



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

Wednesday, April 30, 2025, 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 the Massachusetts General Court and approved by the Governor.

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

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

Decisions: All decisions, unless otherwise stated, were 2-0, and by roll call.

Note as to Recording of Meeting: Matters were called out of order. The Board started with matter #9, then proceeded to #6, #1-5, #17, #6, and then consecutively in remaining order until the end of the agenda.

Public Testimony Matters

Note: Agenda items #1-4 were heard together and voted on separately.

1. Application #1160406 Zachary Viegas, Turner Construction, for a Special Noise Variance at 121 Broadway from 5/1/25 – 3/15/26 (Saturdays and Sundays only) from 7:00 a.m. to 11:00 p.m. (variance hours 7:00 a.m. – 9:00 a.m., and 6:00 p.m. – 11:00 p.m.) for a total of 24 weekends, for tower crane and hoist jump installations. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work.

Present: Investigator Joseph Kelley; Investigator Tyler Bubenik; Nick Pisanelli and Zach Viegas.

Documents Considered: Application and documents attached thereto.

Summary: This application requests a special noise variance for crane and hoist operations to be conducted on weekends to ensure business continuity for abutters and active businesses since there will be 400-450 workers on a daily basis. The applicant does not believe all 24 weekends will be needed but wanted to give the Board the “worst case” scenario. The Board acknowledged that crane operations are difficult and often last minute.

Decision: Granted with conditions: (1) limited to 24 weekends/uses, thereafter the grant is moot and variance is no longer valid; (2) at least 48 hours prior to exercising, must inform the License Commission of the intent to use via email to noise@cambridgema.gov; (3) must obtain Sunday Work Permit; and (4) cannot exercise the variance on 5/24-25, 7/5-6, and 11/29-30.

2. Application #1160464, Zachary Viegas, Turner Construction, for a Special Noise Variance at 121 Broadway from 5/3/25 – 7/1/25 (Saturdays and Sundays only) from 7:00 a.m. to 11:00 p.m. (variance

hours 7:00 a.m. – 9:00 a.m., and 6:00 p.m. – 11:00 p.m.) for setting up shoring systems using hand tools, trucking, and hoisting equipment. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work.

Present: Investigator Joseph Kelley; Investigator Tyler Bubenik; Nick Pisanelli and Zach Viegas.

Documents Considered: Application and documents attached thereto.

Summary: This application requests a special noise variance for setting up a shoring system at night because the shoring system needs to be completed as soon as possible to protect workers and pedestrians; a partial system only offers partial safety. This is a total of 9 weekends for installing temporary overhead protection on the West Service Road and East Service Road, more decorative in nature as it will be there for a long time. The West Road will take about 3 weekends to develop, and East Service Road is a larger stretch so expecting it to take 4 weekends. They may not need all the time, but built in some wiggle room in their ask. Board noted public services are stretched on Memorial Day weekend.

Decision: Granted except for on 5/24-25, and with the condition that must obtain Sunday Work Permit.

3. Application #1160427, Zachary Viegas, Turner Construction, for a Special Noise Variance at 121 Broadway from 5/3/25 – 12/31/26 (Monday through Saturday) from 6:00 p.m. to 11:00 p.m., for finishing of concrete placements, surveying, and layout of embedded concrete items. Equipment needed to perform these scopes of work includes hand tools, finishing equipment, and surveying equipment. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work.

Present: Investigator Joseph Kelley; Investigator Tyler Bubenik; Nick Pisanelli and Zach Viegas.

Documents Considered: Application and documents attached thereto.

Summary: This application requests a special noise variance for concrete pouring at night because concrete delivery and pouring is unpredictable, especially in busy daytime traffic and as the weather cools down. The applicant does not plan on going past 6:00 p.m. if it can be avoided. The proposed duration is 5/3/25 to 12/31/25 (not 2026). Board discussed how it usually does not issue variances for longer than three months.

Decision: Granted for three months only (8/2/25 as end date) and for the limited purpose of finishing concrete pours only. All other work must be performed during regular construction hours.

4. Application #1160370, Zachary Viegas, Turner Construction, for a Special Noise Variance at 121 Broadway from 5/1/25 – 12/31/26 (Monday through Friday) from 6:00 p.m. to 11:00 p.m., for the delivery of shakeout and hoisting equipment using hand tools, welding tools, generators, cranes, and trucks. The variance is sought in the interest of limiting impacts on pedestrian and vehicular traffic as well as extending the day to accommodate the full scope of work.

Present: Investigator Joseph Kelley; Investigator Tyler Bubenik; Nick Pisanelli and Zach Viegas.

Documents Considered: Application and documents attached thereto.

Summary: This request is for a special noise variance for the delivery of equipment through the life of the project (through 2026). With a project of this magnitude there is a considerable volume of materials that need to be delivered to the site and then hoisted to the necessary floors. This work will be limited to second shift. Board discussed how it usually does not issue variances for longer than three months.

Decision: Granted for three months only (8/1/25 as end date) and for the limited purpose of second shift deliveries and loading of material only; no construction activity allowed during the variance time. All other work must be performed during regular construction hours.

