



CAMBRIDGE LICENSE COMMISSION

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CHRISTINE A. ELOW
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THOMAS CAHILL, JR.
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' [AMENDED]¹ MEETING MINUTES

Wednesday, January 15, 2025, 10:00 a.m.

Meeting started at 10:03 a.m.

By Remote Participation Via Zoom

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

Board Members (All present): Nicole Murati Ferrer (present); Christine A. Elow (present); and Thomas Cahill, Jr. (present at ~11:30 a.m.).

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

Public Testimony Matters

1. Application #1138257 Sol Taquerias Cambridge, Inc. d/b/a Achilitos Taqueria, 84 Winthrop Street, Common Victualler All Alcohol License #202691, to add outdoor area on private area of 108 sq. ft. and a total of 7 seats with alcohol service.

Present: Margaret Pimentel.

Documents Considered: Application and documents attached thereto; and file.

Summary: They want to operate an outdoor area to provide customers in the warmer months the ability to sit outside and enjoy the weather and drink. They are keeping the indoor capacity at 15 and the outdoor capacity would be 7. Originally they were informed the seats had to "come from inside" but ISD Commissioner McLaughlin confirmed that is not necessary. Right now they have a 1 drink per customer limit and they intend to continue that practice. In addition for the outdoor area, they will have a different container and so they can visually check who is consuming. They have a clear view of the outdoor area from the inside. They plan to separate the area from Shake Shack with potted fence, although Shake Shack did not set up their area the previous year. The hours of operation of the outdoor area will mirror those of the inside.

Decision: Granted with the condition that there must be a dedicated employee monitoring the outdoor area at all times.

2. Application #1142549 Marriott Hotel Services, LLC d/b/a Cambridge Center Marriott, 50 Broadway, Innholder All Alcohol License #10898, for a Change of Manager, Change of d/b/a, and Removal of Outdoor Area from Licensed Premises.

Present: No one appeared for the applicant.

¹ Amendments were not substantive, only clerical: title of document changed from agenda to minutes; and date of approval and posting of original minutes changed from February 28, 2025 to January 28, 2025.

Documents Considered: Application and documents attached thereto; and file.

Summary: First call was given at 10:08 a.m., and second call at 10:58 a.m. An email was sent to the attorney and it was confirmed the applicant could not appear.

Decision: Matter will be rescheduled.

3. Application #1142439 Pemberton Fruit Orchard, Inc. d/b/a Pemberton Farms, 2225 Massachusetts Avenue, All Alcohol Package Store with Common Victualler License #11442, for a Change of Manager.

Present: Greg Saidnawey.

Documents Considered: Application and documents attached thereto; and file.

Summary: [First call at 10:10 a.m.; Second call at 10:30 a.m.] Greg Saidnawey has extensive experience in the industry working at the premises and has not been the manager of record on a liquor license before. Saidnawey is familiar with the rules and regulations of the Board, the ABCC and the laws of the Commonwealth of Massachusetts with regard to safe service and sale of alcohol. Saidnawey's training has been hands-on and will complete a structured training in the safe service and sale of alcohol and provide proof of completion.

Decision: Granted pending submission of CORI forms.

4. Application #1141871 Boston Swing Central, Inc. d/b/a Boston Swing Central, 26 New Street, for a new Entertainment License with amplified recorded and live music, DJ, and dancing by patrons.

Present: Michael Hibarger. Matthew Berlin, attendee/performer.

Documents Considered: Application and documents attached thereto; and file.

Summary: They are applying for an annual entertainment license to run a weekly dance. It is a swing dance which features amplified music and sometimes they have a DJ. The attendee ages range from 18-88 years old. There will be swing dancing and no alcohol, it is a social dance with lessons before the main event. The weekly dance will be Fridays, 8:00 p.m. - 11:45 p.m. They have been running the event through one day licenses. Berlin spoke in favor of the license and stated it was a low key and highly popular event that enriches the cultural landscape of the City.

Decision: Granted.

5. Application #1144111 Area Celeste, LLC d/b/a La Royal, 221 Concord Avenue, Common Victualler All Alcohol License #119132, to add live acoustical music with no amplification except one microphone.

Present: Maria Rondeau. Matthew Berlin, resident.

Documents Considered: Application and documents attached thereto; and file.

Summary: The applicant explained it is a Peruvian restaurant in a neighborhood where they live, and the music would be a wonderful addition and would be part of their agenda to bring culture along with the food. The music/band would be set up in a small natural waiting area to the right of the entrance for a small trio to perform. They do not expect to do it every day, but rather on weekly basis. Will also like to include it to be available in the outdoor area. The hours of operation would mirror those of the area where located (outdoor and indoor area hours differ). Berlin spoke in support of application stating there are few places that offer dinner music.

