



City of Boston
Mayor Martin J. Walsh
Licensing Board

Commissioners:
Kathleen M. Joyce, Chairman
Keeana S. Saxon
Liam P. Curran
Executive Secretary:
Lesley Delaney Hawkins

VOTING HEARING AGENDA

April 1, 2021

(all members present)

Licensed Premise Inspection Hearing

1. BEAU GESTE XXV LLC

BEAU GESTE XXV LLC , D/B/A: DOUBLETREE GUEST SUITES, Location: 400 SOLDIERS FIELD RD ALLSTON, MA 02134, License#: LB-101635, Notice/Violation#: 004570, Category: INNAL

Date Notice

02/02/2021 Nuisance - premise generated 103 calls for service, 47 BPD reports in violation of M.G.L. ch. 138 s. 64.

VIOLATION (Commissioner Curran voted no violation) - WARNING

2. DIAMONDROCK BOSTON BROAD STREET TENANT

DIAMONDROCK BOSTON BROAD STREET TENANT, LLC , D/B/A: HILTON BOSTON DOWNTOWN/FANEUIL HALL,

Location: 89 BROAD ST BOSTON, MA 02110, License#: LB-101650,

Notice/Violation#: 004061, Category: INNAL

Date Notice

01/01/2021 Assault and Battery patron on patron inside premise in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

NO VIOLATION

3. CHSP TRS BOSTON II LLC

CHSP TRS BOSTON II LLC , D/B/A: HYATT REGENCY BOSTON, Location: 1 AVENUE DE LAFAYETTE BOSTON, MA 02111, License#: LB-101643,

Notice/Violation#: 004071, Category: INNAL

Date Notice

02/04/2021 Homicide taking place inside premise in violation of M.G.L. ch. 138 s. 64.

NO VIOLATION

4. ANTICO FORNO, INC

ANTICO FORNO, INC. , D/B/A: ANTICO FORNO, Location: 93 - 95 SALEM ST BOSTON, MA 02113, License#: LB-99732, Notice/Violation#: 004732, Category: CV7MWL

Date Notice

02/20/2021 Service of alcohol to persons under 21 years of age in violation of M.G.L.
ch. 138 s. 34-34A, 41, 64-64A.

VIOLATION - WARNING

5. 280 FRIEND STREET FEE LLC

280 FRIEND STREET FEE LLC , D/B/A: Hotel Indigo Boston, Location: 280 FRIEND ST BOSTON, MA 02114,

License#: LB-303392, Notice/Violation#: 004734, Category: INNAL

Date Notice

02/21/2021 Homicide taking place inside premise in violation of M.G.L. ch. 138 s. 64.

NO VIOLATION

6. Churrascaria Vulcao, LLC

Churrascaria Vulcao, LLC , D/B/A: Churrascaria Vulcao, Location: 203 ADAMS ST DORCHESTER, MA 02122,

License#: LB-336046, Notice/Violation#: CANCELLATION HEARING, Category: CV7MWN

Date Notice

02/19/2021 The Board held mandatory informational hearings on October 6, 2020 and December 1, 2020 (the Licensee failed to appear at the December hearing despite receiving notice). The Board also held a mandatory informational hearing on January 12, 2021 at which the Licensee was put on notice of the potential cancellation of the License due to the alleged change in beneficial interest and management effectively transferring the License without the Board's approval. Further, the Licensee was put on notice that the landlord of the Licensed Premise has informed the Board the Licensee no longer has the legal right to occupy the premise. The attorney for the Licensee stated at the January 12, 2021 hearing that should the Licensee and the landlord not reach an agreement within thirty (30) days the Licensee was aware the License would be cancelled. The Board has not received any subsequent information from the Licensee.

CANCELLED

Transactional Hearing

1. Castle Island C2H, LLC

D/B/A: Castle Island Brewing, Co.

10 OLD COLONY AV

SOUTH BOSTON, MA 02127

License #: LB-446045

Has applied for a Common Victualler License to be exercised on the above – In one room on ground floor with bar, seating areas, kitchen and storage space. (all together as the testing room); restrooms. In another large room on the ground floor with tasting bar, and private/event seating areas. Together with brewing equipment and storage in large room (all together as the event, and

brew areas. Also to include outdoor seasonal patio on private property with 50 seats, patio closing hour 10:00 PM.

