



# 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

## **BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA**

**Wednesday, March 24, 2021 at 1:00 p.m.**

**By Remote Participation**

***The meeting was held by remote participation through Zoom, pursuant to Governor Baker's Executive Order of March 12, 2020, suspending certain provisions of G. L. c. 30A, due to the COVID-19 Pandemic. Meeting started at approximately 1:00 p.m.***

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

***Staff member in attendance:*** Elizabeth Y. Lint.

***Note:*** All decisions/votes were by roll call vote, and 3-0, unless otherwise specified.

### **Testimony Matters**

1. **Application #109965** 305 Webster Ave Investor, LLC, 305 Webster Avenue, has applied for a Garage License for 35 parking spaces and 350 gallons of gasoline in the tanks of autos only.

**Present:** Denise Regan.

**Documents considered:** Application and all documents attached thereto.

**Summary:** This is parking for condominium, all deeded spots. Do not store additional flammables at location. Interdepartmental form has not yet been completed/submitted.

**Decision:** Granted pending submission of interdepartmental form with condition that if any other conditions placed by that form placed administratively on the license.

2. **Application #109393** ARE/Alexandria Real Estate Equities, 50 Rogers Street, has applied for a Garage License for 102 parking spaces and 1,020 gallons of gasoline in the tanks of autos only.

**Present:** James Rafferty, attorney, and Michelle Lower, applicant.

**Documents considered:** Application and all documents attached thereto.

**Summary:** Only have 102 parking spaces only in the garage, flammable and combustible permit will need to be amended to correct the amount to 1,020 gallons of Class I. The generator for the building is hard piped so do not need any additional flammables stored. Interdepartmental form has not yet been completed/submitted.

**Decision:** Granted pending submission of interdepartmental form and subject to any conditions therein.

3. **Application #110238** Mothership Alewife, LLC, d/b/a Revival, 125 Cambridgepark Drive, holder of Common Victualler License #13675, has applied to add Wine and Malt Beverages. The current approved hours of operation are 7:00 a.m. to 7:00 p.m. all days with seating for 49 inside, an occupancy of 69, and 16 patio seats on private property. Steven Postal as Proposed Manager of Record of a premises described as: Approximately 5,000 square feet on the ground floor with kitchen, dining room, service counter, two entrances, one exit, outdoor dining on terrace and patio.

**Present:** Attorney James Rafferty, and applicants Steven Postal and Liza Shirazi.

**Documents considered:** Application and all documents attached thereto. Present file.

**Summary:** Revival has been a popular spot for about 1.5 years on Cambridgepark Drive on the ground floor of an office building. Since opening, more apartments have been added, and there has been an increase in residential and commercial tenants. Due to the pandemic, the line share of the business has shifted to the residents mostly on a take-out basis but the patrons have expressed a want for beverages with their food. The request to add alcohol is purely consumer and patron driven. The request for the change of hours (currently 5 p.m. on weekdays and 3 p.m. on weekends) is to allow for the increased is an approved manager of record, who is up to date with the rules, laws and regulations with regard to the sale and service of alcohol. Intends to be at this location.

**Decision:** Granted with the condition that there can be no service of alcohol prior to 8 a.m. Monday – Saturday, and 10:00 a.m. Sunday.

4. **Application #109172** Alexandra Whisnant and Robert MacLean Jr. d/b/a Zuzu's Petals, 204 Hampshire Street, has applied for a new Common Victualler Wine and Malt with Cordials/Liqueurs License with proposed hours of operation of 12:00 p.m. to 12:00 a.m. all days with proposed seating for 19 and an occupancy of 19. Alexandra Whisnant as Proposed Manager of Record of a premises described as: 900 square feet on the first floor. There is one room with public access for dining. The kitchen is in the same large room divided by a half wall and bar. There is a basement and one bathroom. There is one entrance on the street and one emergency exit to the rear.

**Present:** Alexandra Whisnant and Robert MacLean Jr.

**Documents considered:** Application and all documents attached thereto. Email communications regarding support/opposition to application.