5. Application #1158610 William White, D.W. White Construction, for a Special Noise Variance from 6/1/25 – 6/13/25 (Alt. 6/15/25 -6/27/25), at the intersection of Land Boulevard and Cambridgeside Place, from 8:00 p.m. until 6:00 a.m. the following mornings, beginning for the week on Sunday nights and ending on Friday Mornings, to perform roadway paving and striping using a paver, roller, striping truck, powered light towers, and trucking. The variance is sought to minimize impacts to vehicular traffic and for public safety.

Present: Investigator Tyler Bubenik; and Dave Pellegrini, Construction Vice President; Peter DeVito, Director of Operations; William (“Bill”) White, Project Manager.

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

Summary: The applicant seeks this special noise variance to work overnight for recontouring and overlaying the intersection. There is considerable pedestrian and vehicular traffic due to the Galleria Mall and Sonesta Hotel. Overnight work will dramatically lower the volume of traffic that would have to work around this project. Furthermore, the materials used to pave are delivered hot and there is unpredictability for the trucks to arrive in a timely manner due to daytime traffic from this project. The Board acknowledged the valid safety concerns in performing this work during the day at this intersection.

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

6. Application #1153537 [Continued from March 25, 2025] French Express, LLC d/b/a PRB Boulangerie, 295 Third Street, Common Victualler All Alcohol License #216979, for a Change of Closing Hour to 12:00 a.m. all nights.

Present: Attorney Tyler Hensler Upton; and Loic Le Garrec. Naomi Leeds, resident/abutter.

Documents Considered: Application and documents attached thereto; file.

Summary: The applicant discussed their morning prep work, which starts at 3:00 a.m. in order to be ready for 7:00 a.m. opening. This early start is because the bakery goods take two to three hours to proof and then need to be baked. They provide a small quantity of baked goods, 50-100 items, to its sister location in Time Out Market, but that location is closing. They have a wholesale license that will permit them to sell their goods to another business in Somerville, which will also be a small quantity of baked goods. These wholesale operations do not affect the prep starting time. The Board acknowledged these start prep times are consistent with other bakery operations within the City. In addition, the Board noted it did not have a rule as to how early the business can start prep work prior to opening, but did not that after closing a business only has 2 hours per Board's Rules.

The Board reminded the applicant that their maximum occupancy is 47, inclusive of staff, because the applicant has made several applications for one-day amendments of closing hour for private events that request to operate over occupancy.

Through counsel the applicant indicated they would accept an 11:00 p.m. closing time, which they argued is statutorily guaranteed. The Board disagreed with this interpretation of the law. The Board also further inquired from the business owner as to what time they would be closed to public and they reiterated what had been communicated in the previous hearing – 7:00 p.m. They would only operate past 7:00 p.m. for private events that they would host (and when having those "bookings" the business would remain closed to the public).

The applicant discussed steps they have taken since the last hearing to mitigate sound concerns, including (1) removing all hand dryers from the bathrooms; (2) eliminating pounding of pastry dough in the baking process; (3) purchasing dollies to move furniture rather than dragging it; and (4) is contracting to install drop ceiling soundproofing tiles.

Naomi Leeds, a resident and neighbor, is still hearing noise from the business and inquired whether any later closing time would be publicly advertised. The applicant responded that any new extended hours would be advertised publicly. They also explained that private events would be two or three times per week, but that summer months dramatically drop in the number of event requests.

Decision: Granted with the modification and condition that the regular business approved closing hour is 7:00 p.m. (includes having Tuesdays open and operating within the business's approved hours of 7:00 a.m. – 7:00 p.m.) unless a special/private event is being hosted at which time the closing hour is 11:00 p.m. with the understanding that the business would be closed to the public as of 7:00 p.m.

Note: *Agenda Items 7 & 17 were heard together and voted on separately. Also, matter #17 was called before #7.*

7. Application #1157523 Barcelona Cambridge, LLC d/b/a Barcelona Wine Bar, 1688 Massachusetts Avenue, Common Victualler All Alcohol License #146333, for a Change of Manager to Lisa Teitelbaum.

Present: Attorney Tyler Henseler; Lisa Teitelbaum; and Elizabeth Sileo.

Documents Considered: Application and documents attached thereto; file.

Summary: Teitelbaum has eight 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. Teitelbaum will submit a TIPS certificate as proof of training in the safe service and sale of alcohol.

Decision: Granted.

8. Application #1160461 2322 Wine Bar Limited d/b/a The Cat's Meow, 2322 Massachusetts Avenue, All Alcohol General On Premises License #283872, for a Change of d/b/a to Zusammen.

Present: Danielle Pattavina.

Documents Considered: Application and documents attached thereto; file.

Summary: This business recently opened (about a couple of weeks ago). The applicant requested a change of d/b/a because the Cat's Meow is also the name of a popular beer and they are concerned about trademark issues if they were to remain the same name. There will be no changes to the business's operations as represented at the hearing where the license was granted.

Decision: Granted.

9. Application #1158551 New Mulan Restaurant LLC, d/b/a Mulan Restaurant, 228 Broadway, Common Victualler Wine & Malt License #185250, for a Change of LLC Managers, Change of Stock Interests and Change of Ownership Interests.

Present: Attorney Russell Chin; and Zhichao Shi.

Documents Considered: Application and documents attached thereto; file.

