Decision: Granted.

4. Application #1212300 Noodle Lab, LLC d/b/a Noodle Lab, 238 Main Street, Unit 6, for a new Common Victualler Wine and Malt Beverages License. The proposed hours are 10:00 a.m. to 9:00 p.m. all days, with alcohol sales starting at 11:00 a.m., with seating for 46. Audrey Yap as proposed Manager of Record of a premises described as: 1540 square foot restaurant with kitchen in back of space and customer seating in front along Main Street. Space provides one main entrance/exit from street and a secondary entrance/exit from the building's main lobby. There is a double delivery door directly to the kitchen. A separate janitor's closet and dishwashing room is also provided.

Present: Audrey Yap; and Chris Yap.

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

Summary: This establishment will serve ramen, noodle bowls, and rice bowls. This is their second location, with the first location in the Boston Public Market. Audrey Yap has not been a manager of record before. Has received ServeSafe certification in the safe service and sale of alcohol.

The applicants also requested that their application be bifurcated so that the common victualler license can be issued prior to the alcohol license.

Decision: Granted. Common victualler portion of the license to be issued while ABCC approval for the alcohol is received.

5. Application #1215504 1840 Mass Landowner LLC, 1840 Massachusetts Avenue, for an Open Air Parking Lot License for 42 vehicles.

Present: Kevin Nesline.

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

Summary: This parking lot was purchased from Lesley University with the intent of being turned into affordable housing. However, while the construction gets on the way, the surface lot will be operated as commercial parking.

Decision: Granted.

6. Application #1218100 Lavash Bar & Grill, Inc. d/b/a Lavash Grill, 26 New Street, Common Victualler License #133062, to add All Alcoholic Beverages with seating for 62 inside, an inside occupancy of 80, and 50 outdoor patio seats on private property and hours of 11:00 a.m. to 12:00 a.m. all days. Mesut Kara as proposed Manager of Record of a Premises Described as: Approximately 1,500 sq. ft. in one room on the first floor with kitchen and storage in the rear. Includes outdoor area of approximately 300 sq. ft. Applicant is also applying for an Entertainment License to include live music with amplification.

Present: Attorney James Rafferty; and Mesut Kara.

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

Summary: This establishment has been operating for five years as a traditional Turkish restaurant. The applicant has received several inquiries from patrons requesting alcohol. In addition to alcohol, they seek live entertainment with amplification. The area for music on the floorplan is the area with no seating. The applicant made an oral request to change the closing hour to 2:00 a.m. at the hearing. However, since the request for extension of hours was not included in the notices to abutters, the Board advised they would need to submit a separate application.

Mesut Kara has not been a manager of record on a liquor license before. They are familiar with the rules regarding the safe sale and service of alcohol and will obtain certification of safe service and sale of alcohol.

Decision: Granted, with premises description amended to add number of (1) entrance/ (3) exits. The request to have hours extended to 2:00 a.m. would need to be applied separately.

7. Application #1215676 DJD Restaurant Group, LLC d/b/a Toscano Harvard Square, 52 Brattle Street, Common Victualler All Alcohol License #11462, has applied for a Change of Ownership Interests, Change of LLC Managers and a Change of Manager of Record to Andrew D'Alessandro.

Present: Attorney Ryan M. Gazda; and Andrew D'Alessandro.

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

Summary: Toscano is restructuring the family ownership of the establishment, basically putting the ownership into trusts whose sole beneficiaries are Andrew and David D'Alessandro. There will be no operational changes. Andrew has never been a manager of record of a liquor license before but has extensive experience in the industry, including being the General Manager for this location. They are

familiar with the safe sale and service of alcohol and proved TIPS as proof of training in the safe service and sale of alcohol.

Decision: Granted.

8. Application #1215212 5 Guys IPPAI, Inc. d/b/a IPPAI IZAKAYA, to transfer the existing Common Victualler All Alcohol License (#1144940) held by One Bite and Bar, Inc., at 1124 Cambridge Street, with seating for 85 and an occupancy of 100. The proposed hours are 6:00 a.m. to 1:00 a.m. all days with alcohol service beginning at 11:30 a.m. Monday through Saturday and 12:30 p.m. on Sunday. Shu Jiao Chen as proposed Manager of Record of a premises described as: one small dining area, one small bar, one full kitchen, oven & grill area, two restrooms on the first floor, and one employee bathroom in basement, with entrance and exit.