**Summary:** Alexandra Whisnant is originally from Cambridge and grew up going to S&S. This inspired her to study at Cordon Blue in Cambridge, and created her own chocolate. She launched the chocolate brand in Paris in 2012, and owns chocolate shop in Somerville which serves wine. Robert MacLean Jr., her life partner, also has extensive experience and his forte are the wines. They will provide natural wines, local cheeses and chocolate desserts. Their concept was inspired by the likes of

Finale. Alexandra Whisnant has not been an approved manager of record but is familiar with the laws, rules and regulations regarding the sale and service of alcohol. She provided TIPS Certification. The Board received two objections to the midnight closing hour, and received various letters in support of the application as is. This location used to be occupied by City Girl Café which had a malt and wine license with a 1:00 a.m. closing hour, with the same # of seats (19); no noise complaints or other issues were attributed to that operation during any hours.

**Decision:** Granted.

5. **Application #101701** Mediterranean Restaurant Group, Inc. d/b/a Mediterranean Grill, 2401 Massachusetts Avenue, holder of Common Victualler License #65760, has applied to add Wine and Malt Beverages. The currently approved hours of operation are 11:00 a.m. to 9:00 p.m. all days with seating for 20 inside, and 8 patio seats on private property. Hossein Taher as Proposed Manager of Record of a premises described as: Approximately 1,200 square feet with dining room, office, bathroom, and outdoor patio on private property.

**Present:** Hossein Taher.

**Documents considered:** Application and all documents attached thereto. Letter in support of application.

**Summary:** Mediterranean Grill which is a currently operating. At the time they applied they intended to serve alcohol but they were advised by counsel to first establish themselves before requesting alcohol. They have operated with no issues and their customers come in and ask for alcohol with their food. Sometimes the customers leave when they learn they cannot have an alcoholic drink with their dinner. Hossein Taher has never been the manager of record on a liquor license before, but he is familiar with the rules, regulations and laws regarding the sale and service of alcohol. Certification needs to be uploaded.

**Decision:** Granted, pending submission of the notice to abutters, floor plan for outdoor area, and submission of amended manager's application (address missing).

6. **Application #106673** Clover Fast Food, Inc., 496 Massachusetts Avenue, Common Victualler Malt Only License #11599, for a Change of Manager to Jasper Hoitsma.

**Present:** Jasper Hoitsma.

**Documents considered:** Application and all documents attached thereto.

**Summary:** Jasper Hoitsma has been the manager of record on a liquor license before and is familiar with the rules, laws and regulations regarding the sale and service of alcohol. Since he intends to split his time between locations, will provide the name, email and direct phone # of the manager on site when he is not present.

**Decision:** Granted, pending submission of name, email and direct phone # of the alternate manager on site.

7. **Application #106674** Clover Fast Food, Inc., 355 Main Street, Common Victualler Malt Only License #11496, for a Change of Manager to Jasper Hoitsma.

**Present:** Jasper Hoitsma.

**Documents considered:** Application and all documents attached thereto.

**Summary:** Jasper Hoitsma has been the manager of record on a liquor license before and is familiar with the rules, laws and regulations regarding the sale and service of alcohol. Since he intends to split his time between locations, will provide the name, email and direct phone # of the manager on site when he is not present.

**Decision:** Granted, pending submission of name, email and direct phone # of the alternate manager on site.

#### **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.*

8. **Special Noise Variance Application #110387** Bill Wilbur, on behalf of John Moriarty & Associates, has applied for variance for 4/3/21 – 4/4/21 (Alt. 4/10/21 - 4/11/21) at 350 Water St. from 5:00 a.m. to 9:00 p.m. to dismantle a crane using a mobile street crane and flatbed trucks. The variance is being sought to accommodate the longer hours required to complete disassembly, and weekend dates were selected to mitigate safety exposures.

**Decision:** Granted with the condition that a Sunday Work Permit from the Cambridge Police Department is required.

9. **Special Noise Variance Application #111845** Jim Giuliano on behalf of Turner Construction for 3/23/21 – 6/30/21 (No alternate submitted) at 220 Binney Street from 6:00 p.m. to 10:00 p.m. on all days except for Sundays to place and finish concrete slabs an estimated 1-2 times a week using gas-powered concrete finishing machines. The variance is requested to give the concrete necessary time to be finished and worked.

**Summary:** The request is just to end at 10:00 p.m. on weekdays, although Saturday work will be conducted that will be done within the allowable hours per the ordinance (9:00 a.m. – 6:00 p.m.). The Department of Public Works confirmed the large volume concrete placements for the building will take

longer than one work shift. The concrete placements cannot be for a shorter duration due to the construction of the building.

