



CAMBRIDGE LICENSE COMMISSION

831 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139

NICOLE MURATI FERRER
CHAIRPERSON | BOARD MEMBER

BRANVILLE G. BARD, JR.
POLICE COMMISSIONER | BOARD MEMBER

GERARD E. MAHONEY
FIRE CHIEF | BOARD MEMBER

ELIZABETH Y. LINT
EXECUTIVE DIRECTOR

MINUTES FOR THE BOARD OF LICENSE COMMISSIONERS MEETING OF AUGUST 4, 2020 AT 10:00 a.m.

This meeting was held by remote participation through Zoom, pursuant to Governor Baker's Executive Order of March 10, 2020, suspending certain provisions of M.G.L. ch. 30A.

Meeting started at approximately 10:02 a.m.

Board members in attendance: Chair Nicole Murati Ferrer (present); Commissioner Branville Bard (present); Chief Gerard Mahoney (present).

Staff member in attendance: Elizabeth Y. Lint.

1. Application #66105 Association Notre Dame de Cambridge, Inc., 2322 Massachusetts Avenue, All Alcohol Club License, has applied for an Alteration of Licensed Premise to remove the second floor. The proposed premise is: 1600 square feet one large room with bar in center and two small storage rooms on the first floor. 1600 square foot basement for storage with walk-in chest. Outside patio on private property.

Present: Tom Moore.

Documents Considered: Application and documents attached thereto.

Summary: Mr. Moore explained that they no longer use the second floor and are renting it out, so they want it removed from their premise description. Hallie Tosher, an abutter, wanted to know what the second floor would be used for and to make sure that the conditions imposed by the BZA will be enforced. The Board stated that it was a karate school, that there are currently no conditions on the license and to follow-up with the Executive Director.

Decision: Granted 3-0 by roll call vote.

2. Application #67819 Vintnicity, Inc. d/b/a Commonwealth Wine School, 81 Mount Auburn Street, Suite 213, has applied for a new General On Premise All Alcohol Beverages License. The proposed hours of operation are 8:00 a.m. to 11:00 p.m. all days with proposed seating for 75 and an occupancy of 100. Jessica Sculley as Proposed Manager of Record of a premise described as: 1890 square feet on the 1st floor, including 2 bathrooms, a non-food kitchen (not for public use) and a large classroom space.

Present: Jessica Sculley, proposed manager.

Documents Considered: Application and documents attached thereto.

Summary: Ms. Sculley explained that she will not be selling alcohol. Rather, this is a school in which education will be offered to the public and industry in the areas of wine, beer, spirits and sake. The capacity is now limited based on Covid-19. There will be mobile tables set up to allow for spacing. Classes will be varied throughout the day and evening. This is for entertainment and education as well. She will also be offering certification classes. She has extensive teaching experience. She will be taking a Massachusetts certification class.

Decision: Granted 3-0 by roll call vote.

3. Application #67804 Hersha Cambridge Concessions, LLC d/b/a Holiday Inn Express and Suites, 250 Monsignor O'Brien Highway, Wine & Malt Package Store License, has applied for an Alteration of Premise to relocate the sales area and reduce the square footage from 1,500 to 36.

Present: Attorney Andrew Upton.

Documents Considered: Application and documents attached thereto.

Summary: There is a bit of cosmetic renovation in this area. The grab and go is remaining the same but they are sealing off the door where alcohol was meant to be stored. They never used the space for storage. Everything else is remaining the same. There is still a public need for the store, which is currently now serving long term patrons, such as hospital staff.

Decision: Granted 3-0 by roll call vote.

4. Application #74633 Pilgrimage Holdings LLC d/b/a The Lexington, 100 North First Street, has applied for a new Common Victualler All Alcohol Beverages License. The proposed hours of operation are 10:00 a.m. to 12:00 a.m. all days with proposed seating for 200 inside, an occupancy of 225, and 100 seats on a patio. William Gilson as Proposed Manager of Record of a premise described as: 2 floors with a total of 10,647 sq. ft. with 6 entrances and 6 exits. Approximately 1,500 square foot patio on private property.

Present: Attorney Andrew Upton and William Gilson.

Documents Considered: Application and documents attached thereto; letters of support.

Summary: The developer/landlord recruited this team to help develop what is needed in the area. Mr. Gilson has experience in the food and beverage industry and has been a manager of record for 8 years. This has been in the works for over 3 years. This is needed by the 2,500 residents of Cambridge Crossing. One portion is counter service for breakfast and lunch, more fine dining and the roof deck for events. There has been a large amount of outreach to residents and businesses. No entertainment is planned. The food service will start at 7:00 a.m.

