



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 AGENDA

Wednesday, April 9, 2025, 10:00 a.m.

By Remote Participation Via Zoom

Link: https://cambridgema.zoom.us/webinar/register/WN_CYhg-AzrSDmknfsyWsHVhQ

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

Public Testimony Matters

The following are matters which the Chair reasonably anticipates will be discussed, and for which public testimony may be taken. The public may also submit comments on any of the below via email at license@cambridgema.gov (please reference the application number in your email).

- 1. Application #1149270** Harvard Square B&B Inns, LLC d/b/a Scholars House, 2240 Massachusetts Avenue, Lodging House License #10755, to increase the room count by two (2) rooms for a total of seventeen (17) rooms.
- 2. [Rehearing] Application #1139657** Parkingway Wines, Inc. d/b/a Supreme Liquors, 600 Massachusetts Avenue, All Alcohol Package Store License #11325, for a Change of Officers/Directors, Change of Beneficial interests, Change of Stock Interests.
- 3. Application #1155067** Charles Fine Dining, LLC d/b/a Bar-Enza, 1 Bennett Street, Common Victualler All Alcohol License #124523, for a Change of Manager to Michael Galang Maranan.
- 4. Application #1156887** Luxor Café, LLC d/b/a Luxor Café, 148 Mount Auburn Street, Common Victualler License #265462, to Extend the Closing Hour from 11:00 p.m. to 1:00 a.m.
- 5. Application #1157062** Luke Hourican, Turner Construction, for a Special Noise Variance from 4/10/25 – 7/31/25 (Alt. 4/17/25 – 8/7/25) at 325 Main Street, from 6:00 a.m. – 11:00 p.m. (variance hours 6:00 a.m. – 7:00 a.m. and 6:00 p.m. – 11:00 p.m.), Monday through Friday, and 6:00 a.m. – 6:00 p.m. (variance hours 6:00 a.m. – 9:00 a.m.) on Saturdays and Sundays, to perform installation of concrete, waterproofing, glazing, exterior/interior wall finishes, stair treads, landscaping, and MEP finishes using powered hand tools, material handling equipment and lifts. The variance is sought in the interest of extending the day to accommodate the full scope of work.
- 6. Application #1158153** Regina Olivieri, Shawmut Design and Construction, for a Special Noise Variance from 4/21/25 – 4/26/25 (Alt. 4/28/25 – 5/3/25), at 26 Plympton Street, 11:00 p.m. – 7:00 a.m., for a water service tie in using saws and excavators. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.
- 7. Application #1156449** Richard Green, United Civil Inc., for a Special Noise Variance from 4/14/25 – 6/30/25, weekdays only, (Alt. 4/15/25 – 7/1/25), at 57 Vassar Street, 7:00 p.m. – 5:00 a.m., for excavation, for steam manhole and condensate repairs at MIT using an excavator, dump truck, and

vacuum truck. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.

8. Disciplinary Somerville Facilities Services for allegedly operating a snow blower outside of the allowable hours at 30-36 Bay State Road on February 9, 2025 (2:00 a.m.) and February 16, 2025 (2:00 a.m.), in violation of CMC 8.16.080(L).

9. Disciplinary Casella Waste Services, Solid Waste Hauler License #14070, for allegedly collecting waste outside the allowable hours at 1573 Cambridge Street on March 22, 2025 (7:15 a.m.), in violation of CMC 8.16.080(e).

10. Disciplinary Star Market for allegedly receiving deliveries outside of the allowable hours at 49 White Street on March 16, 2025 (7:30 a.m.), in violation of CMC 8.16.080(e).

11. Disciplinary Cunniff Landscape for alleged simultaneous operation of multiple, non-compliant leaf blowers within 100 feet of one another at 223 Concord Turnpike on March 18, 2025, in violation of CMC 8.16.081.3(9) and 8.16.081.3(10).

Administrative Matters

The following are matters which the Chair reasonably anticipates will be discussed without accepting, soliciting, or taking public testimony at the hearing. Anyone wishing to be heard on the below should contact the Board at least 24 hours prior to the hearing and/or submit your statement in writing to License@cambridgema.gov.

12. Application #1558195 Vester LLC, d/b/a Vester, 73 Ames Street, Wine Malt Cordials Common Victualler License #14019, for an alteration of premises to remove alcohol service from outdoor area. Outdoor area will continue to operate and be part of the premises description but there will be no alcohol service in the outdoor area.

13. Application 1157150 Sweetcream Foods Inc. d/b/a Café Luna, All Alcohol Common Victualler License # 11602, for an alteration of premises to remove a portion of the outdoor area, the parking lane, from the premises description. This is as a result of the road/lane configuration and addition of bike lanes. The premises will continue to have an outdoor area on the sidewalk.