Summary: One of the members, Lai Fu, passed away holding a 10% share which the LLC acquired from the estate and then sold to Manager and Member, Hong Tan (who was already a member of the LLC). The consideration paid was \$65,000 in both the purchase and re-sale transactions. The Personal Representative of Lai Fu's estate holds no interest nor a position in the LLC as either as a manager or member. There will be no changes to the business's operations. Board noted since this is an LCL no issuance of stock took place, counsel would submit updated ABCC application.

Decision: Granted.

10. Application #1158471 Petrillo Corporation d/b/a Big Cans, for a New Disposal/Waste Hauler License.

Present: Frank Petrillo.

Documents Considered: Application and documents attached thereto; file.

Summary: The applicant requests this license to provide open-top construction dumpsters in the City. They do not yet have customers in the City but have received requests for them. They are also a licensed business in other municipalities. The business was advised as to proper hours per City Ordinance for dumpsters in residential versus commercial lots, and also those dumpsters within construction sites.

Decision: Granted.

11. Application #1158108 Mount Auburn Gas, Inc. d/b/a Nick's Service Station, 587 Mount Auburn Street for a New Flammables Licenses for 22,000 gallons of Class 1, 500 gallons of Class 2, 250 gallons of Class 3, and 1,030 cubic feet of flammables gases. This is a previously licensed location; change in ownership.

Summary/Decision: Applicant requested the matter be rescheduled.

12. Application #1157716 Resurgence Investment, LLC d/b/a Jersey Mike's Cambridge, 675 Massachusetts Avenue, for a new Common Victualler License with seating for 16 inside, an inside occupancy of 25 and 9 patio seats on private property and proposed hours of 10:00 a.m. to 10:00 p.m. all days. David Martin as Manager of a premises described as: In one large room on ground floor (1,780 sq. ft.) including kitchen, storage and prep area; restrooms; 1 entrance/exit. Seasonal outdoor patio on private property (192 sq. ft.).

Present: Attorney Dennis Quilty; Joshua Martin; and David Martin.

Documents Considered: Application and documents attached thereto; file.

Summary: The applicant requests this license for a currently vacant location. They will operate as a typical Jersey Mike's location. They have already gone through the approval process with CDD staff via onsite and zoom meetings and received support from the Central Square Advisory Board. They have created custom signage for the front of the business to appear more attractive. It was confirmed that the number of seats on the patio is 12, which is what was requested in the submitted application and plan uploaded to it.

Decision: Granted with total number of seats on the outdoor area of 12.

13. Application #1157059 Chef Zhang Cuisine, Inc. d/b/a Chef Zhang Cuisine & Bar, 1105B Massachusetts Avenue, has applied for a new Common Victualler Wine, Malt and Distilled Spirits License with seating for 60 and proposed hours of 11:00 a.m. to 10:00 p.m. all days. Jinou Zhang as proposed Manager of Record of a premises described as: Basement and street level commercial property fronting 1105 Massachusetts Avenue containing approximately 2050 sq. ft. and containing 60 seats eat in capacity; Full kitchen located in the back.

Present: Jinou Zhang; Weimei Zhou; and Kurban Hasan (translator).

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

Summary: This is at the Cilantro location, which holds a full liquor license but it is one that restricted by a no value, non-transferrable clause hence an application for a new license needed to be submitted. The applicant applied for a “wine, malt, and distilled spirits” license but it was clarified that it is an all alcohol license. An updated ABCC application will be provided together with Exhibit A-1 mentioned on the lease which was not attached to the copy provided to the Board.

Jinou Zhang has more than 25 years of experience in the food and beverage industry and has been a manager of record before with no prior violations. 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 a TIPS certificate as proof of training in the safe service and sale of alcohol.

Decision: Granted for all alcohol pending the submission of an updated ABCC application with All Alcohol category listed on it, Exhibit to the lease uploaded, and affidavit from Cilantro regarding the surrender of the license if the application receives final ABCC approval. The application/Board’s grant will not be sent to the ABCC for final approval until the noted documents are provided to the Board.

14. Application #1155871 Violette, LLC d/b/a Violette Bakers, 1782 Massachusetts Avenue, Common Victualler License #256659, to extend the premises to an outdoor area on the public sidewalk (curbside) of 162 sq. ft.

Present: Leesteffy (“Lee”) Jenkins.

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

Summary: Violette is seeking to add two small tables in front of their bakery to accommodate their customers with disabilities, in particular Celiac disease. These customers cannot use the city-provided tables on the block because they could be contaminated with gluten. They have discussed these tables with their tenant neighbors, who have no complaints about the proposed tables. There was a discussion that the notice to abutters was late. Applicant stated the only abutter is their landlord who is in support of the application.

Decision: Granted, pending review of grant at the Board’s next meeting if any public comment is received, otherwise, the grant will be ratified at the next meeting without further review.

15. Application #1155002 Flavor Boom, LLC d/b/a Flavor Boom!, 201 Broadway, for a new Common Victualler License with seating for 36 and proposed hours of 7:00 a.m. to 8:00 p.m. Monday through Friday and 11:00 a.m. to 8:00 p.m. Saturday and Sunday. Jose Gomez “Starling” as proposed manager. This is a previously licensed location and no changes to the premises description.

