



CAMBRIDGE LICENSE COMMISSION

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

KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING MINUTES

Wednesday, January 28, 2026, at 10:00 a.m.
By Remote Participation Via Zoom

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

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

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

1. Application #1192792 Restaurant Associates, LLC, One Memorial Drive, for a New Common Victualler License with seating for 149 inside, an inside occupancy of 341, 33 outdoor patio seats on private property and a total outdoor occupancy of 146 with proposed hours of 6:00 a.m. to 8:00 p.m. all days. Brian Rice as proposed Manager of Record.

Present: Brian Rice; and Brigid McCauley.

Documents Considered: Application and documents attached thereto.

Summary: This location is a leased building next to MIT. It will provide food service to participants in MIT's executive education program. It will only be for participants and it will not be open to members of the public.

The Board advised the applicant that it does not need a common victualler license because it is not open to the public. They did instruct the applicant that they will still need food and health permits from the Inspectional Services Department.

Decision: Denied as moot.

2. Application #1194695 Hinoki Cambridge, Inc. d/b/a Chanh Chanh, 1092 Cambridge Street, for a new Common Victualler All Alcohol License. The proposed hours are 11:00 a.m. to 11:00 p.m. all days with seating for 57. Xiang Zhang as proposed Manager of Record of a premises described as: Approximately 2,000 sq. ft. with fully equipped kitchen, dining room and restrooms. One entrance and two exits. Storage in basement.

Present: Attorney Christopher Coleman; and Xiang ("Sean") Zhang.

Documents Considered: Application and documents attached thereto.

Summary: This will be a restaurant servicing Asian cuisine, including meat, chicken, shrimp, noodle, and rice dishes. There will be background recorded music.

Sean Zhang has over 15 years' experience in the food and beverage industry, including as a manager of record. They have had no issues with a local board or the ABCC. They are TIPS certificated.

Decision: Granted.

3. Application #1194690 Eugene F. Lynch Post 30 United American Veterans, 1 Cedar Street, All Alcohol Club License #11627, for Change of Officers/Directors.

Present: Craig Murphy.

Documents Considered: Application and documents attached thereto.

Summary: This is a corrective application updating officers and directors. There are no changes to the operations other than a pending alteration of premises application pending with the ABCC.

Decision: Granted.

4. Application #1195727 Will-George, Inc. d/b/a Frank's Steak House, 2310 Massachusetts Avenue, Common Victualler All Alcohol License #11687, for a Change of Manager to George Ravanis. Also applying for an Alteration of Premises to remove the outdoor patio on public property.

Present: George Ravanis.

Documents Considered: Application and documents attached thereto.

Summary: The applicant is seeking to remove its outdoor patio for two reasons. First, the City wants them to relocate the patio closer to the curb and away from the building, which is not beneficial to them. Second, while the patio is an attractive addition, it has not generated enough outdoor business.

George Ravanis has extensive experience in the food and beverage industry and has not been a manager of record before. They do not have current and valid training in the safe service and safe of alcohol. The application will be forwarded to the ABCC, but Ravanis will need to obtain certification prior to final approval.

Decision: Granted.

5. Disciplinary S&K Waste Services, Solid Waste Hauler Permit #242927, for alleged violations of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 101 Western Avenue on December 15, 2025 (5:45 a.m.), December 22, 2025 (5:45 a.m.), December 29, 2025 (5:30 a.m.), and December 31, 2025 (6:30 a.m.).

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

Summary: The Board received a waiver of hearing from Roni Lopes, President, on January 26, 2026.

Decision: Violation (4 counts), \$300 per violation, for total fine of \$1,200.

6. Application #1196039 Zachary Viegas, on behalf of Turner Construction, for a Special Noise Variance from 2/12/26 – 5/7/26, at 121 Broadway, 6:00 a.m. - 7:00 a.m. and 6:00 p.m. - 11:00 p.m., for second shift deliveries, shakeout for material, and equipment using cranes, hoisting equipment, material hoist, trucks, and generators. The variance is sought to extend the workday to accommodate the full scope of work.

Summary/Decision: Application withdrawn.

7. Disciplinary Turnip, LLC d/b/a Parsnip, 91 Winthrop Street, Common Victualler All Alcohol License #11507, for alleged failure to update the officers/directors and failure to respond to the Alcoholic Beverages Control Commission requests, transferring or making changes to the beneficial interest holders, officers or directors of the license without approval, making false statements in renewal applications, failing to comply with provisions of the license, and non-use of license, in violation of M.G.L. c. 138, §§ 1, 15A, 16A, 23, 64, 77 204 C.M.R. 2.01(8), G. L. c. 140, §§ 5, 6, and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 5.1, 5.5, 5.6, 5A.1, 5B.2, 5C.3, 13.1, and 14.

Summary/Decision: No vote. License surrendered/renewal application withdrawn.

8. Disciplinary Accardi Foods for alleged violation of CMC 8.16.080(e), loading/unloading outside of the allowable hours, at 2225 Massachusetts Avenue on November 22, 2025 (8:42 a.m.).

Present: Frank Sklar, Vice President of Operations, Accardi Foods; Erika Pereira, Complainant/Resident; and Investigator Tyler Bubenik.

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

Summary: On November 22, 2025, the Board received an email showing a vendor delivering to Pemberton Farms. A photo was submitted it was an Accardi vehicle. Accardi is a known vendor for Pemberton Farms.

On August 26, 2025, Investigator Tyler Bubenik sent a warning to Accardi, cautioning them against making deliveries outside the allowable hours.

Frank Sklar, Vice President of Operations, testified that they rarely deliver on Saturdays and believed the delivery window started at 7:00 a.m. instead of 9:00 a.m. They have notified their logistics team not to deliver on Saturdays prior to 9:00 a.m. and will try to avoid delivering on Saturdays altogether if possible.

The Board appreciated the steps Accardi is taking to remedy this.

Decision: Violation, \$300 fine.

9. Disciplinary Outdoor Perspective for alleged violations of operating without a permit and simultaneously operating leaf blowers less than 100 feet from each other at 145 Brattle Street on December 4, 2025, in violation of CMC 8.16.081.3(6) and (10).

Present: Damon Krukowski, Complainant/Resident; and Investigator Tyler Bubenik. No one appeared for Outdoor Perspective.

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

Summary: Damon Krukowski testified that Outdoor Perspective has been ignoring the leaf blower restrictions for quite some time. On this instance, they observed several leaf blowers being used side-by-side in a sweeping pattern. This was despite no leaves being on the ground.

Outdoor Perspective has never been issued a leaf blower permit. It applied for one in April 2025 but it was rejected because it failed to complete the application process.

Decision: Violation (2 counts) \$300 fine per count, sub-total of \$600, and an additional \$100 hearing fee for failure to appear, for a total fine of \$700. Any future violations, the property owner will also be noticed.

10. Disciplinary Republic Services, Solid Waste Hauler Permit #14078, for alleged violation of CMC 8.16.080(E), loading/unloading outside of the allowable hours, at 47 Windsor Street on November 3, 2025 (5:21 a.m.).

Present: Thomas Sounack, Complainant,/Resident; Abigail Carey Collins, Complainant/Resident; and Investigator Tyler Bubenik. No one appeared for Republic Services.

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

Summary: Abigail Carey Collins testified that they moved into their apartment in September and there have been near daily noise violations, many from the truck loading bay behind the apartment. The noises are around 5:00 a.m. and sometimes earlier, which has caused sleep deprivation and migraines.

Thomas Sounack testified that he agreed with Collins' testimony and added that there are frequently loud beeping noises from vehicles backing up and loading/unloading noises.

Investigator Tyler Bubenik highlighted that Republic received a warning about this location in October 2025. In addition to the neighbors' testimony, this is also video of a Republic truck unloading at 5:21 a.m. While they have received several violations for collection, this is their first one for unloading. This location is exempt from the hours restrictions for waste collecting, but it is not exempt for unloading.

Decision: Violation (1 count) \$300 fine, and an additional \$100 hearing fee for failure to appear, for a total fine of \$400.

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.

11. Board Discussion On procedure of how to remove outdoor areas from licensed premises.

Summary: As background, when the state law changed post-COVID to permit applicants to apply for outdoor patios without needing ABCC approval, the Board created its own process. However, it did not include any process to remove a patio. The Board discussed treating a patio removal as any other change: through a change to existing license application that would only need an administrative vote. There would be a \$50 hearing fee and an additional \$25 fee for alcohol licenses for the ABCC. If an applicant seeks removal during the renewal process, the Board will address it like other administrative changes.

Decision: The business can request the removal either through the renewal application, or independently through a change to existing license application, and change to be approved/done administratively. There is a \$50 hearing/change fee + [if alcohol] \$25 fee for the ABCC application fee.

12. Board Discussion License fee for General on Premises licenses. For all business type models, except the private clubs, in terms of the license fee, the capacity or "size" of the operation is considered as enforcement and administrative costs rise. The proposal is to treat the license type as similarly situated restaurant types by including a \$1 per occupant added to the standard license fee.

Summary: The Board proposed this change to treat General on Premises licensees the same as other licensees, based on enforcement and administrative cost increases.

Decision: General on Premises license fee changed to include a \$1 per occupant to the annual license/renewal fee effective 2027 (and during the 2027 renewals).

13. Application #1195433 Yaser Samerrai, City of Cambridge, for a Special Noise Variance from 2/8/26 – 2/20/26 (Alt. 2/22/26 – 2/27/26), on a segment of Massachusetts Avenue between Inman and Douglas Streets, from 9:00 p.m. - 5:00 a.m. the following mornings, beginning for the week on Sunday nights and ending on Friday mornings, to perform pipe and siphon cleaning using a vac truck. The variance is sought in the interest of minimizing impact to pedestrian, bicycle, and bus traffic.

Summary: This work is being performed as part of the City's sewer maintenance program to prevent sewer backups.

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

14. Application #1195475 Michael Rentschler, United Civil, for a Special Noise Variance from 1/31/26 – 5/30/26 (alt. 2/7/26 – 6/6/26), at 121 Broadway, from 7:00 a.m. - 9:00 a.m. on Saturdays, to perform underground utility construction using excavators, pavement/concreted saws, jackhammers, dump trucks and trailer trucks, concrete trucks, portable generators, portable compressors, compacting equipment, and vac excavation trucks. The variance is sought in the interest of safety, as well as minimizing impacts to vehicular traffic and extending the day to accommodate the full scope of work. This application is intended to serve as an extension to SNV #1185178.

Summary: This application is the result of compromise between the City and United. United has been unable to make much progress due to work being done by Turner Construction nearby. United wanted to work on Sundays but due to the expected noise, they compromised to perform work on Saturdays.

Decision: Granted.

15. Application #1193762 Call Me Honey, LLC d/b/a Call Me Honey, 441 Cambridge Street, for a new Common Victualler License. Inside seating capacity of 15, maximum occupancy of 30. Hours: Monday through Friday 7:00 a.m. to 3:00 p.m.; Saturday and Sunday 8:00 a.m. to 3:00 p.m. Proposed manager Karissa Regan of a premises described as: The location is 441 Cambridge St. and it's the entire first floor is one room with a bathroom. There is no "kitchen" but there are 2 waffle irons under a vent as well as fridges and coffee equipment behind the counter. There is storage within the space and an entrance in the front as well as an emergency exit that leads both to the backyard and hallway with another front door that is connected to the apartments that are upstairs of the business. There are speakers within the space that play background music. This is a previously licensed location.

Decision: Granted.

16. Application #1195099 CASCAP Realty, Inc. d/b/a Cascap Realty, Inc., 35 Harvey Street, Innholder/Lodging House License #10806, to change the manager to Giovanni Vega.

Decision: Granted.

17. Application #1195510 LCW Associates, Inc. d/b/a Royal East Restaurant, 782 Main Street, Common Victualler All Alcohol License #11272, removing outdoor area from the licensed premises.

Decision: Granted, pending payment of the fees.

18. Consideration of Statements of Reasons

[Matter heard September 25, 2025]

Chazumba, LLC d/b/a Felipe's Taqueria, 21 Brattle Street, Common Victualler All Alcohol License #11516, violation for serving, selling, or delivering alcohol to an intoxicated individual and/or overservice of alcohol on March 27-28, 2025 and April 1-2, 2025, G.L. c. 138, §§ 23, 64-64A, 69, G. L. c. 140, and Board's Rules 2, 5.1, 12B.6, and 12B.7. Five (5) days suspension, three (3) days to be served, two (2) days to be held in abeyance for one (1) year.

[Matters heard January 15, 2026]

Prince of Arcadia Real Estate, 179 Prospect Street, Lodging House License #10768, violation for operating without a valid Certificate of Inspection, seven (7) days suspension held in abeyance for one (1) year. License renewal approved.

New Mulan Restaurant, LLC d/b/a Mulan Restaurant, 228 Broadway, Common Victualler Wine & Malt License #185250, violation for operating with an unapproved plan and additional chairs, two (2) days suspension to be held in abeyance for one (1) year. License renewal approved. Licensee must submit a Change of Manager of Record application within fourteen (14) days, otherwise license will be subject to disciplinary action.

Gustazo Cuban Kitchen and Bar, Inc. d/b/a Gustazo Cuban Kitchen and Bar, 2067 Massachusetts Avenue, Common Victualler All Alcohol License #13535, no violation as to calculations of totals for meals taxes, suggested tips amounts, and totals calculations, G. L. c. c. 93A, c. 138, §§ 23 and 64, c. 140, 204 C.M.R. 2.01(8), and the Board's Rules 2.3, 2.5, 5.1, and 14. Licensee ordered to create a document explaining how the kitchen appreciation fee, taxes and suggested tips are calculated. This document is to be posted conspicuously on the premises, or in the alternative it must be provided to each customer when the bill is provided to them.

Decision: Gustazo is not ready. As to all others, approved.

19. Consideration of Meeting Minutes January 15, 2026.

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.

20. Application #1194331 Steve Tang, Mighty Squirrel Waltham LLC d/b/a Mighty Squirrel Food Truck, for a hawker/peddler license at 650 East Kendall Street, on 2/8/26 from 8:00 a.m. – 3:00 p.m. to sell food.

Decision: Granted pending submission of the permission letter and subject to the conditions and modifications therein.

21. Application #1195157 John Kincaid, Quincy House of Harvard College, for a malt, wine and entertainment license at 58 Plympton Street, on 2/6/26 with rain date of 2/7/26 from 10:00 p.m. – 2:00 a.m. for a party with patrons dancing, recorded music, DJ, and live music. Expected attendance – 200.

Decision: Granted with conditions: must implement a system identifying of legal drinking age attendees; and must request Harvard University Police detail.

22. Application #1195211 Daisy Nussabaum, Hasty Pudding Theatricals, for an entertainment license at Harvard, Quincy and Holyoke Street, on 1/30/26 from 11:30 a.m. – 3:00 p.m. for a parade with patrons dancing, performers/entertainers dancing and live music. Expected attendance – 700.

Decision: Granted with amended event hours of 2:00 p.m. – 3:00 p.m., may commence set up at 11:00 a.m., per City permit.

23. Application #1195289 Daisy Nussbaum, Hasty Pudding Theatricals, for a malt and wine license at 12 Holyoke Street, on 1/30/26 from 7:00 p.m. – 9:00 p.m. for a Woman of the Year event. Expected attendance – 250.

Decision: Granted with amended end time of 8:00 p.m. per event registration form and conditions: must implement a system identifying of legal drinking age attendees; and must request Harvard University Police detail.

24. Application #1195297 Daisy Nussbaum, Hasty Pudding Theatricals, for a malt and wine license at 12 Holyoke Street, on 2/6/26 from 7:00 p.m. – 9:00 p.m. for a Man of the Year event. Expected attendance – 250.

Decision: Granted with conditions: must implement a system identifying of legal drinking age attendees; and must request Harvard University Police detail.

25. Application #1195309 Sonia Santos-Soares, Brotherhood of the Children, for an all alcohol and entertainment license at 400 Cardinal Medeiros Avenue, on 2/7/26 from 6:00 p.m. – 12:00 a.m. for a dinner dance with patrons dancing, recorded music and live music. Expected attendance – 300.

Decision: Granted with the condition that they must implement a system identifying of legal drinking age attendees.

26. Application #1195481 Christina Schmidt-Hong, MIT Mocha Moves Dance Square, for an entertainment license at 142 Memorial Drive, on 2/13-2/14/26 from 9:00 p.m. – 11:00 p.m. for a dance showcase with performers/entertainers dancing, recorded music, DJ, amplification system, floor, light show and dynamic audio/visual show live/recorded. Expected attendance – 170.

Decision: Granted.