Decision: Granted 3-0 by roll call vote with the condition that the capacity will be updated once final floor plans have been submitted and submission of certification of safe service of alcohol. Also, food opening hour is 7:00 a.m.

5. Application #77395 Atwood's Corner, LLC d/b/a Atwood's, 877 Cambridge Street, Common Victualler All Alcohol License, has applied for an Alteration of Licensed Premise to expand the kitchen area and bar. The proposed premise description is: Kitchen and Single Room Consisting Of Dining Area And Bar On First Floor; Storage In Basement. Outdoor patio on private property. They are also requesting a change to the closing hour on their patio.

Present: Attorney James Rafferty.

Documents Considered: Application and documents attached thereto; letters of support.

Summary: These changes are needed to expand and renovate the kitchen. The bar will be moved to the front. This moves the front dining room to the back, creating a single dining area, eliminating the need for servers to walk through the bar area. There is no change to seating but would be an increase in standing to 33. There is also an alternate floor plan which would increase the number of standing to 57 when there is music. Seats would be removed. The patio will remain unchanged except for a change to the closing hour to 11:00 p.m. Sunday through Thursday and 12:00 a.m. Friday and Saturday. There have been no noise complaints or other issues at this location.

Decision: Granted 3-0 by roll call vote.

6. Application #69757 Between a Rock, LLC d/b/a Artifact Cider Project, 438 Massachusetts Avenue, has applied for a §19B Farmer-Winery License, §19C Farmer-Brewery License, §19H On Premise License, and Common Victualler License. The proposed hours of operation are 11:00 a.m. to 11:00 p.m. all days with proposed seating for 49, and occupancy of 100. Soham Bhatt as Proposed Manager of Record of a premise described as: The tasting area or tap room on the combined premise of the Farmer-Winery and Farmer-Brewery, which contains a 10' x 15' sq. ft. room used for brewing, a kitchen, restrooms, and storage (approximately 1,000 sq. ft.), a 20' x 15' sq. ft. room used for wine manufacturing, and a 1,000 sq. ft. taproom or tasting area, with one (1) bar, and a retail area. 3,000 square feet total. Applicant is also applying for an Entertainment License for two (2) TV's.

Present: Attorney John Connell and Soham Bhatt.

Documents Considered: Application and documents attached thereto.

Summary: This is an existing farmer winery/brewery making beer and hard cider. They are applying for a pouring license for a tap room selling, beer, wine and hard cider made by the applicant. Soham Bhatt is co-owner. They have another location in Lawrence. Total capacity is 100 with seating for 49. Mr. Bhatt canvassed the area and found that many people in the area were excited about having craft beer and cider in the area. In addition, many establishments in the area are closing and this will be a good addition. Mr. Bhatt has safe service of alcohol certification.

Decision: Granted 3-0 by roll call vote with the condition that proof of safe alcohol certification is provided.

7. Application #72043 One Russell Street Condominium, 1 Russell Street, has applied for a Garage License for 26 parking spaces and 260 gallons of fuel in the tanks of autos only.

Present: Phil Renzi.

Documents Considered: Application and documents attached thereto.

Summary: This is deeded resident parking for which there is no fee.

Decision: Granted 3-0 by roll call vote.

8. Application #82636 PB Crimson, LLC d/b/a Playa Bowls, 71 Mount Auburn Street, has applied for a new Common Victualler License with proposed hours of 7:00 a.m. to 11:00 p.m. all days with seating for 20 and an occupancy of 43. Krishna Patel as proposed manager of record of a premise described as: Approximately 1,000 square feet of space on the ground level. There are 3 main areas - the kitchen, service and dining areas; along with 1 ADA-compliant bathroom accessible to customers. There are two entrance/exits at the front of the space facing the street, along with an exit in the back of the store behind the kitchen/service area. We will have 2 speakers that will play non-live background music. Applicant is also applying for an Entertainment License to include background music above conversation level and one (1) TV.

Present: Dana Nentin and Krishna Patel; and Kimberly Courtney, resident.

Documents Considered: Application and documents attached thereto.

Summary: The applicant explained their concept. They started with a cart in New Jersey and this will be their 96th store. They have 2 establishments in Boston licensed as common victuallers. There is no cooking on site but there will be food preparation. Ms. Courtney spoke in favor of the application, to the extent that it is necessary.