Summary/Decision: Failed to notify abutters; matter will be rescheduled.

16. Application #1156296 Found in Central Square, LLC d/b/a Found, 5 Columbia Street, has applied for a new Second Hand Goods, Junk Dealers and/or Antiques. Premises described as: within the building commonly known as Market Central at 425 Massachusetts Avenue and 5 Columbia Street within two retail spaces known as Retail 8 and Retail 9 both on the ground floor and adjacent to each other separated by a common building hallway. The Retail 8 space is approximately 804 sq. ft. and has one entrance/exit. The Retail 9 space is approximately 1,075 sq. ft. with one entrance/exit. Rabindra Singh as Manager of Record and Hour of Operation of 12:00 p.m. – 6:00 p.m. Sunday, Tuesday & Wednesday and 12:00 p.m. – 7:00 p.m. Thursday - Saturday.

Summary/Decision: Failed to notify abutters; matter will be rescheduled.

17. Disciplinary Barcelona Cambridge, LLC d/b/a Barcelona Wine Bar, 1688 Massachusetts Avenue, Common Victualler All Alcohol License #146333, for alleged (1) failure to provide proof of training in the safe service, sale and delivery of alcohol, (2) operation with an unapproved floorplan, and (3) operation over the licensed capacity on March 21, 2025 at approximately 10:15 p.m., in violation of M.G.L. c. 138, §§ 23 and 64; c. 140, § 9, c. 148 §34A, 204 C.M.R. 2.05(2), 527 C.M.R. 1.05 § 10.5.2.1, and Board Rules 2.2-2.6, 5.1, 5B.10, 9.1, 9.2, 9.3, and 14.

Present: Attorney Tyler Henseler; Lisa Teitelbaum; Elizabeth Sileo; and Investigator Tyler Bubenik.

Documents Considered: Hearing notice and documents attached thereto.

Summary: As part of a routine Task Force inspection, on March 21, 2025, Investigator Bubenik, ISD, and the Fire Department went to Barcelona and observed several violations. First, they requested the employees' TIPS certificates, which could not be produced because the prior manager had kept them on their personal device. Barcelona produced all 22 certificates by April 2nd. Eighteen were produced on March 22nd; the remaining four were produced on April 2nd because those employees' certificates had lapsed and needed to be renewed before returning to work. The certificates are now available on the licensee's shared computer system so any manager can access them. Second, there were 116 seats in the front of house but they are only licensed for 91. This was rectified within 20-30 minutes. Third, they were operating over the licensed capacity. Investigator Bubenik counted 98 people in the front of house (did not count the employees in back of house). Barcelona is currently only licensed for 91, including staff. The egresses were clear. The capacity and extra seat issue was rectified within 20-30 minutes.

A follow-up inspection revealed no violations. The Board expressed concern that they were confused as to their capacity despite them being informed of capacity on their application, renewals, and license. The Board informed the licensee the process to increase capacity.

Decision: Under advisement.

18. Disciplinary Horgan Enterprises, Leaf Blower Permit #10700, for alleged violations of CMC 8.16.081.3(9), noise emissions beyond 65 dBA, and 8.16.081.3(10), simultaneous use of blowers, at 950 Massachusetts Avenue on March 27, 2025.

Present: Dillon Horgan; Dan Horgan; and Investigator Tyler Bubenik.

Documents Considered: Hearing notice and documents attached thereto.

Summary: On March 27, 2025, Investigator Bubenik observed two employees of Horgan simultaneously operating two leaf blowers less than 100 feet apart from each other. When the equipment was inspected, Investigator Bubenik noticed one of the blowers was a Redmax EBZ8560, which has a manufacturer's noise emissions rating of 81 dBA (about 16 dBA over the maximum allowed by municipal code, which is 65 dBA). Horgan admitted to the violation and explained that they had started a new contract in Cambridge and were not aware of all the regulations in the City. Horgan requested leniency. The Board reminded Horgan that they have been permitted in Cambridge for eight years and has received multiple copies of the relevant laws in three languages and all updates on changes in the law, and every year Horgan attests that their equipment is compliant.

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

19. Application #1159988 French Express LLC, d/b/a PRB Boulangerie, 295 Third Street, All Alcohol Common Victualler License #216979, for a One Day Amendment to an Existing License to extend the closing hour from 5:00 p.m. to 10:30 p.m. on May 16, 2025, for a business dinner. Expected attendance: 54.

Decision: Based on Board's vote on Application #1153537 (matter #6 on the agenda), application is now moot/no vote required. Noted maximum capacity of space is 47.

20. Application #1159985 French Express LLC, d/b/a PRB Boulangerie, 295 Third Street, All Alcohol Common Victualler License #216979, for a One Day Amendment to an Existing License to extend the closing hour from 5:00 p.m. to 7:30 p.m. on May 5, 2025, for a business dinner. Expected attendance: 40.

Decision: Based on Board's vote on Application #1153537 (matter #6 on the agenda), application is now moot/no vote required. Noted maximum capacity of space is 47.

21. Application 1160470 French Express LLC, d/b/a PRB Boulangerie, 295 Third Street, All Alcohol Common Victualler License #216979, for a One Day Amendment to an Existing License to extend the closing hour from 5:00 p.m. to 8:30 p.m. on May 1, 2025, for a business dinner. Expected attendance: 50.

Decision: Based on Board's vote on Application #1153537 (matter #6 on the agenda), application is now moot/no vote required. Noted maximum capacity of space is 47.

22. Disciplinary Waiver Filed - MGM Development for alleged violation of CMC 8.16.080(f)(1), construction activity outside allowable hours, at 74 Hammond Street on April 12, 2025 (8:15 a.m.).

Summary: Barry McShea, Manager, submitted a waiver on April 23, 2025, admitting to the violation as noticed.

Decision: Violation, \$300 fine.

23. Disciplinary Waiver Filed - Republic Services, Solid Waste Hauler License #14078, for alleged violation of CMC 8.16.080(e), loading and unloading outside allowable hours, at 80 Trowbridge Street on March 21, 2025 (6:50 a.m.) and March 31, 2025 (6:55 a.m.).

Summary: Timothy Reece, Operations Manager, submitted a waiver on April 18, 2025, admitting to the violations as noticed.

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

24. Application #1158922 AMF Limousine Inc., 808 Memorial Drive Apt. 614, for a livery permit with one vehicle. Proposed manager of record Ahmed Attiatallia.

Decision: Granted.

25. Application #1154763 Bardo Brews LLC d/b/a Bardo Brews, 90 Hampshire Street, for a Common Victualler Entertainment License, proposed manager Hannah Michelle Nip, of a premises described as: total square footage 966 sq. feet, first floor of 90 Hampshire Street, two rooms with public access (seating area and bathroom), kitchen behind seating area, storage in shared basement, speakers attached to ceiling.

Documents Considered: Application and documents attached thereto; and correspondence received in support of application.

Summary: We received a lot of correspondence in support of this application and the owner and manager Hannah Nip.

Decision: Granted.

26. Board Vote [Matter heard April 9, 2025] 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).

Summary: The Board acknowledged that when the matter was heard it mentioned the credibility of the testimony presented. The Board found that the residents were awoken by the noise of

the snow clearing operations, but did not find there was sufficient evidence to establish that the cleaning operations were related to snowblowers. The Board notes that when you read the emails the residents sent to the investigators, coupled with their frustration and in light of the documents received from Somerville Facilities Services, it could not find the evidence established snow blowers were used on these two nights. The Board found that that what was used and heard was the snowplow, which can be operated during all hours.

Decision: No violation.

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

Avis Budget Car Rental, LLC, d/b/a Avis Budget Car Rental, 350 Massachusetts Avenue, Letting of Motor Vehicles License #14141, changing the manager to Paul Gallagher.

Avis Rent A Car System, LLC, d/b/a Avis Rent A Car, 1 Bennett Street, Letting of Motor Vehicles License #14137, changing the manager to Robert Muhs.

MIT Investment Management Company d/b/a MITIMCo, 1010 Massachusetts Avenue, Open Air Parking License #14224, changing the manager to E.W. Sheets.

MIT Investment Management Company d/b/a MITIMCo, 782 Main Street, Open Air Parking License #14225, changing the manager to E.W. Sheets.

MIT Investment Management Company d/b/a MITIMCo, 1 Broadway, Garage and/or Flammables License #14354, changing the manager to E.W. Sheets.

ARE MA Region No. 59 LLC, d/b/a ARE MA Region No. 59 LLC, 389 Binney Street, Garage and/or Flammables License #14358, changing the manager to Dylan McManus.

President & Fellows of Harvard College, d/b/a Harvard University/Radcliffe College, 113 Walker Street, Garage and/or Flammables License #14563, changing the manager to Ken Ohlund.

President & Fellows of Harvard College, d/b/a Harvard University, 11 Oxford Street, Garage and/or Flammables License #14555, changing the manager to Peter Cornet.

130 CPD Apartments Limited Partnership d/b/a 140 CPD Apartments Limited Partnership, 130 Cambridgepark Drive, Garage and/or Flammables License #14333, changing the manager to Clare Caulfield.

Dana Park Place Condo Association d/b/a Dana Park Place Condo Association, 10 Corporal McTernan Street, Garage and/or Flammables License #14431, changing the manager to Eric Whelan.

61-69 Bolton Street Condominium d/b/a 61-68 Bolton Street Condominium, 69 Bolton Street, Garage and/or Flammables License #14378, changing the manager to Julian Nejaime.

15-17 Langdon Street Realty Trust d/b/a Chestnut Hill Realty, Open Air Parking License #14279, changing the manager to Lucia Bocearov.

1-3 Charles Chauncy LLC d/b/a Chestnut Hill Realty, Open Air Parking License #14277, changing the manager to Lucia Bocearov.

ARE-MA Region No. 59 LLC d/b/a Alexandria Real Estate, 1 Kendall Square, Garage and/or Flammables License #72732, changing the manager to Dylan McManus.

Alexandria Real Estate Equities, Inc. d/b/a Alexandria Real Estate, 325 Binney Street, Garage and/or Flammables License #146553, changing the manager to Dylan McManus.

BRE-BMR Holdco LLC d/b/a BioMed Realty/BRE-BMR Pilgrim & Sidney LLC, 45 Sidney Street, Garage and/or Flammables License #14316, changing the manager to Vern Gilchrist.