**Decision:** Granted for the time period for the hours of 6:00 p.m. – 10:00 p.m. on weekdays only.

10. **Ratification of Temporary Extensions to Outdoor Premises Due to COVID-19:** Permit # 111622, Cambridge Restaurant Partners, LLC d/b/a Ole, 11 Springfield Street. Located on the six parking spaces on the Springfield Street lot, and including two tables next to the door, total capacity 66, with conditions: Closing hour of outdoor area is 11:00 p.m. Outdoor area must be monitored by managerial employee at all times. This is a further extension and will replace the previously approved Temporary Extension # 78020.

**Decision:** Ratified.

11. **Special Noise Variance Application #111039** Dan Martin on behalf of Big Indie Cold Front, Inc., for 3/26/21 – 3/27/21 (No alternate dates specified) at Henry Street (from Pearl Street to Brookline Street) and Rockingham Street from 2:00 p.m. to 4:00 a.m. for a film shoot using specialized generators, trucks to load and unload production-related materials, and some very light, simulated traffic. The variance is being sought to cover the extended hours necessary to film night scenes for the production, and to limit filming to one night as opposed to multiple.

**Summary:** Since the submission of the application, due to possible inclement weather, they have requested alternate dates of 4/1-4/2.

**Decision:** Granted, with the additional alternate dates of 4/1 – 4/2.

12. **Special Noise Variance Application #111845** Jim Giuliano on behalf of Turner Construction for 3/30/21 – 6/30/21 (No alternate submitted) at 220 Binney Street from 6:00 p.m. to 10:00 p.m. on all days except for Sundays to place and finish concrete slabs an estimated 1-2 times a week using gas-powered concrete finishing machines. The variance is requested to give the concrete necessary time to be finished and worked.

**Decision:** No vote – this item is a duplicate (see #9 on the agenda).

13. **Special Noise Variance Application #110387** Bill Wilbur on behalf of John Moriarty & Associates for 4/3/21 – 4/4/21 (Alt. 4/10/21 - 4/11/21) at 350 Water St. from 5:00 a.m. to 9:00 p.m. to dismantle a crane using a mobile street crane and flatbed trucks. The variance is being sought to accommodate the longer hours required to complete disassembly, and weekend dates were selected to mitigate safety exposures.

**Decision:** No vote – this item is a duplicate (see #8 on the agenda).

14. **Approval of Meeting Minutes** March 9, 2021.

**Decision:** No vote - Board was not ready to approve.

**[Matters that needed to be considered and were not know prior to the posting of the agenda.]**

15. Application #112499 Mike Pirrello on behalf of Turner Construction for 3/31/21 – 6/30/21 (Alt. 4/1/30 – 6/30/21) at 325 Main Street from 6:00 a.m. to 11:00 p.m. on weekdays and 7:00 a.m. to 9:00 p.m. on Saturdays, Sundays, and holidays, to work on interior walls, bathrooms, lobby and storefronts, elevators, MEP systems, miscellaneous sitework, and prep for landscaping using trucks, excavator, lull, loader, and small hand tools. The variance is sought to mitigate pedestrian and vehicular interference during normal daytime hours. Off hours work specific to tasks around the perimeter of site and deliveries are in the interest of public and worker safety.

**Summary:** This application is an extension of SNV #101884 conditionally approved by the Board on 12/14/20.

**Decision:** Granted with the same conditions as previously provided – not valid on any holidays within the time period. Sunday work permit from CPD is required.

16. Application #11216 Greg Dougherty on behalf of DC Beane & Associates for 4/3/21 – 4/17/21 (Alt. 4/10/21 – 4/24/21) at 22 Windsor Street on three consecutive Saturdays from 6:00 a.m. to 9:00 a.m. to perform an electrical shutdown and preventative maintenance on the building's systems using a generator. The variance is being sought to minimize operational impacts to the building and longer days will expedite the process.

**Summary:** This is required for generator that needs to run to be able to fix the building.

**Decision:** Granted.

17. Statement of Reasons – Rutu, Inc. d/b/a Tanjore, 18 Eliot Street, Common Victualler All Alcohol License #11652, violations of M.G. L. c. 138 §§ 12, 15A, and 23 and Rules and Regulations of the City of Cambridge Board of License Commissioners Rules 2.2 - 2.5, 5.5, 5.6, 13.1 and 13.5. Licensed revoked on March 9, 2021.

**Decision:** Approved.

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**Minutes Approved:** May 13, 2021

**Minutes Posted:** May 13, 2021

By the Board of License Commissioners:

  
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Nicole Murati Ferrer, Chair

  
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Gerard Mahoney, Fire Chief