



CAMBRIDGE LICENSE COMMISSION

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KRIS C. FOSTER
EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Wednesday, June 11, 2025, at 10:00 a.m.

By Remote Participation Via Zoom

Link: https://cambridgema.zoom.us/webinar/register/WN_v-FccxIWriudezBTxN4mA

This meeting is being held remotely in accordance with Chapter 2 of the Acts of 2025, adopted by Massachusetts General Court and approved by the Governor.

Public Testimony Matters

The following are matters which the Chair reasonably anticipates will be discussed, and for which public testimony may be taken. The public may also submit comments on any of the below via email at license@cambridgema.gov (please reference the application number in your email).

- 1. Application #1160990** Wendell Campus, LLC, 11 Wendell Street, for an Open Air Parking Lot License for 9 parking spaces.
- 2. Application #1164507** Pyramid Cambridge Tenant, LLC d/b/a The Kendall Hotel/Kendall House/Black Sheep, 350 Main Street, to transfer the existing The Firehouse Inn, LLC, All Alcohol Innholder License #10896, at the same address. Anthony Vorres as proposed Manager of Record of a premises described as: Hotel with 8 floors, including garage, and 77 rooms for a total square footage of 40,508. Includes dining room, kitchen, and bar on 2nd floor. Storage in basement. Spa and conference room on 7th floor. Outdoor patio on 1st floor and outdoor roof deck on 7th floor. Applicant is also applying for a Management Agreement with Pyramid Cambridge Management, LLC.
- 3. Application #1156562** 100 Discovery Park DE, LLC, 100 Acorn Park Drive, for a Flammables License for 350 gallons of diesel Class II for a generator.
- 4. Application #1162933** BRE-BMR 150 Second Street LLC, 150 Second Street, for a Garage with Flammables License for 94 parking spaces, 200.53 gallons of solvents Class I, 720 gallons of diesel Class II for a generator, 5.92 gallons of lab materials Class II, and 88.08 gallons of solvents Class III.
- 5. Application #1159924** BMR-270 Albany Street LLC, 270 Albany Street, for a Flammables License for 2,720 gallons of diesel Class II for generators. This is a previously licensed location that went under renovation.
- 6. Application #1161295** DivcoWest Real Estate Asset Management, Inc., 196 Broadway, for a Garage and Flammables License for 125 parking spaces, 1,280 gallons of Class I, and 250 gallons of fuel oil Class II for generator.

7. **Application #1166063** Massachusetts Institute of Technology d/b/a East Campus House, 3 Ames Street, for a Lodging House License for 265 rooms, 388 beds and 388 total occupants. Rich Hilton as manager of record. This is a previously licensed location that closed due to renovations.
8. **Application #1157648** Colossal Shrimp LLC d/b/a Darling, 464 Massachusetts Avenue, approved/non-issued Common Victualler All Alcohol License #273712, for a Pledge of License to Eastern Bank.
9. **Application #1165816** Kismet Coffee LLC, d/b/a Kismet Coffee, 358 Huron Avenue, Common Victualler Wine & Malt License #112849, for a Change of DBA to Imagine and to add live acoustic music to their entertainment license.
10. **Application #1163813** A Pinto's Guest House, LLC, 281 Rindge Avenue, for a Lodging House License for 10 rooms, 10 beds, and 10 occupants. Janesh Pun as manager of record.
11. **Application #1167330** Darragh Lawlor, Suffolk Construction, for a Special Noise Variance for 7/1/25 - 9/30/25 (alternate dates 7/2/25-10/1/25) at 320 Third Street, 6:00p.m. to 9:00 p.m., Monday through Friday, for deliveries of elevators, curtainwall materials, MEP equipment, and other construction related items using delivery trucks and cranes. The variance is sought to reduce impacts on neighborhood traffic during peak hours and to ensure public safety.
12. **Application #1166469** Jason Wright, Eversource, for a Special Noise Variance for 6/12/25 - 8/12/25, (no alternate dates) at 315 Vassar Street, 6:00p.m. to 7:00p.m., Monday through Friday, for installing environmental controls, pouring concrete, and assembling new equipment using an emergency generator. The variance is sought to extend the workday to accommodate full scope of work.