Present: Attorney Meihuei Hu; and Shu Jiao Chen.

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

Summary: There is a presumption of need for this license at this location as it was previously licensed. The new concept will be hot pots and sushi in a casual setting, similar to an Irish bar or Spanish tapas restaurants. No big impact on the service but with the revamped menu to attract more casual diners and people can come in and enjoy themselves after a bus day.

Shu Jiao Chen has experience in the industry and is the manager of record at another establishment in Cambridge and will remain in that role. They have had no issues with the local board or the ABCC as manager of record and have current TIPS certification.

Decision: Granted; business to provide the name, email and phone number of manager/employee who will be in charge of premises when the manager of record is not on site.

9. Application #1211640 The Cheesecake Factory Restaurants, Inc. d/b/a The Cheesecake Factory, 100 Cambridgeside Place, Common Victualler All Alcohol License #11347, for a Change of Officers/Directors.

Present: Attorney Andrew Upton.

Documents Considered: Hearing notice and documents attached thereto; file; and correspondence received with regard to the application.

Summary: This is an application for a change in officers/directors at the top tier of the corporation. There is no change in ownership, they are just shuffling officers and bringing in a President as the CEO who has been in the role for 40 years is reducing their workload. They are doing this at every location in the state.

Decision: Granted.

10. Disciplinary Outdoor Perspective, Leaf Blower Permit #1203693, for allegedly operating leaf blowers during a prohibited period at 145 Brattle Street on June 29, 2026, in violation of CMC 8.16.081.3(1).

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

Summary: On July 13, 2026, Ken Powers, Operations Manager for Outdoor Perspective, filed a Waiver of Hearing admitting to the violation as noticed.

Decision: Violation, \$300 fine.

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 #1219997 Hyp, LLC d/b/a Pagu, 310 Massachusetts Avenue, Common Victualler All Alcohol License #11579, for a one-day amendment to add Live music and DJ from 5:00 p.m. - 10:00 p.m. for a private event on August 8, 2026.

Decision: Granted.

12. Application #1211551 Boston Barbecue Works LLC d/b/a Boston Barbecue, for a new Hawker/Peddler's License. Proposed manager William Phillips with one food truck selling barbecue and related sides.

Decision: Granted.

13. Application #1216731 Jean Fils-Aime, 108 Westville Street, Dorchester MA, for a new Hackney Driver License.

Decision: Granted pending review of driving history.

14. Application #1219050 Foundry Consortium, Inc. d/b/a Foundry Consortium, 101 Rogers Street, Common Victualler Licenses #195669, for a one-day amendment to extend its closing hour on July 17, 2026, from 11:00 p.m. to 1:00 a.m. for a two-year anniversary party.

Summary: This is not a two year anniversary party, as listed on the agenda. It is an event done in partnership with The Flavor Continues. It is the second year the event takes place at this location. It is a cypher-style community dancing event.

Decision: Granted.

15. Application #1215354 Jackson MacDonald, Turner Construction, for a Special Noise Variance from 8/21/26 – 8/31/26 (Alt. 9/11/26 – 9/21/26), at 121 Broadway, for one (1) continuous period from 6:00 p.m. on Friday until 7:00 a.m. on the following Monday, to dismantle a tower crane using hand and welding tools, assist crane, trucking, generators, and hoisting equipment. The variance is sought as an extension of #1144825 and in the interest of public safety, as well as minimizing impacts to vehicular and pedestrian traffic.

Decision: Granted with the conditions that: a Sunday Work Permit is required; and applicant must notify the License Commission via email at noise@cambridgema.gov at least 24 hours prior to exercising the variance; and once the variance is used one time, the grant is moot and the variance expires.

16. Application #1218975 Herb Beherrell of Turner Construction, for 7/25/26, (Alt Date 8/1/26), at 24 Dunster St, 4:00AM to 7:00AM, for crane operation to install a new generator on the rooftop from Harvard University's Smith Campus Center building using a crane and trucks. The variance is sought to extend the workday to complete the full scope of work and ensure pedestrian safety.

Decision: Granted.

17. Consideration of Waiver of Hearing WIN Waste Innovations of Northern New England, Waste/Hauler Disposal License #273096, admitting a violation of CMC 8.16.080(E), collecting waste outside the allowable hours, on June 26, 2026 (5:42 a.m.) at 16 Camelia Avenue.