Decision: Granted, with the amendment that entertainment is also approved for the outdoor area and with the hours of operation as set for each area.

[Note: Matters listed as #6 & 7 were called and considered together.]

6. Application #1145905 President & Fellows of Harvard College d/b/a Loeb Drama Center, 64 Brattle Street, General on Premises All Alcohol License #11390, for a Change of Officers.

Present: Anna Fitzloff, A.R.T. Managing Director and Manager Record for Liquor License, Tracy Keene, Senior Theater & Facilities Manager of Loeb Drama Center; and Mark Verkennis, Harvard University Senior Campus Planner.

Documents Considered: Application and documents attached thereto; and file.

Summary: They are changing two corporate officers – president and treasurer, and not making any other changes to the business or operations.

Decision: Granted.

7. Application #1146200 President & Fellows of Harvard College d/b/a Harvard Faculty Club, 20 Quincy Street, Club All Alcohol License #11633, for a Change of Officers.

Present: Syed Shahidullah; and Mark Verkennis.

Documents Considered: Application and documents attached thereto; and file.

Summary: They are changing two corporate officers – president and treasurer, and not making any other changes to the business or operations.

Decision: Granted.

8. Re-Hearing on Consideration of Renewal Application Fat Heady, LLC d/b/a Whitney's, 37 JFK Street, Common Victualler All Alcohol License #99534.

Present: Daniel McGuire; Investigator Tyler Bubenik; and Joseph Kelley.

Documents Considered: Hearing notice, renewal application, correspondence regarding noticed matter and file.

Summary: At the start of the meeting McGuire stated that they lost the lease and will not be renewing. At this point, the license was surrendered. McGuire said they would keep the license should the Board find it appropriate. However, the Board clarified the hearing, which was not even requested by McGuire, was as a courtesy. McGuire did not present any other information. No further issues were discussed and the hearing concluded.

Decision: Affirmed vote rejecting the renewal application, and in the alternative accepted the surrendering of the license.

9. Application #265972 Urumqi Kitchen, LLC d/b/a Jahunger, 272 Brookline Street, Common Victualler License #238918, to Add Wine and Malt Beverages.

Present: Dilimulati Subati.

Documents Considered: Application and documents attached thereto.

Summary: They established their business in Providence, RI in 2016 and in 2021 were granted a liquor license. They have not had any issues at their RI location and have been operating since June 2024 without any issues. They have been getting a lot of requests for alcohol in general but they wanted to get a feel for the area and get settled before they requested the alcohol. They also want to make sure employees are trained and have good experience with the customers. They do not want alcohol to be the main selling point. They are authentic, gourmet handmade food and want to stand out by what they make at the kitchen not the alcohol. The alcohol will add a good thing to their food as they serve spicy food.

Dilimulati Subati has experience in the alcohol sale industry and has not had any issues with the Providence operation. Subati is familiar with the rules and regulations of this Board, the ABCC and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. Subati provided TIPS certificate as proof of training in the safe service and sale of alcohol.

Decision: Granted, pending submission of the corrections or supporting documentation on the application.

10. Disciplinary Property ownership of 2235 Massachusetts Avenue, for allowing three alleged violations of CMC 8.16.080(e), loading and unloading outside allowable hours by Casella Waste Systems at its premises on November 23, 2024 at 7:20 a.m., December 7, 2024 at 8:15 a.m., and December 14, 2024 at 8:03 a.m.

Present: Greg Saidnawey.

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

Summary: Although Greg Saidnawey, general manager of the business getting serviced (Pemberton Farms) submitted a Waiver of Hearing on January 13, 2025 admitting to the violations as noticed, Saidnawey spoke as to the violation. Saidnawey stated they have gone through all the practices that they can, they lock up the parking lot with cones until 7:00 a.m. They also have it on the contract with Casella as to the proper hours. They bring these back to Casella and have been doing business with them a long time and even though they look for other companies, Casella is the one with the best pricing. They are taking as many precautions as they can, but when Casella change their drivers, this tends to happen. There is a new rep at Casella and they have taken it seriously, Saidnawey does not think this will happen again.

Decision: Violation (3 counts), \$300 fine per violation for total fine of \$900.00.

11. Disciplinary Win Waste Innovations of Northern New England, Solid Waste Hauler Permit #273096, for alleged violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 9-11 Chester Street on December 16, 2024 at 4:55 a.m.

Present: Matthew Hill; and Investigator Tyler Bubenik.