Administrative Matters

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.

13. **Application # 1168255** MMBrodie MA LLC, d/b/a Cousins Maine Lobster, for a Hawker/Peddler License with a proposed manager Jose Flores Prado of a business described as one truck serving Maine lobster entrees.
14. **Application # 1165969** The Pull-Up LLC, d/b/a The Pull-Up, for a Hawker/Peddler License with a proposed manager Robin Brown with a business described as one truck serving food and drink.
15. **Board Vote** [Matter heard March 25, 2025] **Disciplinary**, JKFoodGroup, LLC d/b/a Little Donkey, 505 Massachusetts Avenue, Common Victualler All Alcohol License #11546, for unapproved changes to the beneficial interest holder of the license and/or failure to complete the process to get

changes to beneficial process approved in violation of M. G. L. c. 138, §§ 15A, 23 and 64, and the Board's Rules 2.3, 2.5, 5.5, 5.6 and 14.

16. Ratification of the Grant Application #1166096 Boston Coffee Rescue Corp. d/b/a Boston Coffee Rescue, for a Hawker/Peddler License, for a business described as a food truck selling coffee, pastries, soda, smoothies, and lemonade.

17. Reconsideration of Board Vote Disciplinary R.P. Marzilli, Leaf Blower Permit #1160423, for alleged violations of simultaneous operation of multiple leaf blowers within 100 feet of one another, 8.16.081.3(10), and use of non-compliant leaf blower, 8.16.081.3(9), at 4 Berkeley Street on May 7, 2025.

18. Consideration of Statements of Reasons

[Matters heard May 29, 2025]

Ankang Corp. d/b/a Qing Dao Garden, Common Victualler All Alcohol License #11618, for operating with a suspended License and failure to comply with the Board's Order, violations of M.G.L. c. 140, § 20, M.G.L. c. 138, §§ 60, 62 & 64, 204 C.M.R. 2.05(2), and Board's Rules 2.2, 2.3, 2.4, 2.5, 2.6, 4.3, 5.1, 13.1.

Casella Waste Services, Solid Waste Hauler Permit #14070, for collecting waste outside of the allowable hours at 1573 Cambridge Street on April 19, 2025 (7:10 a.m.), in violation of CMC 8.16.080(e).

Property Ownership of Youville House Assisted Living, 1573 Cambridge Street, for allowing Casella Waste Service to collect waste outside of the allowable hours at 1573 Cambridge Street on April 19, 2025 (7:10 a.m.), in violation of CMC 8.16.080(e).

R.P. Marzilli, Leaf Blower Permit #1160423, for violations of simultaneous operation of multiple leaf blowers within 100 feet of one another, 8.16.081.3(10), and use of non-compliant leaf blower, 8.16.081.3(9), at 4 Berkeley Street on May 7, 2025.

19. Consideration of Meeting Minutes May 29, 2025.

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.

- 20. Application #1149238** Candace Bass, Graham and Parks School, for an entertainment license at 106 Raymond Street, on 6/17/25 with rain date of 6/18/25 from 9:00 a.m. – 12:00 p.m. for a field day with DJ and amplification system. Expected attendance – 200.
- 21. Application #1157658** Barry Walsh for a one-day temporary amusement license (for bounce house & inflatable obstacle course) at 61 Willow Street, on 6/27/25 from 10:00 a.m. – 2:00 p.m. Expected attendance – 200.
- 22. Application #1159099** Monica Zimmerman, JCC Greater Boston and Congregation Eitz Chayim, for an entertainment license at 70 Magazine Street, on 8/7/25 from 4:30 p.m. – 7:30 p.m. (includes setup and breakdown) for a gathering with recorded music and amplification system. Expected attendance – 75.
- 23. Application #1159326** Piere Fils-Aime, Just A Start, for an entertainment license at 12 Boardman Street, on 7/19/25 with rain date of 7/26/25 from 8:00 a.m. – 5:00 p.m. for a BBQ/cookout with recorded music, DJ and amplification system. Expected attendance – 200.
- 24. Application #1159481** Herman Sanchez, Veterans Services, for a one day hawker/peddler license (2 vendors) at 1500 Massachusetts Avenue, on 6/14/25 from 10:30 a.m. – 3:00 p.m. to sell arts and crafts.
- 25. Application #1162912** Mustafa Soykurt for a wine and entertainment license at 194 Brattle Street, on 7/14/25 from 5:00 p.m. – 8:00 p.m. for a garden party with live music. Expected attendance – 200.
- 26. Application #1163982** Tylor Hansen, The Multicultural Arts Center, for an entertainment license at 41 Second Street, on 7/11/25 from 4:00 p.m. – 11:00 p.m. for a dance party with patrons dancing, performers/entertainers dancing, live music and amplification system. Expected attendance – 75.
- 27. Application #1164217** Ellen Kaluza, Cambridge Public Library, for an entertainment license at 449 Broadway, on 6/18/25 from 12:00 p.m. – 3:00 p.m. for a concert with live music and amplification system. Expected attendance – 100.
- 28. Application #1165246** Lisa Bravata for a one-day hawker/peddler license at 1 Oxford Street, on 6/26/25 from 3:00 p.m. – 10:30 p.m. to sell tote bags, coasters stickers and pins.
- 29. Application #1165339** Richard Harding, Cambridge Public Health Department, Department of Human Services Program, for an entertainment license at 1 Montague Street, on 6/14/25 with rain date of 6/21/25 from 10:00 a.m. – 4:00 p.m. for a community event with DJ and live music. Expected attendance – 500.

- 30. Application #1165293** Javier Negron, Old Cambridge Baptist Church, for a malt, wine and entertainment license at 1151 Massachusetts Avenue, on 7/13/25 from 5:00 p.m.- 11:00 p.m. for a wedding with patrons dancing, DJ, live music and amplification system. Expected attendance – 151.
- 31. Application #1165445** Rebecca Conn, MIT, for a one-day hawker/peddler license at 1 Oxford Street, on 6/26/25 from 8:00 a.m. – 9:00 p.m. to sell books.
- 32. Application #1165925** Jeanne Alailima, Unplugged Bugs, for an entertainment license at 1500 Massachusetts Avenue, on 6/13/25 with rain date of 6/14/25 from 7:00 p.m. – 9:30 p.m. for a movie screening with amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 40.
- 33. Application #1166030** Andrea Campbell, Cambridge Symphony Orchestra, for an entertainment license at 48 Massachusetts Avenue, on 6/14/25 from 7:00 p.m. – 9:00 p.m. for a concert with performers/entertainers dancing and live music. Expected attendance – 500.
- 34. Application #1166010** Michael Leverone, Birds Nest Street Food LLC, for a one-day hawker/peddler license at Cambridge side of the Esplanade, on 7/4/25 from 4:00 p.m. – 10:00 p.m. to sell food.
- 35. Application #1166541** Saffana Anwar, Office of Equity and Inclusion, for an entertainment license at 51 Inman Street, on 6/17/25 from 11:30 a.m. – 2:00 p.m. for a Juneteenth event with performers/entertainers dancing, recorded music, live music and amplification system. Expected attendance – 200.
- 36. Application #1164053** Christine Betts, The Comedy Studio, for an entertainment license at 31 Brattle Street, on 6/12/25 from 5:00 p.m. – 9:00 p.m. for a comedy showcase with amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 50.
- 37. Application #1166444** Peter Christopoulos, Sweet Pete’s Ice Cream, for a one-day hawker/peddler license at corner of Wadsworth St and Memorial Drive, on 7/4/25 from 10:00 a.m. – 9:00 p.m. to sell prepackaged ice cream.
- 38. Application #1166811** Sophia Merriweather, Boston Liberation Center, for an entertainment license at 20 Dudley Street, on 06/28/25 (rain date 06/29/25) from 12:00 p.m. – 4:00 p.m. for a block party for Pride Month with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 50.
- 39. Application #1166945** Muna Kangsen, Cambridge Public Library, for an entertainment license at 826 Cambridge Street on 06/24/25 from 5:30 p.m. – 7:00 p.m. for an outdoor musical performance with patrons dancing, live music and amplification system. Expected attendance – 100.