Decision: Violation, \$300 fine. Property owner to be notified.

18. Consideration of Waiver of Hearing Property ownership of 145 Brattle Street, admitting a violation of CMC 8.16.081.3(1), operation of leaf blowers by their contractor, during a prohibited period at 145 Brattle Street on June 29, 2026.

Decision: Violation, \$300 fine.

19. Board Approval/Ratification –Permits issued and/or renewed pursuant through the Summer Act. As listed on the attached spreadsheet.

Summary: There is a possibility the Summer Act will be extended through September. In the meantime, it ends on July 31. Since there have been no issues, and there are only roughly two weeks left, the Board discussed ratifying the grants and approving all through the end of the current Act period.

Decision: Approved/Ratified. All permits that require renewal will be renewed through July 31, 2026.

20. Consideration of Meeting Minutes June 30, 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: A combined roll call vote was taken for applications 21-23, 24 & 25, 28-33.

21. Applications #1207974 & 1208989 Kini Udovicki, Malene Council, Michael Monestime, Central Square BID, Kulture Lounge & Naco Taco, for an all alcohol license and hawker/peddler for (7 vendors) at 19 State Street, on 7/25/26 with rain date of 8/1/26 from 5:00 p.m. – 10:00 p.m. for a block party with patrons dancing, DJ, live music and amplification system. Expected attendance – 700.

Summary: City permits have not yet issued, Board discussed designating the Chair to vote on the applications in accordance with Board practice and pertinent conditions.

Decision: Chair designated to vote on the applications and, if granted, modify if necessary per the City permits and with the conditions that: the area where the alcohol is served, sold and consumed must be enclosed from the public way; and must implement a system identifying of legal drinking age attendees.

22. Applications #1209544 & 1209549 Ryan Montbleau, East End House, for a temporary amusement and entertainment license at 105 Spring Street, on 7/29/26 with rain date of 7/30/26 from 5:00 p.m. – 8:00 p.m. for a block party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and bounce house. Expected attendance – 500.

Summary: City permits have not yet issued, Board discussed designating the Chair to vote on the applications in accordance with Board practice and pertinent conditions.

Decision: Chair designated to vote on the applications and, if granted, modify if necessary per the City permits.

23. Application #1215813 Will Maxwell, HubSpot, for a malt, wine and entertainment license at 2 Canal Park, on 7/16/26 with rain date of 7/23/26 from 3:30 p.m. – 8:00 p.m. for a happy hour event with recorded music and amplification system. Expected attendance – 100.

Summary: Permission letter has not yet been provided, Board discussed designating the Chair to vote on the applications in accordance with Board practice and pertinent conditions.

Decision: Chair designated to vote on the applications and, if granted, modify if necessary per the permission letter.

24. Application #1216873 Erik Sarno, Central Square BID, for an entertainment license at 541 Massachusetts Avenue, on 7/18/26 with rain date of 7/19/26 from 4:00 p.m. – 9:00 p.m. for a block party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.

Decision: Granted.

25. Application #1216991 Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 7/25/26 with rain date of 9/12/26 from 6:30 p.m. – 12:00 a.m. for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.

Decision: Granted.

26. Application #1217421 Bill Manley, Harvard Square Business Association, for an entertainment license at Brattle Plaza and Brattle Street from Eliot to Church, on 7/24/26 from 5:00 p.m. – 11:00 p.m. for a dance party with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 800.

Decision: Granted with amended hours of 7:00 p.m. – 10:00 p.m. per City permit.

27. Application #1218674 Tania Green, Healthworks Fitness, for an entertainment license at 1 Waterhouse Street, on 8/6/26 from 5:30 p.m. – 7:00 p.m. for a dance party with patrons dancing, recorded music and amplification system. Expected attendance – 100.

Decision: Granted with amended start time of 6:00 p.m. per City permit.

28. Application #1218908 Nicole Saras, Arbor Biotechnologies, for an entertainment license at 20 Acorn Park Drive, on 7/23/26 with rain date of 7/30/26 from 3:30 p.m. – 5:00 p.m. for a corporate field day with amplification system. Expected attendance – 50.

Decision: Granted.

29. Application #1219031 Tawnie Carlson, Orangetheory Fitness, for an entertainment license at 270 Third Street, on 7/18/26 from 8:00 a.m. – 9:00 a.m. for a fitness class with recorded music and amplification system. Expected attendance – 20.