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

Summary: [First call at 10:35 a.m., Second call at 10:51 a.m.] The License Commission received an email from a resident of Chester Street complaining that Win Waste was collecting waste on 12/16 at 4:55 a.m. at 9-11 Chester Street. The complainant submitted a picture of the event. On 12/9, Investigator Bubenik had sent an email to Win reiterating the allowable hours in response to similar allegations on 12/9/24. Win has been licensed since June of 2024 and has no disciplinary history before the Board. However, the location has a significant history as it was previously serviced by another company which received multiple fines for collecting outside allowable hours.

Hill, General Manager of Collection, explained this was a new account for them and there were a couple of balls dropped on their end. Was not routed in accordance with the noise ordinance. The initial complaint was not cascaded to them. They now have the account to be picked up between 9:00 a.m. - 11:00 a.m. They wanted to speak to ensure the Board they are taking it seriously.

Decision: Violation, \$300 fine.

12. Application #1147160 Nick Anderson, Turner Construction, for a Special Noise Variance at 290 Binney Street from 1/18/25 – 4/20/25 (on Saturdays and Sundays only), 7:00 a.m. to 7:00 p.m. (variance hours 7:00 a.m. – 9:00 a.m., and 6:00 p.m. – 7:00 p.m.) for a total of ten (10) weekends, to deliver mechanical equipment to the penthouse using cranes, rigging equipment, material hoist, trucks, and small hand tools. The variance is sought in the interest of limiting impacts to pedestrian and vehicular traffic while oversized materials are being transported, as well as extending the day to accommodate the full scope of work.

Present: Zach Viegas; and Investigator Tyler Bubenik.

Documents Considered: Application and documents attached thereto.

Summary: They are limited with daylight and want a couple of hours to bring the truck on site and essentially getting everything done. From 7:00 a.m. – 9:00 a.m. there should be very little noise. From 6:00 p.m. – 7:00 p.m. they want this to try to have a 12-hour day based on equipment, and allow them to have have picks later on in the day.

Decision: Granted with conditions: must obtain a Sunday Work Permit; must inform the License Commission via email to noise@cambridgema.gov prior to using the variance; and once the variance is used ten times, the grant is moot.

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.

13. Application #1147703 First Street Cuisine, LLC d/b/a First Street Market, 55 First Street, Common Victualler All Alcohol License #262880, for a one-day amendment to extend the closing hour from 11:00 p.m. to 1:00 a.m. on 2/1/25 for a pop-up wine event.

Decision: Granted.

14. Application #1148063 Luxor Cafe, LLC d/b/a Luxor Cafe, 148 Mt. Auburn Street, Common Victualler License #265462, extension of hours from 11:00 p.m. – 2:00 a.m. for the month of Ramadan (March).

Decision: Granted.

15. Application #1147820 Patrick O'Regan, Phoenix Communications, for a Special Noise Variance from 1/23/25 – 1/25/25 (Alt. 1/27/25 – 1/29/25), at 25 Land Boulevard, from 8:00 p.m. until 6:00 a.m. the following mornings, to perform a fiber optic cable splice using the power derived from an idling vehicle engine. The variance is sought in the interest of limiting impacts to/from vehicular traffic, as well as worker safety.

Decision: Granted.

16. Board Acknowledgement ABCC decision upholding the Board's two-day license suspension of Harvard Wine Company, Inc. d/b/a Harvard Wine, 1664 Massachusetts Avenue, All Alcohol Package Store License #11318, for sale to a minor. Matter was heard by the Board in October 2019. The suspension was never served, suspension dates will be provided to the business in the usual manner.

Decision: Acknowledged; notice of suspension dates will be issued.

17. Consideration of Waiver of Hearings

Casella Waste Services, Solid Waste Hauler Permit #14070, admitting to three violations of CMC 8.16.080(e), loading and unloading outside allowable hours, at 2235 Massachusetts Avenue on November 23, 2024 at 7:20 a.m., December 7, 2024 at 8:15 a.m., and December 14, 2024 at 8:03 a.m.

Decision: Violation (3 counts), \$300 fine per violation for a total fine of \$900.

DBI Waste Systems, Inc., Solid Waste Hauler Permit #14068, admitting to two violations of CMC 8.16.080(e), loading and unloading outside allowable hours at 9-11 Chester Street on December 23, 2024 at 6:05 a.m. and January 6, 2025 at 5:55 a.m.

Decision: Violation (2 counts), \$300 fine per violation for a total fine of \$600.

Boston Carting, Solid Waste Hauler Permit #65459, admitting a violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 12 Boardman Street on November 23, 2024 at 3:08 a.m.