27. Application #1195613 J. Alain Ferry, RACE Cancer Foundation, for a malt, wine and entertainment license at 650 East Kendall Street, on 2/8/26 with rain date of 4/5/26 from 10:30 a.m. – 3:00 p.m. for a road race and after party with DJ, live music and amplification system. Expected attendance – 600.

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.

28. Application #1195671 Jose da Silva, Patagonia Cambridge, for a malt and entertainment license at 39 Brattle Street, on 1/29/26 from 7:00 p.m. – 10:00 p.m. for a film screening with theatrical exhibition/play/moving picture show. Expected attendance – 100.

Decision: Granted with the condition that they must implement a system identifying of legal drinking age attendees.

29. Application #1195807 Bailey Bailey, MSKO, LLC d/b/a Tilde, 2376 Massachusetts Avenue, Common Victualler Malt & Wine License #279043, for an entertainment license to include patrons dancing, DJ, and amplification system on 2/13/26 from 7:00 p.m. – 10:00 p.m. for a party. Expected attendance – 35.

Decision: Granted.

30. Application #1195907 David Oshima, Charlie’s Kitchen, for a malt and wine license at Brattle Street Square, on 1/31/26 from 1:00 p.m. – 4:00 p.m. for a chocolate festival. Expected attendance – 2000.

Summary: There is information that the event has been moved to March. Also, the application is not complete even though staff have been attempting to get information from the applicant.

Decision: Denied.

31. Application #1195956 Sam Natarajan, MIT Musical Theatre Guild, for an entertainment license at 48 Massachusetts Avenue, on 2/5 & 6 from 8:00 p.m. – 11:00 p.m. on 2/7/26 from 3:30 p.m. – 9:00 p.m. for a musical theatre performance with live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 200.

Decision: Granted.

32. Application #1196070 Bill Manley, Harvard Square Business Association, for an entertainment license at Deguglielmo Plaza and Brattle Street from Eliot Street to Church Street, on 2/7/26 with rain date of 2/8/26 from 11:00 a.m. – 5:00 p.m. for a tasting event with patrons dancing, performers/entertainers dancing, DJ, live music and amplification system. Expected attendance – 800.

Decision: Granted with amended event hours of 1:00 p.m. – 4:00 p.m., may commence set up at 11:00 a.m., per City permit.

Additional Matters Considered – 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.

33. Application #1196430 Andy Wilds, MIT Music & Theater Arts, for an entertainment license at 201 Amherst Street, on 2/1/26 from 3:00 p.m. – 5:00 p.m. for a concert with live music. Expected attendance – 327.

Decision: Granted with amended end time of 4:30 p.m. per event registration form.

34. Application #1196523 Erik Sarno, Central Square BID, for an all alcohol and entertainment license at 541 Massachusetts Avenue, on 2/11 from 6:00 p.m. – 8:30 p.m., 2/12 from 6:00 p.m. – 9:00 p.m., 2/19 from 6:00 p.m. – 9:00 p.m., 2/20 from 9:00 a.m. – 9:00 p.m., 2/22 from 1:00 p.m. – 3:00 p.m., 2/25 from 6:00 p.m. – 8:30 p.m., 2/26 from 6:00 p.m. – 9:00 p.m., and 2/28 from 3:00 p.m. – 7:00 p.m., for a listening sessions/art jams with patrons dancing, performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 150.

Decision: Granted with the condition that they must implement a system identifying of legal drinking age attendees.

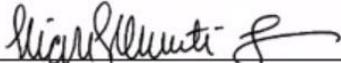
35. Applications #1196537 & 1196538 Nicola Williams, Sustainable Business Network of MA, for entertainment and hawker/peddler licenses (for 15 vendors) at 1 Brattle Square, on 2/6 from 12:00 p.m. – 7:00 p.m. and 2/7/26 from 11:00 a.m. – 7:00 p.m. for a marketplace pop-up with recorded music and amplification system. Expected attendance – 200. A request to waive fees has been submitted as a City sponsored event.

Decision: Granted. As to the waiver fee, on the hawker/peddler license reduced fee to a one day hawker/peddler fee (per number of vendors), and on the entertainment license, fee waived.

By the Board of License Commissioners

Minutes Approved: February 12, 2026

Minutes Posted: February 12, 2026



Nicole Murati Ferrer, Chair



Thomas Cahill, Jr., Fire Chief



Christine Elow, Police Commissioner