ARE-MA Region No. 59 LLC d/b/a Alexandria Real Estate, 1400 One Kendall Square Complex, Garage and/or Flammables License #72732, changing the manager to Dylan McManus.

BRE-BMR-40 Landsdowne LLC, d/b/a BioMed Realty, 40 Landsdowne Street, Garage and/or Flammables License #14315, changing the manager to Vern Gilchrist.

LS Alewife II LLC, d/b/a LS Alewife II LLC, 10 Fawcett Street, Garage and/or Flammables License #14569, changing the manager to Jason Biedrzycki.

BRE-BMR 88 Sidney LLC d/b/a BRE-BMR 88 Sidney LLC, 88 Sidney Street, Garage and/or Flammables License #14314, changing the manager to Vern Gilchrist.

BRE-BMR 35 Landsdowne LLC d/b/a BRE-BMR 35 Landsdowne LLC, 35 Landsdowne Street, Garage and/or Flammables License #14313, changing the manager to Vern Gilchrist.

The Print Shop Condominium d/b/a The Print Shop Condominium, 125 Harvard Street, Garage and/or Flammables License #14412, changing the manager to Christian Abarca.

1008 Massachusetts Avenue LLC d/b/a 1008 Massachusetts Avenue LLC – Apartment, 1008 Massachusetts Avenue, Garage and/or Flammables License #14437, changing the manager to Nick Fatta.

Homeowner's Rehab Inc. d/b/a HRI Concord Highlands II LLC, 675 Concord Avenue, Garage and/or Flammables License #65389, changing the manager to Sarah Chambers.

ARE MA Region No. 59 LLC, d/b/a ARE MA Region No. 59 LLC, One Kendall Square Complex Units 400, 600, 700, Garage and/or Flammables License #72731, changing the manager to Dylan McManus.

875 Massachusetts Avenue Office Condominium Trust d/b/a 875 Massachusetts Avenue Office Condominium Trust, 875 Massachusetts Avenue, Garage and/or Flammables License #225368, changing the manager to Donovan Prozinski.

OMD Owner LLC, d/b/a OMD Owner LLC, 1 Memorial Drive, Garage and/or Flammables License #262419, changing the manager to Dominic Russo.

Decision: Ratified/approved as to all.

28. Board Acknowledgement Receipt of affidavit from MIT affidavit attesting as to what they have done with the non-compliant leaf blower equipment, as required in the Board's April 9, 2025, Statement of Reasons, finding violations of Cambridge Mun. code 8.16.031.3(9), using noncompliant leaf blowers, and 8.16.031.3(10), simultaneously operating more than one leaf blower within the same 10,000 square feet.

Decision: Acknowledged.

29. Board Acknowledgement Receipt of email from Vinnie Rodriguez, Environmental Services Director of Youville, 1573 Cambridge Street, detailing steps Youville will take to avoid future violations of collecting waste outside of allowable hours, in violation of Cambridge Mun. Code CMC 8.16.080(e), based on the Board's April 9, 2025, finding of a violation by Casella Waste Services, Solid Waste Hauler License #14070, at Youville's property.

Summary: The Board inquired whether any affidavit had been received from Casella, which was answered by Investigator Bubenik in the negative.

Decision: Acknowledged. Affirmed vote that will not accept Waiver of Hearing for future alleged violations and both the hauler and property owner will be required to appear before the Board to address the matter.

30. Consideration of Meeting Minutes April 9, 2025.

Decision: Approved.

One Day License Applications

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.

31. Application #1156104 Erik Sarno, Central Square BID, for an all alcohol and entertainment license at 19 State Street, on 5/3/25 with rain date of 5/4/25 from sound check 1:00 p.m. 3:00 p.m. – 10:00 p.m. for a block party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 1000.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and the area where alcohol is served, sold and consumed must be enclosed from the public way.

32. Application #1156466 Jose Martinez for an entertainment license at 1950 Massachusetts Avenue, on 10/11/25 from 4:00 p.m. – 11:00 p.m. for a wedding reception with patrons dancing, performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 200.

Decision: Granted.

33. Application #1157151 William Manley, Harvard Square Business Association, for an entertainment license at 18 Brattle Street, on 5/4/25 with rain date of 5/18/25 from 6:00 a.m. – 10:00 p.m. (event 11:00 a.m. – 6:00 p.m.) for Mayfair with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system, theatrical exhibition/play/moving picture show and floor show. Expected attendance – 25,000.

Decision: Granted.

34. Application #1157609 Breeana LaQue for a malt and wine license at 101 Rogers Street, on 5/28/25 from 2:30 p.m. – 5:00 p.m. for a social event. Expected attendance – 40.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and the alcohol must be sold.

35. Application #1157694 MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Common Victualler Malt and Wine License #279043, on 7/20/25 from 6:00 p.m. – 10:00 p.m. for a wine festival after party with recorded music, DJ, and amplification system. Expected attendance – 41.

Summary: This application is a request for the entertainment portion of the event only.

Decision: Granted.

36. Application #1157657 Barry Walsh, Department of Human Services, for an entertainment license at 61 Willow Street, on 6/27/25 from 10:00 a.m. – 2:00 p.m. for an opening kickoff event with recorded music, DJ, and amplification system. Expected attendance – 200.

