



CAMBRIDGE LICENSE COMMISSION

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EXECUTIVE OFFICER

BOARD OF LICENSE COMMISSIONERS' MEETING AGENDA

Wednesday, March 12, 2025, 10:00 a.m.

By Remote Participation Via Zoom

Link: https://cambridgema.zoom.us/webinar/register/WN_Exj8LC1JTv2P_mfsG-1LTw

This meeting is being held remotely in accordance with Chapter 2 of the Acts of 2023, 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 #1153685** Cortnie Green, JRM Construction Management, for a Special Noise Variance from 3/18/25 - 3/20/25, (Alt. dates 3/25/25-3/27/25), at 100 Cambridgeside Place, 10:00 p.m. - 7:00 a.m., for the delivery of an escalator into the Zara space using diesel powered lights and trucking. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.
- 2) Application #1153265** Zachary Viegas, Turner Construction, for a Special Noise Variance from 4/4/25 - 8/1/25 (No alternate specified), at 290 Binney Street, from 6:00 p.m. - 11:00 p.m. on Fridays and 7:00 a.m. - 11:00 p.m. (variance hours 7:00 a.m. - 9:00 a.m. and 6:00 p.m. - 11:00 p.m.) on Saturdays and Sundays, for a total of five (5) weekends over the requested duration, to disassemble tower cranes and a material hoist using mobile cranes, trucking, generators, hand tools, and hoist and rigging equipment. The variance is sought in the interest of public safety, minimizing impacts to vehicular traffic, and to extend the workday because the tower cranes cannot be left overnight in intermediate states of disassembly.
- 3) Application #1152151** Nick Anderson, Turner Construction, to extend Special Noise Variance #1143204 to 3/12/25 - 6/30/25, (no alternate dates) at 290 Binney Street, from 6:00 p.m. to 11:00 p.m. Monday through Friday, to receive deliveries and perform shakeout and installation of materials, using cranes, hoisting equipment, material hoist, trucks, and generators. The variance is sought in the interest of public and worker safety, as well as limiting impacts on vehicle and pedestrian traffic.
- 4) Application #1152149** Nick Anderson, Turner Construction, to extend Special Noise Variance #1143205 to 3/12/25 - 6/29/25 (no alternate dates), at 290 Binney Street, 7:00 p.m. to 5:00 a.m. all days, for utility work using generators, excavators, hoisting and rigging equipment, vac trucks, and small hand tools. The variance is sought to extend the workday to complete the full scope of work and to ensure public safety.
- 5) Application #1152152** Nick Anderson, Turner Construction, to extend Special Noise Variance #1143207 to 3/12/25 - 6/30/25, (no alternate dates) at 123 Broadway, 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.) on a total of ten (10) Saturdays, to perform concrete slab pours, using hand tools, concrete trucks, cranes, concrete pump truck, generator,

and concrete finishing equipment. The variance is sought both to extend the day to accommodate the full scope of work, and limit impacts to vehicular traffic during a required roadway shutdown.

6) Application #1152161 Nick Anderson, Turner Construction, for a Special Noise Variance from 3/12/25 – 6/30/25, (no alternate dates) at 121 Broadway, from 6:00 p.m. - 8:00 p.m., Monday through Friday, for installation of earth retention systems using hand and welding tools, generators, compressors, vac truck, excavation, trucking, and hoisting equipment. The variance is sought both to extend the day to accommodate the full scope of work, and limit impacts to vehicular traffic during a required roadway shutdown.

7) Application #1152305 Greek American Political Club of MA, Inc., 288 Green Street, Common Victualler All Alcohol License #11682, for a Change of Officers/Directors.

8) Application #1150309 The Cheesecake Factory Restaurants, Inc. d/b/a The Cheesecake Factory, 100 Cambridgeside Place, Common Victualler All Alcohol License #11347, for a Change of Manager to Jacquelyn Ann Spinelli Gillissie.