Decision: Granted.

30. Application #1219233 Josh Cook, Porter Square Books, for an entertainment license at 1815 Massachusetts Avenue, on 7/31/26 from 8:00 p.m. – 10:00 p.m. for a concert with patrons dancing, performers/entertainers dancing, live music and amplification system. Expected attendance – 60.

Decision: Granted.

31. Application #1219799 Anthony Hallee-Farrell, MIT, for a hawker/peddler license at 292 Main Street, on 9/16/26 with rain date of 9/17/26 from 10:00 a.m. – 3:00 p.m. to sell books.

Decision: Granted.

32. Application #1219691 Michael Cocco, Cocco the Great Designs LLC, for a hawker/peddler license at 1 Oxford Street, on 8/11 & 9/1/26 from 11:30 a.m. – 5:30 p.m. to sell wood bowls and plants.

Decision: Granted.

33. Application #1219820 Erik Sarno, Central Square BID, Street Theory Collective, Inc., 541 Massachusetts Avenue, Entertainment License #1199478, for an all alcohol license on 7/16/26 from 6:00 p.m. – 10:00 p.m. for a party. Expected attendance – 100.

Summary: This is at the entertainment venue known as Street Theory Collective.

Decision: Granted.

34. Application #1219833 Bao Pham, The Flavor Continues, for an all alcohol license at 101 Rogers Street, on 7/17/26 from 7:00 p.m. – 1:00 a.m. for a party. Expected attendance – 150.

Decision: Granted with amended start time of 9:00 p.m. per permission letter.

Matters Considered – Not Previously Posted

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.

35. Application #1220048 Chris Tompson, Sticky Molasses, LLC d/b/a Blackstrap BBQ for an all alcohol license at 41 Second Street, on 8/1/26 from 3:30 p.m. -11:00 p.m. for a wedding. Expected attendance – 106.

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

36. Application #1220116 100 Cambridgeside Investors, LLC d/b/a Cambridgeside for a one day hawker/peddler license at Lechmere canal park, on 7/17, 8/14 & 9/18/26 from 7:00 p.m. – 9:00 p.m. to sell pizza and ice cream.

Decision: Granted.

37. Application #1220455 Jason Doo, Gato Exotico, LLC d/b/a Gato Exotico, 100 CambridgeSide Place, Common Victualler All Alcohol License #1180674, for a malt and wine license at 60 First Street, on 7/19/26 from 12:00 p.m. – 8:00 p.m. for a FIFA sports watch party. Expected attendance – 6000.

Decision: Granted, with amended hours of 2:00 p.m. – 6:00 p.m. per City permit, and the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

38. Application #1220508 Meghan Tracey, C-Side Bar LLC d/b/a C-Side Bar, 100 Cambridgeside Place, Common Victualler All Alcohol License #272930, for a malt and wine license at 60 First Street, on 7/19/26 from 1:30 p.m. – 7:00 p.m. for a world cup viewing party. Expected attendance – 5000.

Decision: Granted, with amended hours of 2:00 p.m. – 6:00 p.m. per City permit, and the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

39. Application #1220514 Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, Common Victualler All Alcohol License #174713, for an entertainment license on 7/18/26 from 5:00 p.m. – 12:00 a.m. for a wedding with patrons dancing, recorded music and DJ. Expected attendance 130.

Decision: Granted.

40. Application #1220580 Tara Flanagan Philips, for an entertainment license at 222 Jacobs Street, on 7/23/26 from 11:30 a.m. – 2:30 p.m. for a picnic with DJ. Expected attendance – 750.

Decision: Granted.

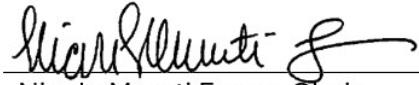
41. Application #1220616 Joe Davis, Temporary Institute for Unification Knowledge, for a malt and wine license at 19 Bishop Allen Drive, on 7/24/26 from 5:00 p.m. – 9:00 p.m. for an exhibition opening. Expected attendance – 50.

Decision: Granted with the condition that the alcohol must be sold.

Minutes Approved: July 30, 2026

Minutes Posted: July 30, 2026

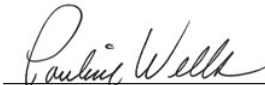
By the Board of License Commissioners



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Pauline Wells, Police Commissioner