14. Application #1157012 Elm Street, LLC, d/b/a Lone Star Taco Bar, 635 Cambridge Street, All Alcohol Common Victualler License #11505, for an alteration of premises to remove a portion of outdoor area (parking lane patio) from the premises description. This is as a result of the road/lane configuration and addition of bike lanes. The premises will continue to have an outdoor area on the sidewalk.

15. Application #1149648 Ten One Harvard Square, LLC, d/b/a Ten One Tea House, 54 JFK Street, for a new Common Victualler License at a previously licensed location. Proposed manager of record Amelie Zhou of a premises described as 900 square feet on one floor; one main entry and one back

door. No basement and no entertainment. Indoor seating capacity of 15 with a maximum occupancy of 20. Hours of operation 12:00 p.m. – 10:00 p.m. all days.

16. Application #1151621 Patrick Abraham, Moriarty & Associates, for a Special Noise Variance from 5/24/25 – 5/25/25, (Alt. 5/31/25 – 6/1/25) at 325 Binney Street, 7:00 a.m. – 9:00 a.m., for a crane setup, exterior panel removal, and truck loading using a crane and trucks. The variance is sought to maximize allowable daylight hours during hoisting operations and ensure public safety.

17. Application #1156915 Tarek Radwan, National Water Main Cleaning Co., for a Special Noise Variance from 4/13/25 – 4/15/25 at 1400 Cambridge Street, 8:00 p.m. – 5:00 a.m., for re-lining of existing sewer mainline using a six-inch pump generator and boiler truck. The variance is needed to minimize traffic disruption and ensure public safety.

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

Pemberton Place Condominium Trust, d/b/a Pemberton Place Condominium Trust, 177 Pemberton Street, Garage and/or Flammables License #14459, changing the manager to Mark Hoeber.

Massachusetts Water Resources Authority, d/b/a Massachusetts Water Resources Authority, 660 Memorial Drive, Garage and/or Flammables License #14544, changing the manager to John Parkhurst.

Franklin Place Condominium Trust, d/b/a Franklin Place Condominium Trust, 369 Franklin Street, Garage and/or Flammables License #14292, changing the manager to Jarrett Lau.

Massachusetts Water Resources Authority, d/b/a Massachusetts Water Resources Authority, 7 Education Street, Garage and/or Flammables License #14545, changing the manager to John Parkhurst.

217-229 Putnam Avenue Condo Trust, d/b/a 217-219 Putnam Avenue Condo Trust, 229 Putnam Avenue, Garage and/or Flammables License #14463, changing the manager to Alex LaFreniere.

Quad 109 Place LLC, d/b/a Quad 109 Place LLC, 101 Smith Place, Garage and/or Flammables License #266606, changing the manager to Dom Lea.

HART Cambridge, LLC, d/b/a Cambridge Park Apartments, 30 Cambridgepark Drive, Garage and/or Flammables License #14512, changing the manager to Nicholas Smith.

HRB MA Holdings, LLC, d/b/a Hyatt Regency Cambridge, 575 Memorial Drive, Garage and/or Flammables License #14416, changing the manager to Brian Chiaramonte.

40 Thorndike LLC, d/b/a 40 Thorndike LLC, 40 Thorndike Street, Garage and/or Flammables License #246055, changing the manager to Cynthia Taylor.

The Firehouse Inn, LLC, d/b/a The Kendall Hotel, 350 Main Street, Garage and/or Flammables License #14419, changing the manager to Anthony Vorres.

MQMF Kendall Square, LLC, d/b/a MQMF Kendall Square, LLC, 165 Main Street, Garage and/or Flammables License #208303, changing the manager to Susan DeMattia.

ARE-MA Region No. 94, LLC, d/b/a ARE-MA Region No. 94 LLC, 124 First Street, Garage and/or Flammables License #212544, changing the manager to Steven Singh.

Bay Square Condo Trust d/b/a Bay Square Condominium Trust, 950 Massachusetts Avenue, Garage and/or Flammables License #14377, changing the manager to Nick Bergdoll.

HRB MA Holdings, LLC, d/b/a Hyatt Regency Cambridge, Open Air Parking License #14206, changing the manager to Brian Chiaramonte.

ARE-MA No. 94, LLC, d/b/a ARE-MA No. 94 LLC, 140 First Street, Garage and/or Flammables License #212546, changing the manager to Steven Singh.