9) Application #1148343 The Boiling Crab Restaurant Group, LLC d/b/a The Boiling Crab, 96 Winthrop Street, Common Victualler All Alcohol License #74610, for a Change of Manager to Johnny Tran.

10) Application #1149782 Nine Winters Companies, LLC d/b/a Nine Winters Bakery, 292 Concord Avenue, for a New Common Victualler License with seating for 10 and a total occupancy of 20 and proposed hours of 8:00 a.m. to 5:00 p.m. Sunday; 7:30 a.m. to 6:00 p.m. Monday through Thursday; 7:30 a.m. to 9:00 p.m. Friday; and 8:00 a.m. 9:00 p.m. Saturday. Marissa Taylor as Manager of a premises described as: 800 sq. ft. in two rooms with public access. Front area includes retail counter and display case, with seats ranging from tables to individual counter seats along opposite wall. Bathroom in the back of the space, kitchen in the back of the space sectioned off with retail display and knee wall. Entrances both in the front and back of the building (back entrance for employees only). Speakers will be on shelves in the public area (small, Bose or Sonos) to play Korean jazz and lo-fi during operating hours.

11) Application #1151810 Just Salad 222 Jacobs Street, LLC d/b/a Just Salad, 222 Jacobs Street, for a New Common Victualler License with seating for 28 inside, an inside occupancy of 32 and 12 patio seats on private property and proposed hours of 11:00 a.m. to 8:00 p.m. Saturday and Sunday and 10:30 a.m. to 9:00 p.m. Monday through Friday. Jesus Garcia as Manager of a premises described as: 2,014 sq. ft. fast casual restaurant on the ground level consisting of dining area, two public restrooms, food service line, back of house kitchen, walk-in cooler and sidewalk patio against the building on the private way. The public entrance/egress is on Jacobs Street with a second employee egress at the rear of the kitchen.

12) Application #1145985 3 Brothers Restaurant Group, Inc. d/b/a Beyond Full, 1105 Massachusetts Avenue, for a New Common Victualler All Alcohol License with seating for 90 inside and an occupancy of 115 with proposed hours of 8:00 a.m. to 12:00 a.m. Sunday through Wednesday, 8:00

a.m. to 1:00 a.m. Thursday and 8:00 a.m. to 2:00 a.m. Friday and Saturday with alcohol sales starting after 10:00 a.m. on Sunday and after 12:00 p.m. all other days. Richard Yancey as proposed Manager of Record of a premises described as: Diner with bar located on ground floor of 1105 Mass. Ave Cambridge consisting of 2000 square feet. 1 large room with public access, kitchen located in the back right of unit, with 3 entrances to the premises. No basement. Applicant is also applying for an Entertainment License to include music above conversation level without amplification and 3 TV's.

13) Application #1149455 Heeru Corporation d/b/a University Wine Shop, 1737 Massachusetts Avenue, has applied to transfer the existing All Alcohol Package Store License (#11307) currently held by University Wine Shop, Inc., at the same address. Samirkumar Patel as proposed Manager of Record of a premises described as: 1,350 square feet on 1 floor. 1 Main entrance/exit. Emergency exit in rear. Applicant is also applying for a Pledge of License and Inventory.

14) Application #1151708 7-9 Mellen Street, LLC d/b/a 7 Mellen House, 7 Mellen Street, for a new Lodging House License with 8 rooms and 8 occupants in a premises described as: Three story building with basement. Lodging rooms are on levels one through three. Hong Liu as proposed manager of record.

15) Application #1151715 7-9 Mellen Street, LLC d/b/a 9 Mellen House, 9 Mellen Street, has applied for a new Lodging House License with 8 rooms and 8 occupants in a premises described as: Three story building with basement. Lodging rooms are on levels one through three. Hong Liu as proposed manager of record.

16) Application #1139657 Parkway Wines, Inc. d/b/a Supreme Liquors, 600 Massachusetts Avenue, All Alcohol Package Store License #11325, for a Change of Officers/Directors.

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.

17) Board Acknowledgement Decision from Massachusetts Superior Court upholding the ABCC's decision dismissing the appeal filed by Chazumba, LLC d/b/a Felipe's Taqueria, 21 Brattle Street, Common Victualler All Alcohol License #11516, regarding the Board's vote and order that the rear/alley stairway and back door could not be used as a regular form of ingress/egress, all patrons must enter/exit the premises using the main entrance on Brattle Street. Backdoor and stairways are just for emergency egress. The licensee, through counsel, is now appealing the Superior Court's decision.

18) Board Acknowledgement Appeal decision from Alcoholic Beverages Control Commission approving the Board's 2-days alcohol license suspension of Broadway Marketplace (Lic. # 11421), Cambridge Spirits (Lic. # 11486), Sav-Mor Spirits (Lic. # 11315), Inman Square Wine & Spirits (Lic. # 11542), Pemberton Farms (Lic. #11422), for sale to underage person. These were all as a result of

compliance checks performed in 2019. The matter has been under appeal at the ABCC since then. The licensees never served the suspension as it was stayed pending the results of the appeal. The Board will set suspension dates in its usual manner.

19) Application #1146501 MSKO LLC d/b/a Tilde, for a change of seating capacity to 25 seats, 10 standing, and 6 staff. Matter has already been reviewed by Inspectional Services Department and an updated Certificate of Inspection has been issued with the changes.

20) Application #1144689 President & Fellows of Harvard College d/b/a Harvard Kennedy School, Harkbox Cafe, The Pub Grille & Harkness Café, and The Pub, All Alcohol Common Victualler Licenses #11704, 146078, and 11450, for a change of officers for all three licenses.

21) Consideration of Statements of Reasons

[Matters heard February 12, 2025]

D. Muzzioli Associates, Leaf Blower Permit #10707, for a violation of simultaneous operation of multiple leaf blowers within 100 feet of one another on December 2, 2025, in the vicinity of 11 Brown Street, in violation of CMC 8.16.081.3(10). \$300 fine with \$100 fine for failure to appear for a total of \$400.

Hassey Landscaping no violation for simultaneous operation of multiple leaf blowers within 100 feet of another, in violation of 8.16.081.3(10), and a violation for operating a leaf blower without a permit in the vicinity of 50 Garden Street on December 4, 2025, in violation of 8.16.081.3(6). \$300 fine.

Cambridge Landscape, Leaf Blower Permit #10674, no violation for simultaneous operation of multiple leaf blowers within 100 feet of another in the vicinity of 34 Concord Avenue on December 17, 2025, CMC 8.16.081.3(10).

22) Consideration of Meeting Minutes February 12, 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.

23) Application #1150329 Ayal Naor, The Garment District, for an entertainment license at 200 Broadway, on 4/3/25 from 6:30 p.m. – 10:00 p.m. for a performance with live music and amplification system. Expected attendance – 75.