Manager: Adam Romanow

Hours of Operation: 7:00 AM to 12:00 AM

Attorney: Ryan Gazda

GRANTED - may open on Sundays for the sale and service of alcohol at 10:00am in conjunction with brunch

2. First Grain, LLC

D/B/A: Poke City

63 BROAD ST

BOSTON, MA 02109

License #: LB-446159

Has applied for a Common Victualler License to be exercised on the above Approximately 1450 sq. ft. Basement for prep area, storage, 1st floor, prep area and kitchen, 1 exit and 2 entrances.

Manager: Yisheng Wang

Hours of Operation: 10:30 AM to 9:30 PM

GRANTED

3. OPA Downtown, LLC

D/B/A: GreCo

1 MILK ST

BOSTON, MA 02109

License #: LB-446699

Has applied for a Common Victualler License to be exercised on the above First floor of office building consisting of 2,033 sq. ft. with small dining area, order pickup area, kitchen, and restrooms in rear.

Manager: Demetri Tsolakis

Hours of Operation: 11:00 AM to 9:00 PM

Attorney: Patricia Lang Farnsworth

GRANTED

4. UMNV 240A NEWBURY, LLC

D/B/A:

240A NEWBURY ST

BOSTON, MA 02116

License #: LB-99241

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Julija Corbin To: Stacey Su.

Attorney: Dennis A. Quilty

GRANTED

5. SHAKE SHACK SEAPORT BOSTON LLC

D/B/A:

77 SEAPORT BLVD

BOSTON, MA 02210

License #: LB-99834

Holder of a Common Victualler 7 Day Wines & Malt w/ Liqueurs License has petitioned to change the manager of the licensed business – From: William Jacob Hofrichter To: Abe Kurdi, Jr.

Attorney: Joseph H. Devlin

GRANTED

6. L. CLEVELAND CIRCLE, LLC

D/B/A: CAFE LANDWER

375 CHESTNUT HILL AV

BRIGHTON, MA 02135

License #: LB-99832

Holder of a Common Victualler 7 Day Wines & Malt w/ Liqueurs License has petitioned for a change of LLC Manager, and has petitioned to change the manager of the licensed business – From: Robert Miller To: Adelina Keshishian.

Attorney: Adam R. Barnosky

GRANTED

7. L. COFFEE, LLC

D/B/A: CAFE LANDWER

900 BEACON ST

BOSTON, MA 02215

License #: LB-99544

Holder of a Common Victualler 7 Day Wines & Malt Beverages License has petitioned for a change of LLC Manager. Secondly, has petitioned to change the manager of the licensed business – From: Michael Tobins To: Adelina Keshishian. Lastly, has petitioned to change the structure of the licensed business – From: L Coffee LLC To: L Coffee Inc.

Attorney: Adam R. Barnosky

GRANTED

8. WHEELING'S BAR, LLC

D/B/A: BEEHIVE

541 TREMONT ST

BOSTON, MA 02116

License #: LB-99285

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to pledge the Stock of the licensed business to: Cambridge Savings Bank.

Attorney: Andrew F. Upton

GRANTED

9. OS PRIME, LLC
D/B/A: 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 for a change of
Officers/Directors/LLC Managers.
Attorney: Joseph H. Devlin
GRANTED

10. OPA SEAPORT LLC
D/B/A: GReCO
200 PIER 4 BLVD
BOSTON, MA 02210
License #: LB-99685
Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to change the classification of its license to Wines Malt Beverages and Liqueurs pursuant to the authority contained in Chapter 481 of the Acts of 1994. Secondly, has petitioned to amend the description of the licensed business From: 3,037 square feet on first floor, open kitchen, walk in refrigerator, dishwasher room, 1 restroom. 3 entrances 3 exits. To: 3,037 square feet on first floor, open kitchen, walk in refrigerator, dishwasher room, 1 restroom. 3 entrances 3 exits together to include seasonal outdoor patio on private property in front of the restaurant for 45 patrons from (April October) between the hours of 11:00 AM – 10:00 PM.