- 40. Application #1166659** Joseph Juknievich, The Dance Complex, for a wine and malt license at 536 Massachusetts Avenue on 06/14 and 06/15/25 from 6:00 p.m. – 10:00 p.m. for a cabaret performance. Expected attendance – 60.
- 41. Application #1166670** Eliot Martin, Marzae Wine on behalf of Cambridge Redevelopment Authority, for a wine license at 1175 Cambridge Street on 06/28/25 and 06/29/25 from 11:00 a.m. – 5:00 p.m. for a pop-up space activation. Expected attendance – 300.
- 42. Application #1168027** Jared Staley for an entertainment license at 688 Cambridge Street on 06/13/25 and 06/14/25 from 6:00 p.m. – 10:00 p.m. for a brass band concert with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 30.
- 43. Application #1168014** Erik Sarno, Central Square Business Improvement District, for a hawker/peddler license at 310 Massachusetts Avenue, Pagu Restaurant, on 06/21/25 (rain date 06/22/25) from 12:00 p.m. – 3:00 p.m. for 2 vendors selling books and spices at a food festival.
- 44. Application #1167988** Stephanie Crayton, Juneteenth Planning Committee, for a hawker/peddler license at 2 Blackstone Street on 06/19/25 (rain date 06/20/25) from 9:00 a.m. – 4:00 p.m. for 13 vendors selling various merchandise at a Juneteenth celebration.
- 45. Application #1155674** Adam Corbeil, Cambridge Recreation Division DHSP, for an entertainment license at 99 Sherman Street, on 7/1-8/19/25 from 5:00 p.m. – 8:00 p.m. for a summer concert with patrons dancing, recorded music, live music and amplification system. Expected attendance – 100.
- 46. Application #1156560** Stephanie Crayton for an entertainment license at 2 Blackstone Street, on 6/19/25 with rain date of 6/20/25 from 10:00 a.m. – 3:00 p.m. for a celebration with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 200.
- 47. Application #1168004** Nicola Williams, The Williams Agency on behalf of Cambridge Redevelopment Authority, for an entertainment license at 1175 Cambridge Street on 06/28/25 and 06/29/25 from 11:00 a.m. – 5:00 p.m. for a vendor event for small businesses. Expected attendance – 500.
- 48. Application #1168015** Nicola Williams, Cambridge Redevelopment Authority, for a hawker/peddler license at 1175 Cambridge Street on 06/28/25 and 06/29/25 from 11:00 a.m. – 5:00 p.m. for 12 vendors selling various crafts and food.
- 49. Application #1159710** Ryan Chan, Cactus King Enterprises LLC (formerly Happy Cactus Gifts & Home Décor) for a malt, wine and entertainment license at 675 West Kendall Street, on 7/14-8/14/25 from T-F 4:00 p.m. – 9:00 p.m.; Sat 11:00 a.m. – 10:00 p.m. & Sun 11:00 a.m. – 5:00 p.m. for a beverage garden with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music, amplification system. Expected attendance – 175.

50. Application #1163313 Katie Labrie, Cambridge Local First, for a malt, wine and entertainment license at 95 Winthrop Street, on 6/17/25 with rain date of 6/18/25 from 6:00 p.m. – 11:00 p.m. for a block party with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 300.

51. Application #1164863 Jason Alves, East Cambridge Business Association, for a all alcohol and entertainment license at 320 Morgan Avenue, on 6/26 (rain date 7/2); 7/17 (rain date 7/23); 8/21 (rain date 8/27) from 5:00 p.m. – 9:00 p.m. for a concert series with patrons dancing, recorded music, live music and amplification system. Expected attendance – 3000.

