



*City of Boston*  
Acting Mayor Kim Janey  
Licensing Board

*Commissioners:*  
Kathleen M. Joyce, Chairman  
Keeana S. Saxon  
Liam P. Curran  
*Executive Secretary:*  
Daniel R. Green

**Voting Hearing Agenda**  
**November 4, 2021**

(Commissioner Saxon absent)

**There was no Licensed Premise Inspection Hearing on Tuesday, November 2, 2021.**

**Transactional Hearing, Wednesday, November 3, 2021**

**1. Old Colony Yacht Club**

Doing business as: OCYC  
235 Victory Rd., Dorchester, MA 02122  
License #: LB-461398  
Has applied for a Common Victualler License to be exercised on the above – In whole of said building except basement. Capacity breakdown:  
1st fl - 134, 2nd fl - 220.  
Manager: JOHNNY H. ENGLISH  
Hours of Operation: 11AM to 1AM

**Granted**

---

**2. Hm Boston, LLC**

Doing business as: BISTRO du MIDI  
272 Boylston St., Boston, MA 02116  
License #: LB-99197  
Holder of a CV7-Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business  
From: Randolph Clutter To: Michael Seznec.  
Attorney: Thomas P. Miller

**Granted**

---

### **3. Colwen Management, Inc.**

Doing business as: AC HOTEL BY MARRIOTT, CLEVELAND CIRCLE

395 Chestnut Hill Ave., Brighton, MA 02135

License #: LB-99404

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business

From: Colin Foley To: Kevin James Matheson.

Attorney: Jon D. Aieta

---

#### **Granted**

---

### **4. Colwen Management, Inc.**

Doing business as: Residence Inn by Marriott, South End Boston

2001 Washington St., Roxbury, MA 02120

License #: LB-202268

Holder of a (Neighborhood Restricted) Innholder All -Alcohol License has petitioned to change the manager of the licensed business - From: Simone Elliot To: Gael Shungu.

Attorney: Jon D. Aieta

---

#### **Granted**

---

### **5. Fermented Sciences II, Inc.**

Doing business as: Flying Embers

152 Hampden St., Roxbury, MA 02119

License #: LB-434284

Holder of a Farmer-Brewery Pouring License has petitioned to change the manager of the licensed business –

From: Brendan McLane To: Victoria Vaccaro.

Attorney: Stephen V. Miller

---

#### **Granted**

---

## **6. 142 Berkeley, LLC**

142 Berkeley St., Boston, MA 02116

License #: LB-99346

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business From: Andrew White To: Kelly McNally.

Attorney: Mark A. Evlogiadis, Esq.

### **Granted**

---

## **7. Maryanne's Saloon, LLC**

Doing business as: MARYANNE'S

1937 - 1939 Beacon St., Brighton, MA 02135

License #LB-101579

Holder of a General on Premise All-Alcoholic Beverages License has petitioned to change the location of the licensed business From: 1937-1939 Beacon Street Brighton, MA 02135 To: 4-8 Franklin Street Boston, MA 02134. Premise consists of 2,555SF in one room on first floor with bar and seating area, kitchen and restroom, in one additional room in basement with second bar and seating area, Total seating capacity 68. Storage and kitchen prep area with additional restrooms. Attorney: Michael W. Ford

### **Granted**

---

## **8. Z-Love, LLC**

Doing business as: TELEGRAPH HILL

289 Dorchester St., South Boston, MA 02127

License #: LB-99453

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above

To: Telegraph Hill Tavern LLC dba Telegraph Hill Kitchen and Bar (at the same location). Stephen Whalen, Manager. 1:00 AM Closing Hour. Attorney: Michael W. Ford

### **Deferred pending completion of the community process**

---

## **9. Bitton, LLC**

Doing business as: Cafeteria  
279A Newbury St., Boston, MA 02115  
License #: LB-99108

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: Hereford Investment Group LLC (at the same location). George Aboujaoude, Manager. 1:00 AM Closing Hour. Secondly, has petitioned to amend the description of the licensed business - From: Rear entrances for stock; two rooms, bar and kitchen on the first floor; cellar for stock with outdoor patio. ( Management services agreement between Bitton, LLC as licensee and Cafeteria, Boston, LLC doing business as "CAFETERIA BOSTON" approved by BLB and ABCC.) Capacity breakdown:

basement - 41; 1st fl - 40; outside seasonal patio – 50 To: On two floors (approx. 4000 SF), upper level consisting of bar and dining area (capacity 55), and lower level consisting of storage kitchen, bar and dining area (capacity 48) with seasonal outdoor patio (approx. 1000SF) on private property (capacity 91). Patio is seasonal March-November with closing hour of 10PM. Lastly, has petitioned to Pledge the License to Bitton, LLC.

Attorney: Marci Costa

---

### **Deferred pending completion of the community process**

---

## **10. VJP, LLC**

Doing business as: The Wine Cave  
71 - 75 Canal St., Boston, MA 02114  
License #: LB-101871

Holder of Retail Package Store All-Alcohol License has petitioned to transfer the license and the location from the above - To: JHMP, Inc. d/b/a V&D Variety Store located at 1895-1897 River Street, Hyde Park MA 02136. Mukesh Patel, Manager. 11:00 PM Closing Hour. Lastly, has petitioned to pledge the license to VJP, LLC. Attorney: Marci Costa

---

### **Deferred pending completion of the community process**

---

## **11. OS Prime, LLC**

Doing business as: Fleming's Prime Steakhouse & Wine Bar

201 Stuart St., Boston, MA 02116

License #: LB-99270

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location from the above – To: PKL Boston, LLC d/b/a PKL Boston located at 64 C Street (aka 55 Old Colony Avenue), Boston, MA 02127. Premise consists of – Four large rooms with 21,200SF on Main Level for guests. One Lower Basement level for storage. One Main entrance with six exits including main entrance. Capacity breakdown: 420 occupants with 272 seating, 148 standing. Brian Weller, Manager. Hours Monday-Thursday: 11 AM-12AM; Friday-Saturday: 11AM-2AM; Sunday: 11AM-11PM. Lastly, has petitioned to pledge the license to SB Gateway II LLC. Attorney: Nicholas J. Zozula

### **Rescheduled**

---

## **12. Massachusetts Fine Wines & Spirits, LLC**

Doing business as: Total Wine Spirits Beer & More

8C Allstate Rd., Dorchester, MA 02125

License #: LB-461216

Has applied for a Retail Package Store All-Alcoholic Beverages License to be exercised on the above. The Leased Premises will be approximately 23,400 square feet of retail space on the first floor with 1 main entrance and 4 additional exits, storage, office, break room, restrooms, walk-in humidor, and wine education room. Closing hours are 10 PM (Mon.-Sat.), 8PM (Sunday).

Manager: Glenn Alan Straughn

Closing Time: 10 p.m.

Attorney: Patricia Lang Farnsworth

### **Deferred for further community process**

---

## **Non-hearing Transactions**

### **The following are applying for a new Common Victualler License at a previously licensed location**

1. ABP Opco, LLC d/b/a, Au Bon Pain the Bakery Cafe, 1 International Place, Boston, Ma 02110. One room on the first floor with the kitchen in the rear, storage in the basement; 20 Seats. Tabbassum Mumtaz as Manager of record. Hours of operation: 6:00 AM - 7:00 PM. Monday- Friday

**Granted**

---

2. ABP Opco, LLC d/b/a, Au Bon Pain the Bakery Cafe, 101 Merrimac St, Boston, Ma 02114. One room on the first floor with the kitchen in the rear, storage in the basement; 62 Seats. Tabbassum Mumtaz as Manager of record. Hours of operation 6:00 AM - 6:00 PM. Monday - Friday.

**Granted**

---

3. Wendy's of New England, LLC d/b/a Wendy's, 157A Mass. Ave., Boston, MA 02115. One room on the first floor with the kitchen in rear and storage in basement 58 seats. Michael Hamra as Manager of Record. Hours of operation 8:00 AM - 12:00 AM

**Granted**

---

### **The following are applying to make changes to their existing Common Victualler License**

1. Azama Grill, Inc. d/b/a Azama Grill, 54 Harvard Ave, Allston, MA 02134. Has applied to change the manager From - Islam Omar To - Ahmed Naguib.

**Granted**

---

2. Broken Coconut Boston Seaport, LLC, 43 Northern Avenue, Boston, MA 02210 has applied for a change of manager From: Laura Baldini to Avery Sells.

**Granted**

---

### **ALL ONE DAY SPECIAL LICENSES HAVE BEEN GRANTED**

---

## **Old and New Business**

1. The Board has received from the Massachusetts Department of Revenue a notice of seizure of the malt wine license of 100 Percent Delicias Corp, 635 Hyde Park Avenue, Boston, MA 02131 for nonpayment of delinquent Massachusetts taxes.

## **Acknowledged**

---

2. The Board deferred the following to allow for completion of the community process, which has since occurred: Mabrothers, LLC d/b/a The Marliave, located at 10-11 Bosworth Street, Boston, MA 02108 License # LB-99338. Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to transfer the license and the location from the above -- To: 903 Boylston Street LLC located at 903-905 Boylston Street, Boston, MA 02115. Manager: Steven R. Brooks. Closing hour at 2:00 AM. Attorney: Jon D. Aieta

## **Granted**

**Condition: any subsequent management agreement or transfer at the same location requires a community process at the discretion of the Board**

---

3. The Board deferred the following to allow for completion of the community process, which has since occurred: Anthony's Market Inc. d/b/a Anthony's Market, located at 407 Meridian Street, East Boston, MA 02128 License # LB-460882. Has applied for a Retail Package Store Wines and Malt Beverages Licenses to be exercised on the above. Manager: Elis Fernandez. Closing hour at 11:00 PM. Attorney: Scott C. Holmes.

## **Granted**