U-Haul Company of Boston, d/b/a U-Haul of Cambridge, 844 Main Street, Garage and/or Flammables License #14558, changing the manager to Daeja Cooper.

19. Board Vote Application #1153537, French Express, LLC, d/b/a PRB Boulangeries, 295 Third Street, Common Victualler All Alcohol License #216979, for a Change of Closing Hour from 5:00 p.m. to 12:00 a.m., all nights. This would include starting to operate on Tuesdays as of 7:00 a.m. This application was heard on March 12, 2025.

20. Board Acknowledgement Application #1151708, 7-9 Mellen Street, LLC d/b/a 7 Mellen House, 7 Mellen Street, for a new Lodging House License, heard on March 12 and 25 and deferred, has been withdrawn by applicant. Applicant has represented the premises will be used as a single family home and is currently unoccupied.

21. Board Acknowledgement Application #1151715 7-9 Mellen Street, LLC d/b/a 9 Mellen House, 9 Mellen Street, has applied for a new Lodging House, heard on March 12 and 25 and deferred, has been withdrawn by applicant. Applicant has represented the premises will be used as a single family home and is currently unoccupied.

22. Consideration of Statements of Reasons

[Matters heard March 25, 2025]

French Express, LLC d/b/a PRB Boulangerie, Common Victualler All Alcohol License #216979, at 295 Third Street, for alleged violation of G. L. c. 138, §§ 23 and 64, and Board's Rules 2 & 6, operating after licensed closing hour.

Massachusetts Institute of Technology, Leaf Blower Permit #10869, for alleged violations of Cambridge Mun. Code 8.16.081.3(9), using non-compliant leaf blowers, and 8.16.081.3(10), simultaneously operating more than one leaf blower within the same 10,000 square feet, on November 1, 2024, at 60 Massachusetts Avenue.

[Matter heard January 28, 2025]

Industry, LLC, d/b/a ManRay, All Alcohol General On Premises License #132709, 40 Prospect Street, for allegedly serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on September 1, 2024, in violation of G.L. c. 138, §§ 23, 64-64A, 69; G.L. c. 140, and Board's Rules 2, 12B.6, and 12B.7.

23. Consideration of Meeting Minutes March 25, 2025.

One Day License Applications

The following are matters which the Chair reasonably anticipates will be discussed without accepting, soliciting, or taking public testimony at the hearing. Anyone wishing to be heard on the below should contact the Board at least 24 hours prior to the hearing and/or submit your statement in writing to License@cambridgema.gov.

24. Application #1154452 Angel Hoagland, Hult International Business School, for a wine license at 1 Education Street, on 8/19/25 from 10:00 a.m. – 5:00 p.m. for a graduation celebration. Expected attendance – 500.

25. Application #1154898 & 1158109 William Borden, Bionic Project, Inc., for a malt, entertainment and one day hawker/peddler license (2 vendors to sell t-shirts, sweatshirts & hats) at 41 Church Street, on 4/27/25 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music, DJ, and amplification system. Expected attendance – 1000.

26. Application #1155236 Madeline Colker, Cambridge Public Library, for an entertainment license at 449 Broadway, on 6/14/25 from 12:00 p.m. – 3:00 p.m. for a concert with patrons dancing, live music and amplification system. Expected attendance – 100.

27. Application #1155826 Area Four Operating, LLC d/b/a Area Four, 500 Technology Square, Common Victualler All Alcohol License #11434, for a beer garden on 5/3, 5/15, 5/31, 6/14, 9/6, 9/25, 10/4 & 10/18/25 from 1:00 p.m. – 6:00 p.m. with live music. Expected attendance – 500.

28. Application #1155961 James Burton, Immediate Gratification Players, for an entertainment license at 1 Oxford Street, on 4/24/25 from 6:00 p.m. – 10:00 p.m. for a comedy show with theatrical exhibition/play/moving picture show. Expected attendance – 500.

29. Application #1156244 Herman Sanchez, City of Cambridge Veterans Dept., for an entertainment license at 1500 Massachusetts Avenue, on 6/14/25 from 8 a.m. setup – 10:00 a.m.- 3:00 p.m. for an Army's 250 birthday celebration with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 500.