Decision: Violation, \$300 fine; future violations will require a hearing to address what steps are being taken to correct the violations.

Property ownership of 12 Boardman Street, admitting allowing a violation of CMC 8.16.080(e), loading and unloading outside allowable hours by Boston Carting at 12 Boardman Street on November 23, 2024 at 3:08 a.m.

Decision: Violation, \$300 fine; future violations will require a hearing to address what steps are being taken to correct the violations.

18. Consideration of Meeting Minutes December 17, 2024.

Decision: Approved.

One Day License Applications

19. Application #1145125 Paddy's Lunch Inc. d/b/a Paddy's Lunch, 260 Walden Street, Common Victualler All Alcohol License #11694, for an entertainment license on 1/25/25 from 7:00 p.m. – 1:00 a.m. for a party/reunion. Expected attendance – 60.

Decision: Granted.

20. Application #1145613 John Kennedy, Boston Ultimate Disc Alliance, for a malt, wine and entertainment license at 1950 Massachusetts Avenue, on 1/25/25 from 5:00 p.m. – 11:00 p.m. for a fundraiser gala with patrons dancing, DJ and amplification system. Expected attendance – 130.

Decision: Granted.

21. Application #1146428 Lucy Yan, Gallery 263, for a malt and entertainment license at 263 Pearl Street, on 2/8/25 from 6:30 p.m. – 10:00 p.m. for a concert with live music. Expected attendance – 40.

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

22. Application #1146950 Samantha Bestvina, Lovestruck Books, for an entertainment license at 44 Brattle Street, on 1/15 (6:00 p.m. – 9:00 p.m.), 1/17, 1/18 & 1/19/25 from 8:00 a.m. – 5:00 p.m. for a grand opening with DJ. Expected attendance – 100.

Summary/Decision: Application withdrawn by the applicant.

23. Application #1146954 Samantha Bestvina, Lovestruck Books, Common Victualler License #280683, for an entertainment license at 44 Brattle Street, on 1/20/25 from 8:00 p.m. – 12:00 a.m. for a book release with DJ. Expected attendance – 100.

Summary: The Common Victualler license just issued but the alcohol portion has not yet issued because they have yet to pay the license fee. The application also includes a one-day amendment of extension of closing hour from 9:00 p.m. to 12:00 a.m. They intend to have alcohol at the event but this is only provided the licensee pays for the license and it issues in time.

Decision: Granted, including for the extension of hours from 9:00 p.m. – 12:00 a.m. Cannot serve, store, or deliver alcohol, unless the annual alcohol license issues at which point that condition will be removed.

24. Application #1147695 William Manley, Harvard Square Business Association, for an entertainment license at 40 Brattle Street, on 1/25/25 from 10:00 a.m. – 6:00 p.m. for a chocolate festival with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 1000.

Decision: Granted with amended event hours of 1:00 p.m. – 5:00 p.m. per City permit, may commence set up at 11:00 a.m. and have until 6:00 p.m. for breakdown of event.

Matters Considered at Meeting – 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.

25. Application #1148246 Mehek Gosalia, VR/AR @ MIT, for a malt, wine and entertainment license at 105 Massachusetts Avenue, on 1/24/25 from 6:00 p.m. – 11:00 p.m. for a networking night

with patrons dancing, performers/entertainers dancing, DJ, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 500.

Decision: Granted, applicant must request police detail.

26. Application #1148607 Mehek Gosalia, VR/AR @ MIT, for a malt, wine and entertainment license at 314 Main Street, on 1/25/25 from 5:00 p.m. – 11:00 p.m. for a reception with patrons dancing, DJ, live music and amplification system. Expected attendance – 200.

Decision: Granted with end time of 10:00 p.m. per event registration form and applicant must request police detail.

27. Application #1148616 Bill Manley, Harvard Square Business Association, for a wine license at 40 Brattle Street, on 1/25/25 from 10:00 a.m. – 6:00 p.m. for a chocolate tasting. Expected attendance – 500.

Decision: Granted with amended event hours of 1:00 p.m. – 5:00 p.m. per City permit, may commence set up at 11:00 a.m. and have until 6:00 p.m. for breakdown of event, and the additional conditions that: (1) must submit a floor plan showing where the alcohol service area will be located; (2) area where alcohol is served, sold and consumed must be enclosed from the public way; and (3) must implement a system identifying of legal drinking age attendees.

By the Board of License Commissioners

Minutes Approved: January 28, 2025


Amended Approval: February 12, 2025

Minutes Posted: January 28, 2025

Amended Minutes Posted: February 12, 2025



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner