



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER, ESQ.
CHAIRPERSON | BOARD MEMBER

CHRISTINE A. ELOW
POLICE COMMISSIONER | BOARD MEMBER

THOMAS CAHILL, JR.
FIRE CHIEF | BOARD MEMBER

KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES Tuesday, April 9, 2025 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 Massachusetts General Court and approved by the Governor.

Board Members: Nicole Murati Ferrer (present); Christine A. Elow (present); and Thomas Cahill, Jr. (present).

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

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

Public Testimony Matters

1. **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.

Summary/Decision: Application withdrawn prior to the hearing.

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.

Present: Attorney Jennifer Connelly; and Thomas Cifrino.

Documents Considered: Application and documents attached thereto; file.

Summary: Incorporated by reference and made a part hereof testimony from March 12, 2025. The Applicant requests these changes due to the death of one of the owners, and to correct a joint stock ownership that is no longer accepted by the ABCC. There will be no changes to the business operations.

Decision: Granted.

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.

Present: Michael Galang Maranan, Vincent Lombardi, and Katina Kouripines.

Documents Considered: Application and documents attached thereto; file.

Summary: Michael Galang Maranan has had over 25 years of experience in the food and beverage industry and has not been a manager of record before. They are familiar with the rules and regulations of the Board, ABCC, and the laws of the Commonwealth of Massachusetts with regard to the sale and service of alcohol. They will submit their ServSafe and TIPS certificates as proof of training in the safe service and sale of alcohol.

Decision: Granted.

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.

Summary/Decision: Application withdrawn prior to the hearing.

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.

Present: Investigator Tyler Bubenik, Investigator Joseph Kelley, Luke Hourican.

Documents Considered: Application and documents attached thereto; file.

Summary: The Applicant requests a third extension of this variance in order to finish work by the end of July. There is a continued need to work with the MBTA and especially working around the MBTA's morning commuters, which increases in volume by 7:00 a.m. Being able to start at 6:00 a.m. will allow the trucks to get in and out prior to the peak of the morning commute and it is also safer for the workers. The Applicant withdrew its request for a variance from 6:00 p.m. to 11:00 p.m.

Decision: Granted for a 6 a.m. start, denied for 6 p.m. – 11 p.m. as applicant withdrew/amended application at hearing), and with the conditions that cannot be exercised 4/18-22 or 7/3-6 and Sunday Work Permit required.

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.

Present: Investigator Tyler Bubenik, Investigator Joseph Kelley, Joseph Lombardi.

Documents Considered: Application and documents attached thereto; file.

Summary: This application involves new water service for fire and domestic purposes, and replaces valves and portions of the water main. The request for the variance is so that they can work outside of the business hours on Bow Street and Plympton Street because the water service to the nearby businesses will have to be drained during work.

Decision: Granted for 4/23 – 4/26 and the alternate dates, otherwise denied.

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.

Present: Investigator Tyler Bubenik, Investigator Joseph Kelley, Richard “Rick” Green.

Documents Considered: Application and documents attached thereto; file.

Summary: The Applicant seeks this variance because their excavation and work will take place in the roadway and involves shifting a bike lane. The work being performed will require making Vassar Street one-way only, so the work cannot realistically be completed during the day.

Decision: Granted.

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).

Present: Investigator Tyler Bubenik, Investigator Joseph Kelley, Marcelo Silva, Ethan Sobel (resident complainant), Rachel Peckover (resident complainant).

Documents Considered: Hearing notice and documents attached thereto; documents submitted by Somerville Facilities Services; file.

Summary: Resident complainant Ethan Sobel testified that they saw snowblowers being used at 2:00 a.m. on both February 9th and 16th, 2025, outside of their building at 30-36 Bay State Road. In their email complaint to investigators, Sobel stated they only heard the snowblower on February 9th. They did not submit any photographs to corroborate their complaints. They pointed out that in the morning it was obvious snow blowers had been used on the sidewalks because they had been cleared.

Resident complainant Rachel Peckover concurred with Sobel’s testimony. They also testified that they observed the snowblowers on both dates at 2:00 a.m.

Marcelo Silva, on behalf of Somerville Facilities Services, testified that no snowblowers were used at that address at 2:00 a.m. on either date. They believe what the complainants heard was the snowplows, and possibly the plow's vibrator activating for salt spreading. They submitted work logs to corroborate that snowplows were at the building on February 9th and 16th at 2:00 a.m., but the logs reflect that no snow blowers were present.

The Board discussed how sidewalks and streets need to be cleared of snow for the safety of the building's residents and the public. It was concerned over the lack of documentation to support the complaints and the veracity of the complainants' testimony and recommended that the complainants take photographs in the future.