Decision: Granted 3-0 by roll call vote.

Administrative Matters:

All the below listed matters are considered and voted upon by the Board without public testimony. Unless otherwise indicated, all the matters are decided upon by the individual review of the papers/applications before the Board members and each member votes upon the matter. The summary of what is considered by the Board, unless otherwise indicated, is the identifying information of the matter as listed on the agenda.

9. Ratifications of approvals of Temporary Extensions of Licensed Premises to Outdoor Area Due to COVID-19, pursuant to Boards' vote of June 8, 2020: See attached list.

Decision: Approved/Ratified 3-0 by roll call vote.

10. Minutes for the meetings of July 6, July 9, and July 23, 2020.

Decision: July 6 approved 2-0 (Chief Mahoney was not present at hearing) by roll call vote; July 9 and 23 approved 3-0 by roll call vote.

11. Ratification: Statement of Reasons for Hong Kong and Azzam Development.

Decision: Ratified 2-0 by roll call vote (Chair Murati Ferrer was not present at hearing).

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.

12. Application # 82433 Lisa Valela has applied for an entertainment license to be exercised at 28 Fernald Drive- Rear, on 8/8/20 with rain date of 8/9/20 from 7:30 p.m. – 10:30 p.m. for an outdoor movie event with theatrical exhibition/play/moving picture show. Expected attendance – 50 people.

Decision: Granted 3-0 by roll call vote with the condition that they must comply with the State's Safety Guidelines and Protocols for Indoor and Outdoor Events.

13. Application # 82692 Lisa Valela has applied for an entertainment license to be exercised at Peabody Terrace Lawn, 900 Memorial Drive, on 8/15/20 with rain date of 8/16/20 from 7:30 p.m. – 10:30 p.m. for an outdoor movie event with theatrical exhibition/play/moving picture show. Expected attendance – 50 people.

Decision: Granted 3-0 by roll call vote with the condition that they must comply with the State's Safety Guidelines and Protocols for Indoor and Outdoor Events.

Late Submission/Admissions to Agenda:

14. Application #84289 Jim Giuliano, on behalf of Turner Construction, has applied for a special noise variance for two Saturdays between the dates of August 8, 2020 through August 29, 2020 with alternate dates of August 15 through August 29, 2020 from 4:00 a.m. to 9:00 a.m. at 125 Monroe Street.

Decision: Granted 3-0 by roll call vote.

15. Application #84186 Edward LeFlore, on behalf of CSL Consulting, has applied for a special noise variance from August 4 through September 4, 2020, with alternate dates of August 5 through September 4, 2020 weekdays from 5:00 to 7:00 a.m. and Saturdays from 7:00 to 9:00 a.m. at 10 Morgan Street to remove water each morning when necessary.

Decision: Granted 3-0 by roll call vote, with the condition that the pump has to be shielded to minimize the noise emanating from it.

16. Application #84371 Aaron Butler, on behalf of Consigli, has applied for a special noise variance from August 8 to 9, 2020, with alternate dates of August 9 through August 10, 2020 Saturday and Sunday from 7:00 a.m. to 9:00 a.m. at 450 Water Street for a crane pick.

Decision: Granted 3-0 by roll call vote, with the condition that a Sunday work permit from the Cambridge Police Department is required.

17. Application #84383 Aaron Butler, on behalf of Consigli, has applied for a special noise variance from August 10 through October 5, 2020, with alternate dates of August 11 through October 6, 2020 weekdays only from 6:00 – 7:00 a.m. at 450 Water Street, for steel erection and placement of slabs on an elevated deck.

Decision: Granted 3-0 by roll call vote.

18. Nookie, LLC d/b/a Commonwealth Restaurant, 11 Broad Canal Way, Common Victualler All Alcoholic Beverages License # 11473, email communication informing the Board it will be temporarily closed and asked for an approval to keep the license in "hibernated" state.

Summary: The email submitted basically informs the Board that the business is trying its best to ride out the COVID-19 pandemic by remaining closed but with an intent to reopen as soon as it is financially sound for the business. There is a clear intent to reopen the business.

Decision: Board acknowledged 3-0 business is temporarily closed and the license will not be in use. The Board voted to acknowledge and not commence non-use procedures.

 NMF/E

 BGB

 GEM/E

Date Minutes Approved: AUG 24 2020

Date Minutes Posted: AUG 24 2020