- 30. Application #1156320** Yetu Ayalew, Ethiopian Orthodox Young Youth Bible Study, for an entertainment license at 441 Broadway, on 5/3/25 from 2:00 p.m. – 6:00 p.m., for an exhibition with recorded music and amplification system. Expected attendance – 70.
- 31. Application #1156342** Fernando Valenzuela, Burton Third Bombers, for a wine, malt and entertainment license at 410 Memorial Drive, on 4/12/25 from 8:00 p.m. – 2:00 a.m. for a party with patrons dancing, DJ, live music, and amplification system. Expected attendance – 600.
- 32. Application #1156641** Alex Goldman, Far From The Tree LLC d/b/a Far From The Tree, for a farmer winery license to sell at a Farmer's Market at 76 Bishop Allen Drive, on Mondays only from 5/1/25 – 11/24/25, from 12:00 p.m. – 6:00 p.m. for Central Square Farmer's Market.
- 33. Application #1156653** Alex Goldman, Far From The Tree LLC d/b/a Far From The Tree, for a farmer winery license to sell at a Farmer's Market at 1 Broad Canal Way, on Wednesdays only from 5/1/25 – 11/26/25, from 12:00 p.m. – 6:00 p.m. for Kendall Square Farmer's Market.
- 34. Application #1156743** Kate Silverman Wilson, MIT Museum, for an entertainment license at 314 Main Street, on 4/18/25 with rain date of 4/19/25 from 6:00 p.m. – 8:00 p.m. for a performance with dynamic audio/visual show live/recorded. Expected attendance – 60.
- 35. Application #1156793** Michelle Liang for an entertainment license at 84 Massachusetts Avenue, on 4/25/25 from 6:00 p.m. – 11:00 p.m. for a dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 270.
- 36. Application #1156991** Diane Carson, Tutoring Plus of Cambridge, for an all alcohol license at 65 Franklin Street, on 4/10/25 from 5:30 p.m. – 7:30 p.m. for a fundraiser. Expected attendance – 120.
- 37. Application #1156987** Abena Kyereme-Tuah, MIT Ridonkulous, for an entertainment license at 48 Massachusetts Avenue, on 4/12/25 from 8:00 p.m. – 11:00 p.m. for a dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 500.
- 38. Application #1157148** Jeremy Serbee, Junkyard, for an entertainment license at 5 Dickinson Street, on 4/20/25 with rain date of 4/21/25 from 1:00 p.m. – 8:00 p.m. for a concert and art showcase with patrons dancing, performers/entertainers dancing and live music. Expected attendance – 180.
- 39. Application #1157440** Aaron Arlanza, Harvard Undergraduate Philippine Forum, for an entertainment license at 59 Shepard Street, on 4/11/25 with rain date of 4/12/25 from 4:00 p.m. – 10:00 p.m. for a banquet with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 150.
- 40. Application #1157590** Linda Griffith, MIT, for an all alcohol license at 600 Main Street, on 4/9/25 from 4:00 p.m. – 8:00 p.m. for a science event. Expected attendance – 180.
- 41. Application #1157606** Jose da Silva, Patagonia Cambridge, for a malt license at 39 Brattle Street, on 4/10/25 from 7:00 p.m. – 9:00 p.m. for a pickling class. Expected attendance – 32.

- 42. Application #1156668** Riley McLaughlin, Lamplighter Brewing Co., for a malt and entertainment license at 320 Morgan Avenue, on 6/21/25 from 2:00 p.m. – 8:00 p.m. for a pride party with performers/entertainers dancing and DJ. Expected attendance – 200.
- 43. Application #1157331** French Express, LLC d/b/a PRB Boulangerie, 295 Third Street, All Alcohol Common Victualler License #216979, for a one-day change of closing hour from 5:00 p.m. until 8:00 p.m. for a private dinner on April 10, 2025.
- 44. Application #1158455** Joseph Juknievich, The New Dance Complex, Inc., Entertainment License #11133, for a malt and wine license at 536 Massachusetts Avenue, on 4/12 & 4/13/25 from 6:00 p.m. – 10:00 p.m. for a concert. Expected attendance – 80.
- 45. Application #1158463** Joseph Juknievich, The New Dance Complex, Inc., Entertainment License #11133, for a malt and wine license at 536 Massachusetts Avenue, on 4/18/25 from 5:00 p.m. – 9:00 p.m. for a dance lesson/party. Expected attendance – 60.
- 46. Application #1158470** Joseph Juknievich, The New Dance Complex, Inc., Entertainment License #11133, for a malt and wine license at 536 Massachusetts Avenue, on 4/19 & 4/20/25 from 6:00 p.m. – 10:00 p.m. for a play. Expected attendance – 80.
- 47. Application #1158486** Katherine Mueller for a malt, wine and entertainment license at 45 Quincy Street, on 4/18/25 from 7:30 p.m. – 11:00 p.m. for a party with patrons dancing, DJ, and dynamic audio/visual show live/recorded. Expected attendance – 99.


Kris C. Foster, Executive Officer
Cambridge License Commission