Decision: Under advisement.

- 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).

Present: Investigator Tyler Bubenik.

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

Summary: The Licensee submitted a waiver of hearing and admission to a violation. The Board instructed Investigator Bubenik to talk with Casella and the building's owner because there have been multiple problems at this address. While Casella recently took over the account for this address, the Board will not accept more waivers and Casella and the building owner will have to come in in the future to explain to the Board why there are problems and how they will be fixed.

Decision: Violation, \$300 fine.

- 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).

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

Summary: Business submitted a waiver admitting to the violations as noticed.

Decision: Violation \$300 fine.

- 11. Disciplinary** Cunniff Landscape, Leaf Blower Permit #10728, 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).

Present: Investigator Tyler Bubenik, Investigator Joseph Kelley, Brad Russell.

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

Summary: Investigator Bubenik received an email on March 18, 2025, complaining of multiple non-compliant leaf blowers being used within 100 feet of each other. Two photographs showing two non-complaint backpack style leaf blowers being used in close proximity to each other were submitted with the complaint. These leaf blowers were not listed on the Licensee's renewal application.

Brad Russell testified that these leaf blowers were not listed on the renewal application because they are not supposed to be used in Cambridge but are permitted and used in other municipalities. The crew on March 19, 2025, was supposed to be in Waltham but were redirected to 223 Concord Turnpike with the non-compliant leaf blowers. Russell has since educated their employees about the leaf blower regulations and will make sure the non-compliant leaf blowers will not be used in Cambridge.

Decision: Violation 3 counts – 2 for non-compliant leaf blowers and 1 for operating less than 100 feet apart. \$300 combined fine for the two counts of non-compliant blowers and \$300 fine for operating within less than 100 feet. Total fine of \$600.

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.

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.

Decision: Granted.

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.

Summary: The outdoor area on the sidewalk will continue to have alcohol service.

Decision: Granted.

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.

Summary: The outdoor area on the sidewalk will continue to have alcohol service.

Decision: Granted.

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.

Summary: The Board is waiting on the Applicant to inform it whether Yizi Wang, who is listed as a manager of the LLC listed on the Secretary of the Commonwealth's Corporations Division website, has a beneficial interest in the license. Otherwise application is complete.

Decision: Granted.

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.

Decision: Granted with the condition that a Sunday Work Permit is required.

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.

Decision: Granted with the condition that a Sunday Work Permit is required.

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 Chiamonte.

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 Chiamonte.

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.

Decision: Approved/ratified as to all.

19. Board Vote Application #1153537, French Express, LLC, d/b/a PRB Boulangerie, 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.

Summary: This is a continuation of the hearing on this application from March 25, 2025. The Zoning Board has confirmed that it has no issues with the operation of the premises as is. There is a Planning Board decision that indicates the current operations were not what the intended use of this space was, but no comments from the Planning Board have been received.

The Board discussed its discomfort with a 12:00 a.m. closing time, especially when the late hours are only needed for special occasions and it would be more appropriate for the Applicant to obtain one-day changes of hours when needed.

The Board acknowledged that the Applicant had previously mentioned that their alcohol license permits them to operate from 11:00 a.m. to 11:00 p.m. but this statute cannot be read in isolation; the Board is required to consider other factors such as noise. The Board considered possibly permitting a 7:00 p.m. closing time with conditions placed on the time prep starts in the mornings.

Decision: Continued/deferred/under advisement.

[note: Agenda Items 20 & 21 were considered together and voted on separately]

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.

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

Summary: The Board received an email from a neighbor at 8 Mellen Street informing that 7 and 9 Mellen Street are not vacant and in fact are occupied by short-term tenants. This email was forwarded to ISD and the Fire Department. Fire Prevention will work with ISD to conduct a joint inspection of the premises.

Decision: Acknowledged.

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.

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

Summary: The Board received an email from a neighbor at 8 Mellen Street informing that 7 and 9 Mellen Street are not vacant and in fact are occupied by short-term tenants. This email was forwarded to ISD and the Fire Department. Fire Prevention will work with ISD to conduct a joint inspection of the premises.

Decision: Acknowledged.

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.

Decision: Approved as to all.

23. Consideration of Meeting Minutes March 25, 2025.

Decision: Approved.

One Day License Applications

Unless otherwise indicated, all of the matters listed below 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 as the identifying information of the matter is listed herein.

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.

Decision: Granted.

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.