Decision: Granted; no license fee, City event.

37. Application #1158207 Emily Ediger, BXP, for a malt and entertainment license at 325 Main Street, on 5/22, 6/26, 7/24, 8/28, 9/25 & 10/23/25 from 4:30 p.m. – 9:30 p.m. for a beer garden with live music. Expected attendance – 400.

Decision: Granted with amended end time of 9:00 p.m. per permission letter, applicant must request police detail.

38. Application #1158443 Michelle Torra, Harvard Alumni Association, for an entertainment license at 1 Harvard Yard, on 6/4/25 from 6:00 p.m. – 9:00 p.m. for a reception with patrons dancing, live music and amplification system. Expected attendance – 170.

Decision: Granted.

39. Application #1158453 Michelle Torra, Harvard Alumni Association, for an entertainment license at 10 Holyoke Place, on 6/5/25 from 6:00 p.m. – 9:00 p.m. for a reception with amplification system. Expected attendance – 420.

Decision: Granted.

40. Application #1158458 Michelle Torra, Harvard Alumni Association, for an entertainment license at 32 Mill Street, on 6/5/25 from 6:00 p.m. – 9:00 p.m. for a reception with amplification system. Expected attendance – 150.

Decision: Granted.

41. Application #1158460 Michelle Torra, Harvard Alumni Association, for an entertainment license at 52 Linnaean Street, on 6/5/25 from 6:00 p.m. – 10:00 p.m. for a dinner with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 610.

Decision: Granted.

42. Application #1158467 Michelle Torra, Harvard Alumni Association, for an entertainment license at 1 Harvard Yard, on 6/5/25 from 6:00 p.m. – 9:00 p.m. for a dinner with patrons dancing and live music. Expected attendance – 200.

Decision: Granted.

43. Application #1158469 Michelle Torra, Harvard Alumni Association, for an entertainment license at 10 Holyoke Street, on 6/6/25 from 7:00 p.m. – 11:00 p.m. for a dinner with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 500.

Decision: Granted.

44. Application #1158472 Michelle Torra, Harvard Alumni Association, for an entertainment license at 945 Memorial Drive, on 6/6/25 from 7:00 p.m. – 11:00 p.m. for a dinner with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 600.

Decision: Granted.

45. Application #1158474 Michelle Torra, Harvard Alumni Association, for an entertainment license at 45 Quincy Street, on 6/6/25 from 7:00 p.m. – 11:00 p.m. for a dinner with patrons dancing, recorded music, DJ, and amplification system. Expected attendance – 815.

Decision: Granted.

46. Application #1158632 David Elmer, Harvard University/Eliot House, for an all alcohol and entertainment license at 101 Dunster Street, on 5/6/25 from 9:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, live music and amplification system. Expected attendance – 700.

Summary: The Board discussed that while the application for an all alcohol license had been requested, the applicant had not yet submitted the required 501(c)(3) status.

Decision: Granted with amended start time of 10:00 p.m. and for all alcohol if and only if they provide the 501(c)(3) status, otherwise granted for malt and wine only, and 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. Applicant must request police detail.

47. Application #1158822 Robert T Gaccione, Cactus King Enterprises LLC (formerly Happy Cactus Gifts & Home Décor), for a malt, wine and entertainment license at 675 West Kendall Street, on 5/12-6/12/25 from weekdays 4:00 p.m. – 9:00 p.m., Saturday 11:00 a.m. – 10:00 p.m. & Sunday 11:00 a.m. – 6:00 p.m. for a beer garden with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 150.

Decision: Granted with amended end time of 5:00 p.m. on Sundays per permission letter and the conditions that: there must be a system implemented identifying of legal drinking age attendees; and the area where alcohol is served, sold and consumed must be enclosed from the public way.

48. Application #1158818 Daniel Kim, Harvard College (Adams House), for an all alcohol and entertainment license at 26 Plympton Street, on 5/2/25 from 8:00 p.m. – 4:00 a.m. for a party with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 450.

Summary: Applicant has asked that the license be for malt and wine only.

Decision: Granted for malt and wine category only per applicant's request, with amended hours of 10:00 p.m. – 2:00 a.m. per event registration form and the conditions that: there must be a system implemented identifying of legal drinking age attendees; and there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold. Applicant must request police detail.

49. Application #1159198 Michelle Liang, MIT Music and Theater Arts Department, for an entertainment license at 48 Massachusetts Avenue, on 5/4/25 from 11:00 a.m. – 9:00 p.m. for a music jam with patrons dancing, performers/entertainers dancing and DJ. Expected attendance – 30.

Decision: Granted.

50. Application #1159415 Olaf Bleck, Swing City Boston, for an entertainment license at 680 Huron Avenue, on 5/3/25 with rain date of 6/7/25 from 6:30 p.m. – 12:00 a.m. for a swing dance with patrons dancing, live music and amplification system. Expected attendance – 125.

Decision: Granted.

51. Application #1160113 Mia Tavaréz, Lowell House Committee, for a malt, wine and entertainment license at 10 Holyoke Place, on 5/2/25 from 9:00 p.m. – 2:00 a.m. for a party with patrons dancing, performers/entertainers dancing, DJ, live music and amplification system. Expected attendance – 900.