- 24) Application #1151191** Paddy's Lunch, Inc. d/b/a Paddy Lunch, 260 Walden Street, Common Victualler All Alcohol License #11694, on 3/15/25 from 7:00 p.m. – 1:00 a.m. for a party with patrons dancing, recorded music, DJ and amplification system. Expected attendance – 60.
- 25) Application #1151376** Naoko Takayanagi, Japan Society of Boston, for an all alcohol license at 101 Rogers Street, on 3/19/25 from 5:00 p.m. – 8:00 p.m. for a networking event. Expected attendance – 90.
- 26) Application #1151792** Andrew Gilson, Hope Fellowship Church, for an entertainment license at 106 Raymond Street, on 4/19/25 with rain date of 4/26/25 from 8:00 a.m. – 12:00 p.m. for a party/Easter egg hunt with recorded music and amplification system. Expected attendance – 200.
- 27) Application #1152271** Elizabeth Athaide, Camp Kesem at MIT, for a malt and wine license at 51 Vassar Street, on 3/13/25 with rain date of 5/1/25 from 6:00 p.m. – 9:00 p.m. for a fundraising dinner. Expected attendance – 196.
- 28) Application #1152483** Gitanjali Rao, South Asian Association of Students, for an entertainment license at 48 Massachusetts Avenue, on 4/4/25 from 4:30 p.m. – 10:00 p.m. for a cultural show with performers/entertainers dancing, recorded music, DJ and amplification system. Expected attendance – 500.
- 29) Application #1152942** Catherine Madden, Newtowne School, for a malt, wine and entertainment license at 11 Garden Street, on 3/22/25 from 7:30 p.m. – 10:30 p.m. for a gala with patrons dancing, live music and amplification system. Expected attendance – 75.
- 30) Application #1153200** Sandra Youssef, Arab Student Organization, for an entertainment license at 142 Memorial Drive, on 4/5/25 from 2:00 p.m. – 12:00 a.m. for a gala with live music, amplification system and dynamic audio/visual show live/recorded. Expected attendance – 284.
- 31) Application #1153504** Margaret Anderson, The Student Center at Harvard Griffin GSAS, for a malt, wine and entertainment license at 8 Harvard Yard, on 4/12/25 from 7:00 p.m. – 10:00 p.m. for a dance with patrons dancing, performers/entertainers dancing, recorded music, DJ, live music and amplification system. Expected attendance – 300.
- 32) Application #1153610** Paul Clark for a malt license at 64 Sidney Street, on 3/30/25 with rain date of 04/7/25 from 8:00 a.m. – 1:00 p.m. for a road race with recorded music, DJ and amplification system. Expected attendance – 2500.
- 33) Application #1153703** Eugenie Cha for an entertainment license at MIT, Sala de Puerto Rico, 84 Massachusetts Avenue, on 3/14, 15, 16, 20, 21, 2025 from 8:00 p.m. – 11:00 p.m. all days and 12:00 p.m. – 5:00 p.m. on 3/15 for a theatrical show. Expected attendance – 50.
- 34) Application #1154084** Veer Dedhia, Boston Intergenerational Dance Advocates, for an entertainment license at 1950 Massachusetts Avenue, on 3/14 3:00 p.m. -11:30 p.m.; 3/15 9:00 a.m. –

11:30 p.m. & 3/16 9:00 a.m. – 6:00 p.m. for a social dance with patrons dancing, live music and amplification system. Expected attendance – 200.

35) Application #1153971 Joe Jukniewicz, The New Dance Complex, for a malt and wine license at 536 Massachusetts Avenue, on 3/14/25 from 5:00 p.m. – 10:00 p.m. for a concert/dance lesson/party. Expected attendance – 30.

36) Application #1154104 Ellie Wang, Fixation, for an entertainment license at 48 Massachusetts Avenue, on 3/14-3/15/25 from 6:00 p.m. – 9:00 p.m. for a dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 130.

37) Application #1154193 Patrick Ford, Hult International Business School, for an all alcohol license at 1 Education Street, on 3/21/25 from 3:00 p.m. – 12:00 a.m. for a catering event. Expected attendance – 300.

38) Application #1154463 Jennifer Smith, MIT, for an entertainment license at 48 Massachusetts Avenue, on 3/23/25 from 3:00 p.m. – 4:30 p.m. for a folk-dance performance with performers/entertainers dancing, recorded music and amplification system. Expected attendance – 650.

39) Application #1154765 Diana Munn, Harvard Museums of Science & Culture, for a malt and wine license at 26 Oxford Street, on 3/13/25 from 6:00 p.m. – 8:30 p.m. for a lecture and reception. Expected attendance – 200.

40) Application #1154789 Emma King for a wine license at 285 Third Street, on 3/12/25 from 7:00 p.m. – 10:00 p.m. for a tasting class. Expected attendance – 40.

41) Application #1153724 Patrice Cleaves, Harry Potter: The Exhibition, for a wine and malt license at 100 CambridgeSide Place, on 3/27 & 4/10/25 from 6:00 p.m. – 9:00 p.m. for and After-Hours 18+ event at Harry Potter: The Exhibition. Expected attendance – 500.


Kris C. Foster, Executive Officer
Cambridge License Commission