52. Application #1166767 George Gurguliatos, Saints Constantine and Helen Greek Orthodox Church, for an entertainment and a wine and malt license at 14 Magazine Street on 06/13/25 and 06/14/25 from 11:00 a.m. – 10:00 p.m. and 06/15/25 from 11:00 a.m. – 8:00 p.m. for a Greek festival with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 400.

53. Application #1162785 Paul Clark for a malt and entertainment license at 38 Sidney Street, on 6/29/25 with rain date of 7/6/25 from 8:00 a.m. – 12:00 p.m. for a road race with recorded music, live music and amplification system. Expected attendance – 2750.

54. Application #1163117 & 1163974 Andy Suarez, The Black Response Cambridge, for an entertainment and one day temporary amusement license (for bounce house) at 1500 Massachusetts Avenue, on 6/19/25 from 9:00 a.m. – 5:00 p.m. for a film with performers/entertainers dancing, live music, amplification system and theatrical exhibition/play/moving picture show. Expected attendance – 65.

55. Application #1164070 Erik Sarno, Central Square BID, for an entertainment license at 385 Massachusetts Avenue, on 6/14/25 from 2:00 p.m. – 10:00 p.m. for a party with patrons dancing, recorded music, DJ, live music and amplification system. Expected attendance – 100.

56. Application #1164409 Wynne Freed for an entertainment license at 16 Soden Street, on 6/29/25 from 11:30 a.m. – 5:00 p.m. for a block party with patrons dancing, recorded music, live music and amplification system. Expected attendance – 30.

57. Application #1165337 Erik Sarno, Central Square Business Improvement District, for an all alcohol and entertainment license at 310 Massachusetts Avenue, on 6/21/25 from set up begins 8:00 a.m. event 12:00 p.m. – 3:00 p.m.; breakdown ends at 6:00 p.m. for a food festival with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 200.

58. Application #1165485 Kate Silverman Wilson, MIT Museum, for a malt, wine an entertainment license at 314 Main Street, on 7/10 & 8/14/25 with rain date of 9/11/25 from 6:00 p.m. – 9:00 p.m. for an after-hours event with DJ. Expected attendance – 600

- 59. Application #1165432** Jen Ridge, Blueprint Medicines, for a malt, wine and entertainment license at 38 Sidney Street, on 6/12/25 from 8:30 a.m. – 5:00 p.m. for a company social with recorded music and amplification system. Expected attendance – 250.
- 60. Application #1166268** Matt Nelson, City of Cambridge, for an entertainment license at 795 Massachusetts Avenue, on 6/27/25 from 3:00 p.m. – 11:00 p.m. for a dance party with patrons dancing, DJ, live music and amplification system. Expected attendance – 15,000.
- 61. Application #1167129** Nellie Blair, OpenStreetMap US, for a wine and malt license at 101 Rogers Street on 06/19/25 (rain date 06/20) from 5:30 p.m. – 8:30 p.m. for a fundraiser event. Expected attendance – 75.
- 62. Application #1166888** Bailey Hughes, Cambridge Boat Club, for a wine and malt license at 2 Gerry's Landing Road on 07/12/25 from 8:00 a.m. – 2:00 p.m. for a rowing race on the Charles River. Expected attendance – 150.
- 63. Application #1167432** Judy Mitchell, Marengo Therapeutics, for a wine and malt license at 840 Memorial Drive on 06/25/25 from 3:00 p.m. – 6:00 p.m. for a company summer celebration. Expected attendance – 30.
- 64. Application #1168564** Stephanie Crayton, Juneteenth Planning Committee, for a one-day temporary amusement license at 2 Blackstone Street on 06/19/25 from 10:00 a.m. – 4:00 p.m. for a bounce house and children's games at the annual Juneteenth parade and celebration.
- 65. Application #1168693** Arnaud Abdoun, PRB Boulangerie, for an entertainment license at 295 Third Street on 06/21/25 from 10:00 a.m. – 3:00 p.m. for a dance party with patrons dancing, DJ and amplification system. Expected attendance – 70.



Kris C. Foster, Executive Officer
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