Decision: Granted with amended start time of 9:30 p.m. per event approval form and the condition that there must be a system implemented identifying of legal drinking age attendees. Applicant to request police detail.

52. Application #1160184 Nina Fernandez, Richi Childhood Cancer Foundation, for an all alcohol license at 101 Rogers Street, on 5/1/25 from 4:00 p.m. – 10:00 p.m. for a fundraiser. Expected attendance – 300.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and the alcohol must be sold.

53. Application #1154699 Tina Alu, Cambridge Economic Opportunity Committee, for an entertainment license at 11 Inman Street, on 5/3/25 with rain date of 5/10/25 from 10:00 a.m. – 5:00 p.m. for a block party with performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 500.

Decision: Granted.

54. Application #1156531 Satrick Uy, Harvard Square Philippine American Alliance, for an all alcohol license at 41 Church Street, on 5/4/25 with rain date of 5/18/25 from 10:00 a.m. – 7:00 p.m. for may fair. Expected attendance – 5000.

Decision: Granted with amended hours of 11:00 a.m. – 6:00 p.m. (may start set up at 6:00 a.m.) per Traffic Permit.

55. Application #1160970 HK Food Group LLC d/b/a Alden & Harlow/Longfellow Bar at Alden & Harlow, 40 Brattle Street, Common Victualler All Alcohol license #11478, for a beer garden on 5/4/25 with rain date of 5/18/25 from 11:00 a.m. – 6:00 p.m. for May Fair. Expected attendance – 500.

Decision: Granted with the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

56. Application #1161085 Alex Miller, Leverett House committee (Harvard), for a malt, wine and entertainment license at 28 Dewolfe Street, on 5/2/25 from 10:00 p.m. – 1:30 a.m. for a spring formal

with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 200.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold. Applicant must request police detail.

57. Application #1158539 Amanda Henley, Harvard Square Business Association, for a one day hawker/peddler license for 50 vendors at Harvard Square, on 5/4/25 with rain date of 5/18/25 from 11:00 a.m. – 6:00 p.m. to sell arts, crafts & goods.

Decision: Granted.

58. Application 1161294 Eric Sarno, Central Square Business Improvement District, for a one day hawker/peddler license (for 7 vendors) at 19 State Street, on 5/3/25 with rain date of 5/4/25 from 3:00 p.m. – 9:00 p.m. to sell arts, crafts, jewelry, etc.

Decision: Granted.

59. Application #1161440 Rebecca Conn, MIT, for a one day hawker/peddler license at 292 Main Street, on 5/1/25 from 4:00 p.m.- 9:00 p.m. to sell books.

Decision: Granted.

60. Application #1157401 Nicola Williams, Sustainable Food and Culture, Inc., for a one day hawker/peddler license (20 vendors) at 101 Rogers Street, on 5/3/25 from 12:00 p.m. – 4:00 p.m. and 4:30 p.m. – 8:30 p.m. to sell hot sauce, food and crafts.

Decision: Granted pending submission of final vendor list.

Additional Items, 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.

61. Application #1161708 Sunah Chang, Mather House, for a malt, wine and entertainment license at 945 Memorial Drive, on 5/4/25 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded and live music. Expected attendance – 500.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and there must be a limited number of alcoholic drinks (3) associated with

the admissions price, otherwise/thereafter, the alcohol must be sold. Applicant must request police detail.

62. Application #1161668 Smit Chitre, Harvard University Quad House, for a malt, wine and entertainment license at 60 Linnaean Street, on 5/3/25 with rain date of 5/4/25 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 1350.

Decision: Granted with the conditions that: there must be a system implemented identifying of legal drinking age attendees; and there must be a limited number of alcoholic drinks (3) associated with the admissions price, otherwise/thereafter, the alcohol must be sold. Applicant must request police detail.

63. Application #1161712 Zena Sfeir, The French Tech Boston, for a wine license at 101 Rogers Street, on 5/6/25 from 6:00 p.m. – 8:30 p.m. for an AI summit. Expected attendance – 100.

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

64. Application #1161776 Laura Reyes, The Boston Foundation, for a malt and wine license at 1010 Rogers Street, on 5/8/25 from 12:00 p.m. – 8:00 p.m. for a panel discussion. Expected attendance – 118.

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

65. Application #1162232 Bertil Jean-Chronberg for a wine license at 54 Church Street on 05/04/25 from 11:00 a.m. – 6:00 p.m. for a wine garden during the Mayfair event. Expected attendance – 100.

Decision: Granted with the condition that the area where the alcohol is served, sold and consumed must be enclosed from the public way.

66. Application #1162360 Ellie Powell, Radcliffe Choral Society, for a wine license at 59 Shepard Street on 05/03/25 (rain date 05/04/25) from 8:00 a.m. – 8:00 p.m. for a reception to celebrate the Radcliffe Choral Society's 125th anniversary. Expected attendance – 120.

Decision: Granted pending submission of event registration form and subject to any conditions and modifications therein, and with the condition that there must be a system implemented identifying of legal drinking age attendees.


By the Board of License Commissioners

Minutes Approved: May 9, 2025

Minutes Posted: May 9, 2025



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner

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