Attorney: Patricia Lang Farnsworth
GRANTED

11. 222 FRIENDS, INC.
D/B/A:
222 FRIEND ST
BOSTON, MA 02114
License #: LB-99218
Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to change the location of the licensed business – From: 222 Friend Street Boston, MA 02114 To: 4 Liberty Square Boston, MA 02109. The new premise consists of two floors – a first floor and a basement. The first floor consists of two rooms – an open space room and one bathroom. The basement consists of three rooms – an open space room and two bathrooms. The premise has a total capacity of 270 persons with seating capacity for 80 persons. Anthony J. DePinto, Manager. Closing Hour 2:00 AM.

Attorney: Amanda E. Risch
GRANTED

12. SELECT OYSTER, LLC

D/B/A: **SELECT OYSTER**

50 GLOUCESTER ST

BOSTON, MA 02115

License #: LB-98940

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to amend the description of the licensed business – From: On two (2) floors, First Floor: kitchen, storage and restrooms. Second floor: Indoor Dining (+/ 923 SF) including dining seating for fourteen (14) and dining counter seating for sixteen (16); Outdoor patio (+/ 317 SF) with seating capacity for twenty two(22). Annual outdoor patio located on private property with 12:30 AM closing hour. Main entrance/exit on Gloucester St. Additional entrance/exit at rear of building. To: On two (2) floors, First Floor: kitchen, storage and restrooms. Second floor: Indoor Dining (+/ 923 SF) including dining seating for thirty (30) and dining counter seating for nineteen (19); outdoor patio (+/ 317 sf) with seating for thirty eight (38). Annual outdoor patio located on private property with 12:30 AM closing hour. Main entrance/exit on Gloucester St. Additional entrance/exit at rear of building.

Attorney: Marci Costa

GRANTED

13. PRESSED HUNTINGTON CAFE, LLC

D/B/A: **PRESSED**

105 HUNTINGTON AVE

BOSTON, MA 02199

License #: LB-99375

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to amend the closing hour of the licensed business - From: 10:00 PM 7 Days per week To: Sunday Wednesday 12:00 AM, Thursday – Saturday 1:00 AM (indoors), and 11:00 PM (Outdoors) seven days per week.

Attorney: Dennis A. Quilty

GRANTED

14. JABC CORP.

D/B/A:

658-660 E BROADWAY

SOUTH BOSTON, MA 02127

License #: LB-99057

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned for a Change in Stock Interest.

Attorney: Steffani Boudreau

GRANTED

15. BOSTON BARRELS, INC.

D/B/A: **COMMONWEALTH AVE WINES & SPIRITS**

1229 COMMONWEALTH AVE

ALLSTON, MA 02134

License #: LB-101992

Holder of a Retail Package Store All Alcoholic Beverages License has petitioned to transfer the license from the above- To: 1227 Commonwealth, Inc. DBA Wild Duck (same location).

Niral Patel, Manager. 11:00 PM Closing Hour.

Attorney: Carolyn M Conway

GRANTED - NO NIPS; NO SINGLES

16. Verc Enterprises, LLC

D/B/A: Verc Allston Gulf

198 WESTERN AVE

ALLSTON, MA 02134

License #: LB-423824

Holder of a Retail Package Store Wines and Malt Beverages License has petitioned to transfer the license from the above - To: Nouria Energy Retail, Inc. DBA Nouria 198 Western Avenue (same location). John Pszeniczny, Manager. Closing hour at 11:00 PM.

Attorney: Louis A. Cassis

GRANTED

17. Grove Hall Food Corp.

D/B/A: Grove Hall Convenience Market

479 BLUE HILL AVE

DORCHESTER, MA 02121

License #: LB-445759

Has applied for a Common Victualler 7 Day All- Alcoholic Beverages License on the above: The premise is a street floor convenience store with a full sit down restaurant in the rear. The restaurant allows for customers to order food and take out as well as a section of tables that offer seating for up to 25 persons. The total restaurant surface is 720 sq. ft. There is no outside area included in the space. The convenience store is in the front of the space, lined with shelves. The shelves serve as dividers between the convenience store and restaurant. If approved, all alcohol/beer/wine will be refrigerated, kept, and served from behind the counter.

Manager: Edward Guerrero

Closing Time: 12:00 AM

DEFER

18. Grove Hall Food Corp.

D/B/A: Grove Hall Convenience Market II

292 TALBOT AVE

BOSTON, MA 02124

License #: LB-445763

Has applied for a Retail Package Store Wine and Malt Beverages License to be exercised on the above-Premises is on the first floor of a commercial/residential building with its own separate

entrance/exit. The store has main store space (400 sq. ft.) including the small back office/storage space. It is clean, monitored and well-staffed. The addition of beer and wine will not require any substantive change. The store already has the necessary refrigeration for the addition. The store is well staffed and has a security system installed.

Manager: Edward Guerrero

Closing Time: 11:00 PM

DEFERRED TO COMPLETE THE COMMUNITY PROCESS

19. Tall Ship Restaurant, LLC

D/B/A:

PIER 1 EAST PIER DR

EAST BOSTON, MA 02128

License #: LB-446754

Has applied for a Common Victualler 7 Day All Alcoholic Beverages License to be exercised on the above – this premise consists of a permanently moored vessel pursuant to Army Corps of Engineer definition and the adjacent contiguous private pier to which it is physically attached. All dining and service areas located on one floor of the vessel and contiguous pier to which it is moored, the dining area consists of +/-55,000 square feet, +/-45,000 square feet on the contiguous pier, +/-10,000 square feet on the top deck of the ship. The space has 2 kitchens. The first kitchen is +/-800 square feet, located on the second deck of the ship. The second kitchen is a converted forty foot shipping container located on the contiguous pier. There are three bars (55 bar seats on the main bar, 8 bar seats on the oyster bar, 11 bar seats at the stern bar). The contiguous pier has three bars total including two in converted 40 foot long shipping containers and one bar in a 20 foot converted shipping. The seating capacity is 600. There are two 40 foot shipping containers designated for storage and +/-10,000 square feet on deck 3 of the ship designated to storage. There are 3 entrances and 3 exits. The pier is contiguous private property open year round. Hours of operation are 11:00 AM to 1:00 AM, 7 days per week.

Manager: C. CHARLES LARNER, III

Closing Time: 1:00 PM

GRANTED PENDING AVAILABILITY OF A LICENSE

20. Food House Inc.

D/B/A: Friendship BBQ Allston

103 BRIGHTON AVE

ALLSTON, MA 02134

License #: LB-446813

Has applied for a Common Victualler 7 Day Malt & Wine License to be exercised on the above - Premises is a single story building with two front entrances and a separate back entrance. The unit to be licensed consists of approximately 2000 sq. ft. with seating for 63. There is a full commercial kitchen in the back of house and 2 handicap restrooms, counter, and dining room in the front of house. The basement space is for storage.

Manager: So Lim Ting

Closing Time: 1:00 AM

DEFER

21. Bunker Hill Restaurant, LLC

D/B/A: Monument Diner

231 BUNKER HILL ST

CHARLESTOWN, MA 02129

License #: LB-445992

Has applied for a Common Victualler 7 Day All Alcohol License to be exercised on the above Total 1650 square feet on the first floor with restrooms, kitchen and bar. There is a preparation kitchen, restroom, and office in the basement which consist of 1,650 square feet. Total capacity of 88 occupants.

Manager: Jon Sweeney

Closing Time: 1:00 AM

Attorney: Michael B Brodigan

GRANTED PENDING AVAILABILITY OF A LICENSE - 12:00AM CLOSE - MAXIMUM CAPACITY OF 79 (65 SEATED; 14 STANDING)

22. Panda Legend, Inc.

D/B/A: Kao BBQ

83 HARVARD AVE

BOSTON, MA 02134

License #: LB-446060

Has applied for a Common Victualler 7 Day Malt & Wine License to be exercised on the above The premises (located at 83-85 Harvard Ave) is a single story building with basement space; one entrance and two exits. The total square footage is about 2,200 with a seating capacity of 60.

Manager: David Q Liu

Closing Time: 11:30 PM

Attorney: Wei Jia

DEFER

23. Sofia's Food Enterprise, Corp.

D/B/A: La Gran Manzana

22 CENTRAL SQ

EAST BOSTON, MA 02128

License #: LB-446824

Has applied for a Common Victualler 7 Day All Alcoholic Beverages License to be exercised on the above – The building is situated at the intersection of Bennington Street and William A. Kelley (formerly Central) Square in East Boston. The premises include 1 floor, in which the dining and food preparation will operate, and a basement with a freezer. The premises also include an adjoining patio with five tables. There are 18 tables and 72 seats. There is a bar and the square footage of the restaurant is 4,650sq.ft. The Patio is on public property. The Patio is seasonal from April-September. The restaurant hours are 10am -2am and last call is at 1:30am.

Manager: Rulver Y. Hernandez
Hours of Operation: 10:00 AM to 2:00 AM
Attorney: Andrew F. Upton
REJECTED WITHOUT PREJUDICE

Non-Hearing Common Transactions

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

1. Broken Coconut Boston Seaport, LLC, 43 Northern Avenue, Boston, MA 02210. Restaurant with 1800 sf of space, including kitchen and 2 bathrooms. Laura Baldini as manager of record. Hours of operation: 7:00 AM – 8:00 PM.

GRANTED

2. Golden Stones, LLC. d/b/a Phin Coffee House, 10 High Street, Boston, MA 02110. In one room on the first floor, kitchen and storage in the rear. Tran Tran as manager of record. Hours of operation: Monday – Saturday: 6:00 AM - 7:00 PM Sunday: 7:00 AM - 4:00 PM.

GRANTED

3. Greater Boston Donuts, LLC d/b/a Dunkin' Donuts. 99 Cambridge Street, Charlestown, MA 02129. In one room on the first floor, kitchen in the rear, storage in the basement. Mark Cafua as manager of record. Hours of operation 4:00 AM – Midnight.

GRANTED

4. Peet's Coffee, Inc. 310 Harrison Avenue, Roxbury, MA 02118. In one room on the ground floor with coffee bar, prep area, storage area, and office. Restrooms in common area, emergency exit in rear. Stephanie Gilbert as manager of record. Hours of operation Monday – Friday: 7:00 AM - 7:00 PM; Saturday – Sunday 8:00 AM - 6:00 PM.

GRANTED

5. Perillas Food, LLC d/b/a Perillas, 380 Western Avenue, Brighton, MA 02135. 1st floor of kitchen space, prep space, and packaging for food takeout and delivery. Also to include outdoor seasonal patio on private property with 33 seats for same hours as storefront: No indoor seating. James Choi as manager of record. Hours of operation Monday – Saturday: 11:00 AM - 9:00 PM.

GRANTED

The following is applying for a change to an existing Common Victualler License:

1. Tsaocaa Tea MA, Inc. has petitioned to change the manager From: Qinlei Chen To: Tingting Cai, and secondly, has petitioned to remove officer Qinlei Chen.

GRANTED

The following is applying for a one day amendment to an existing license:

1. Who's on First, Inc., 21 Jersey Street, Boston, MA 02215 has apply for a one day extension of the premise to include portion of the privately owned alley to the rear of establishment for the 2021 Red Sox home games/Events at Fenway for 200 patrons. Hours of operation: 4 hours prior to events to 2 hours after the event.

GRANTED

The following is applying for a one day special license:

1. James M. Coleman is applying for a one day special malt and wine license to be exercised on the George Wright Golf Course, 420 West Street, Hyde Park, MA 02136 from April 1 – November 30, 2021 between the hours of Monday – Saturday: 8:00 AM – 11:00 PM and Sunday: 12:00 PM – 11:00 PM.

GRANTED

2. Maggies Grill at Franklin Park is applying for a one day special malt and wine license to be exercised on the Franklin Park Golf Course, 1 Circuit Drive, Dorchester, MA 02121 from May 15 – December 30, 2021 between the hours of Monday – Saturday: 8:00 AM – 9:00 PM and Sunday: 12:00 PM – 9:00 PM.

GRANTED

The following is applying for a change to an existing Lodging House/Dormitory License:

1. Haley House, 497 Columbus Avenue, Boston, MA 02116 has petitioned to change the manager From: Jill Kimmell To: Kathleen O'Connor.

GRANTED

2. Haley House, 503 Columbus Avenue, Boston, MA 02116 has petitioned to change the manager From: Jill Kimmell To: Kathleen O'Connor.

GRANTED

3. Berklee College of Music has petitioned to change the manager From: Rosemary Dowling To: Ryan Anderson on the following properties.

98 Hemenway Street
150 Massachusetts Avenue

160 Massachusetts Avenue
264-266 Commonwealth Avenue
270 Commonwealth Avenue
GRANTED

4. Berklee College of Music has petitioned to change the manager From: Rosemary Dowling To: Ryan Anderson on the following properties.

24 The Fenway
26 The Fenway
32 The Fenway
40 The Fenway
54 The Fenway
GRANTED

Old and New Business

1. 805, Inc. D/B/A: All Spice Restaurant 805 HARRISON AVE ROXBURY, MA 02118 License #: LB-445438 Has applied for a Common Victualler License to be exercised on the above: Dining Room, and kitchen. aka 41 Worcester Square. Manager: Mohanad Alshalabi Hours of Operation: 7:00 AM to 11:00 PM

GRANTED

2. EGLESTON LIQUORS, INC. D/B/A: M & M LIQUORS 3086 WASHINGTON ST ROXBURY, MA 02119 License #: LB-101932 Holder of a Retail Package Store All Alcoholic Beverages License has petitioned to transfer the license from the above - To: Castillo Egleston Liquors, LLC. (same location). Carlos Castillo, Manager. Closing hour at 11:00 PM. Attorney: Shabnam Masasarmi

GRANTED

3. 1040 Washington Street Southern Point Hospitality, LLC. D/B/A: 1040 WASHINGTON ST ROXBURY, MA 02118 License #: LB-445819 Has applied for a Common Victualler License to be exercised on the above - Pizza restaurant all on the ground floor. The seating area is an eat-in counter of 8 seats and 2 tables of 2 seats each. The kitchen is on the ground floor. The space is only 1620SF but with an additional 30SF of storage space in storage units G-18 and G-19 on the first floor of the building. Manager: Sean Ryan Hours of Operation: 11:00 AM to 1:00AM Attorney: Nicholas Zozula

GRANTED

4. G & V BRIGHTON MART INC. D/B/A: BABUSHKA DELI 62 WASHINGTON ST BRIGHTON, MA 02135 License #: LB-102056 Holder of a Retail Package Store Malt and Wine Beverages License has petitioned to change the license category - From: a Retail Package Store

Wine and Malt Beverages License To: Retail Package Store All Alcoholic Beverages License.

Attorney: Carolyn M Conway

GRANTED

5. DIDELLO, INC. D/B/A: THE WILD DUCK 94 - 96 SALEM ST BOSTON, MA 02113

License #: LB-101961 Holder of a Retail Package Store All Alcoholic Beverages License has petitioned to transfer the license from the above - To: Wildduck 96 Salem St Inc. (same location). Jaimini Patel, Manager. Closing hour at 11:00 PM. Lastly, has petitioned to pledge the license and inventory to Rockland Trust Company. Attorney: John Mooradian

GRANTED

6. NILKANTH VARNI, LLC D/B/A: RUSTY'S LIQUORS 700 AMERICAN LEGION HWY

ROSLINDALE, MA 02131 License #: LB-101844 Holder of a Retail Package Store

All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: Kirtan LLC. D/BA/ Rusty's Liquors (at the same location). Disha K. Patel, Manager. Closing hour at 11:00 PM. Lastly, has petitioned to pledge the license and inventory to Rockland Trust Company . Attorney: Thomas T. Truax

GRANTED - CONDITION: NO NIPS; NO SINGLES