Decision: Granted with the conditions that: (1) any entertainment or hawking/peddling cannot commence until 9:00 a.m.; (2) alcohol service, including consumption, cannot start until 10:00 a.m.; (3) there must be a limited number of alcoholic drinks (2) associated with the race admission price, otherwise/thereafter, the alcohol must be sold; (4) any person who is not registered at the race must purchase the alcohol; (5) there must be a system implemented identifying of legal drinking age attendees; and (6) the area where the alcohol is served, sold and consumed must be enclosed from the public way.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted, no license fee.

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.

Decision: Granted.

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.

Decision: Granted with amended end time of 1:00 a.m. per event registration form; applicant must request police detail.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted.

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.

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

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.

Decision: Granted, applicant must request police detail.

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.

Decision: Granted with amended start time of 5:00 p.m. per event approval form.

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.

Decision: Granted with the condition that the end time is 7:30 p.m. per event approval form.

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.

Decision: Granted with the conditions that: (1) there must be a system implemented identifying of legal drinking age attendees; (2) alcohol used/served cannot be donated; and (3) there can be no cooking on premises.

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.

Decision: Granted.

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.

Summary: The Application requests a one-day change of closing hours for a private party for 50. The premises has a maximum occupancy of 47. The Board discussed how this will be a good test case for the Applicant, as this is the process the Board recommends for private parties. License Commission investigators and Fire Prevention will check in on the event for compliance.

Decision: Granted with the condition that the business must be closed to the public during the extended hours and the maximum occupancy of the premises cannot exceed 47.

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.

Decision: Granted.

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.

Decision: Granted.

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.

Decision: Granted.

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.

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

48. Application #1158459 Stephen Meuse, City Of Cambridge, for a Special Noise Variance from 4/15/25 – 12/31/25 (Alt. 4/17/25 – 12/31/25), to be used throughout the City between 7:00 p.m. – 5:00 a.m., as needed, excluding Sundays. For repainting and grinding of old road marking using pavement marking machines. The variance is sought due to the work needing to be done when there is the least amount of road traffic present.

Decision: Granted with the conditions that: cannot be exercised on the eve of or on a legal holiday; and must inform residents of affected area, and the License Commission at noise@cambridgema.gov, at least 24 hours prior to using the variance at any location. No permit fee.

49. Application #1158972 Ruchee Bhatta, MITeri, for an entertainment license at 105 Massachusetts Avenue, on 4/12/25 from 6:30 p.m. – 11:30 p.m. for a cultural event with live music and amplification system. Expected attendance – 250.

Decision: Granted with amended hours of 7:00 p.m. – 11:00 p.m. per event registration form.

50. Application #1158798 Dora Hu, MIT Flow, for an entertainment license at 48 Massachusetts Avenue, on 4/16/25 from 7:00 p.m. – 9:30 p.m. for a dance performance with performers/entertainers dancing, recorded music, amplification system, light show and dynamic audio visual show live/recorded. Expected attendance – 170.

Decision: Granted.

51. Application #1158782 Harvard Radio Broadcasting (WHRB 95.3 FM) for a malt, wine and entertainment license at 5 Callender Street, on 4/19/25 from 4:00 p.m. – 10:00 p.m. for a concert with patrons dancing, DJ, live music and amplification system. Expected attendance – 400.

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

52. Application #1158796 Lupo Partners, Inc. d/b/a Gufo, 660 Cambridge Street, Common Victualler All Alcohol license #174713, for an entertainment license on 4/19/25 from 11:00 a.m. – 4:00 p.m. for a wedding with patrons dancing, DJ and amplification system. Expected attendance – 100.

Decision: Granted.

53. Application #1158765 Bill Manley, Harvard Square Business Association, for an entertainment license at 6 Linden Street, on 4/16/25 from 5:00 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 – 80.

Decision: Granted with the amendment that the event hours are 6:00 p.m. – 8:00 p.m. per Traffic Permit (may commence set up at 5:00 p.m.).

54. Application #1159033 Sunah Chang, Mather House, for an entertainment license at 10 Cowperthwaite Street, on 4/18/25 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music and live music. Expected attendance – 300.

Decision: Granted.

55. Application #1159041 Byron Gonzalez for a wine and entertainment license at 45 Quincy Street, on 4/19/25 from 8:00 p.m. – 11:00 p.m. for a prom with DJ. Expected attendance – 100.

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.

56. Application #1159047 Jennifer Guzdial, Harvard Law School, for a malt and wine license at 45 Quincy Street, on 4/24/25 from 6:00 p.m. – 10:30 p.m. for a retirement party. Expected attendance – 200.

Decision: Granted.


By the Board of License Commissioners

Minutes Approved: April 30, 2025

Minutes Posted: April 30, 2025



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner