



*City of Boston*  
Mayor Michelle Wu  
Licensing Board

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

**Voting Hearing Agenda**  
**June 5, 2025**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, June 3, 2025**

(Chairwoman Joyce was not present for the Licensed Premise Inspection Hearing)

**1. Sullivan's Saloon, LLC**

Doing business as: Sullivan's Tap

Location: 168 Canal St., Boston, MA 02114

License#: LB-101567, Notice/Violation#: 044995, Category: GOPAL

Date: 02/03/2025

Notice: Assault and battery on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

Refusal to cooperate with police in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.10A+B.

**No Violation**

**Correspondence from the Board**

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**2. Guira & Tambora, LLC**

Doing business as: Guira & Tambora

Location: 4014 Washington St., Roslindale, MA 02131

License#: LB-99265, Notice/Violation#: 005084, Category: CV7AL

Date: 01/01/2025

Notice: Assault and battery dangerous weapon (knife) person cut/stabbed in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 15A.

**No Violation**

**The Board requests submission of a security plan to address, at minimum: deescalation; the licensee's duty to call police; and the need for security staff to wear identifiable clothing.**

**The Board notes that the Licensee failed to provide video in a timely manner, that the submitted video had notable gaps, and that the Licensee did not present a witness with firsthand knowledge of the incident**

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### **3. Bostoninfour, LLC**

Doing business as: A.T. O'Keeffe's

Location: 911 Boylston St., Boston, MA 02115

License#: LB-99198, Notice/Violation#: 021677, Category: CV7AL

Date: 12/07/2024

Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265s. 13A.

#### **No Violation**

#### **The Board requests proof of staff training on deescalation**

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### **4. Bostoninfour, LLC**

Doing business as: A.T. O'Keeffe's

Location: 911 Boylston St., Boston, MA 02115

License#: LB-99198, Notice/Violation#: 020823, Category: CV7AL

Date: 03/25/2025

Notice: Patrons drinking on public way in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.09D.

#### **Violation - Warning**

### **5. Bostoninfour, LLC**

Doing business as: A.T. O'Keeffe's

Location: 911 Boylston St., Boston, MA 02115

License#: LB-99198, Notice/Violation#: 020044, Category: CV7AL

Date: 04/21/2025

Notice: Overcrowding - 159 mechanical count, capacity 93 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.03J, 1.06A,F.

#### **Violation - Warning**

### **6. Mala Town Allston LLC**

Doing business as: Mala Town

Location: 194 Harvard Av., Allston, MA 02134

License#: LB-571960, Notice/Violation#: 021270, Category: CVICT

Date: 03/20/2025

Notice: Premise open after posted 11 pm closing hour in violation of M.G.L. ch. 140 s. 9.

#### **Violation - Warning**

Notice: Blocked fire exit in violation of M.G.L. ch140 s. 9 and Board's rule 1.06A.

#### **Violation - Warning**

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## **7. Den Cinco, LLC**

Doing business as: Borrachito/The Garret Boston

Location: 70 Pier 4 Bl., Boston, MA 02210

License#: LB-99318, Notice/Violation#: 020087, Category: CV7AL

Date: 04/13/2025

Notice: Overcrowding - 148 mechanical count, capacity 107 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.03J, 1.06A,F.

**Continued to the next available hearing date**

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## **Transactional Hearing on Wednesday, June 3, 2025**

### **1. Keankruta LLC**

Doing business as: Brassica Kitchen + Cafe

3710A Washington St., Jamaica Plain, MA 02130

License #: LB-155715

Holder of a Common Victualler 7 Day (Neighborhood Restricted) All Alcoholic Beverages License has petitioned to amend the description of the licensed business From: One story building with licensed premises consisting of approx. 4,460 square feet, with seating for 126 indoors, along with four dining areas, two bars, kitchen, storage, and restrooms. Two seasonal patio areas on private property with seating for 25 (patio A) and 18 (patio B). Patio Closing hour 10:00 PM Sun - Thurs, 11:00 PM Fri & Sat. Two means of ingress and six means of egress. To: Premises identified as 3710 - 3712

Washington St, Jamaica Plain, MA 02130; Space A and Space B are connected through a vestibule in the rear. Space A (3710 side) is approx. 1,307 SF with dining area with seating for 26, bar with seating for 5, kitchen, storage, and restrooms, and Patio A, which is a seasonal (April Nov) approx. 440 SF patio on private property, seating for 25. Space B (3712 side) is approx. 3,161 SF with 3 dining areas with seating for 80, bar with seating for 15, kitchen, storage and restrooms, and Patio B, which is a seasonal (April Nov) approx. 227 SF patio on private property, seating 18. Boston patios have a closing hour of 10:00 PM Sun Thurs and 11:00 PM Fri & Sat. Two means of ingress and six means of egress.

Attorney: Adam Barnosky

**Granted**

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## **2. Markiro Market Place, Inc.**

Doing business as: Lambert's Market Place

10 Temple Pl., Boston, MA 02111

License #: LB-387124

Holder of a Retail Package Store Wines & Malt Beverages License has petitioned to change the category of the license From: Retail Package Store Wines & Malt Beverages. To: Retail Package Store All Alcoholic Beverages

Attorney: Louis A. Cassis

### **Granted**

**All existing conditions remain on the license, including: 1. No nips/minature bottles, no single serve wine or beer; 2. Licensee to have uniformed security guard on site; 3. Licensee to have an ID scanner and security cameras; 4. Licensee will not advertise the sale of alcohol**

**Additional condition: 5. No increase to the amount of floor space dedicated to alcohol, or changes to the floorplan on file with the Board, without Board approval.**

**Licensee must have a copy of the approved floorplan on the premises at all times**

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## **3. Pasta Beach Rowes Wharf, LLC**

Doing business as: Pasta Beach

30 Rowes Wharf, Boston, MA 02110

License #: LB-99452

Holder of a Common Victuallar 7 Day All Alcoholic Beverages License has petitioned to transfer the license from the above To: 1928 Boston Harbor, LLC dba 1928 Rowes Wharf (at the same location). Kristin Jenkins, Manager. 1:00 AM Closing Hour. Updating the description of premise as follows: 5,303sf TOTAL: 2,953sf on ground floor with main dining area and bar seating; kitchen and storage in rear; mezzanine level for additional equipment and storage; 2 entrance/exits of Atlantic Ave.; additional entrance/exit on northern side of premises. 2,350sf annual patio on private property with seating for 70, closing hour 11pm.

Attorney: Kristen L. Scanlon

**Granted, with corrected transferee entity name of 1928 Rowes Wharf LLC**

**The Board requests submission of a security plan, to address, at minimum: the relationship between Licensee and hotel security; and how the Licensee will prevent patrons leaving the premise with alcohol.**

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## **4. Harvard Convenience Inc.**

Doing business as: Harvard Convenience

157 Brighton Av., Allston, MA 02134

License #: LB-540101

Holder of a Retail Package Store Wines and Malt Beverages License has petitioned to transfer the license from the above To: Patel Harvard, Inc. dba Harvard Convenience (at the same location). Tushar Kanubhai Patel, Manager. 2:00 AM Closing Hour (with alcohol sales ceasing at 11:00 PM). Secondly, has petitioned to pledge the license and inventory to Rockland Trust Company.

Attorney: Jackson L. Christian

**Granted, with a closing hour of 11:00 PM**

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## **5. Water Dragon, LLC**

Doing business as: Blue Dragon  
324 A St., Boston, MA 02210  
License #: LB-99388

Holder of a Common Victualler 7 Day All Alcoholic Beverages License has petitioned to transfer the license and the location. From: Water Dragon, LLC located at 324 A Street, Boston, MA 02210. To: Maple & Ash Boston, LLC dba Maple & Ash located at 131 Seaport Blvd, Boston, MA 02210. Premise consists of In one room on ground floor with lobby for main entrance; one large room on second floor with dining room, with kitchen, storage and office space; service bar and wine room; additional room in rear with additional dining and bar, reception area, and restrooms (11,237sf). Annual outdoor terrace (on private property) on second floor (1,100sf) with approximately 56 seats and 11:00PM patio closing hour. All together comprised of approximately 12,337sf with 3 exits and 1 entrance. 2:00AM interior closing hour. Sean Gildea, Manager.

Attorney: Dennis A. Quilty

### **Granted**

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**THE BOARD WILL DEFER DELIBERATION ON ALL NEW ALCOHOLIC BEVERAGES LICENSE APPLICATIONS UNTIL ALL APPLICATIONS RECEIVED BY MAY 23 HAVE BEEN HEARD**

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## **6. Third Cliff Bakery, LLC**

Doing business as: Third Cliff Bakery  
3531 Washington St., Jamaica Plain, MA 02130  
License #: LB-596693

Has applied for a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License to be exercised on the above. Approx. 1418 SF across 1 floor of shared building w/ 2 public and 1 private entrance/exit, 2 bathrooms, front service area with 25 seats, kitchen, and storage area. Also to include seasonal patio (Apr Nov) on private property with 10 seats (approx 400SF). Patio closing hour 5PM. Alcohol will be stored inside cages in dry storage area and under counter fridge for service.

Manager: Margaret Crowley

Closing Time: 10:00 PM

### **Deferred**

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## **7. Wash El Beverages, LLC**

1395 - 1405 Washington St., Roxbury, MA 02118

License #: LB-596687

Has applied for a Common Victualler 7 Day All Alcoholic Beverages License to be exercised on the above 7,393 SF on the 1st floor and basement of a mixed use building, consisting of three (3) spaces, connected by a rear area on the 1st floor. Space 1 includes 1,240 SF on the 1st floor and 1,476 SF in the basement for storage; Space 2 includes 1,098 SF on the 1st floor and 1,268 SF in the basement for storage; Space 3 includes 1,434 SF on the 1st floor and 927 SF in the basement for storage.

Manager: Peter Georgantas

Closing Time: 2:00 AM

### **Deferred**

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## **8. Mr Drinky LLC**

Doing business as: Mr Drinky

606 Centre St., Jamaica Plain, MA 02130

License #: LB-596653

Has applied for a Common Victualler 7 Day All Alcoholic Beverages License to be exercised on the above 500 SF on 1 floor with 1 entrance/ 2 exits. Includes a bar that covers length of space with seating for approx. 8-10 and additional booth seating along the wall and front of space, with restroom in the rear. Also includes 400 SF basement for prep space, storage, and office space.

Manager: Alan Wong

Closing Time: 1:00 AM

### **Deferred**

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## **9. O'Brien & Armstrong, Inc.**

Doing business as: The Green T Coffee Shop

873 South St., Roslindale, MA 02131

License #: LB-596679

Has applied for a Common Victualler 7 Day All Alcoholic Beverages License to be exercised on the above 970SF business on the ground floor with 1 entrance and 2 exits. Includes counter style seating for approximately 17, 60SF kitchen area, and ADA compliant bathroom. Also to include a 970SF basement used for storage, refrigeration, baking and kitchen prep.

Manager: Braden Armstrong

Closing Time: 10:00 PM

### **Deferred**

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## **Non-Hearing Transactions**

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

### **1. Pika Pollo LLC**

D/B/A: Pika Pollo

3160 Washington St., Jamaica Plain, MA 02130

License #: LB-597124

Has applied for a Common Victualler License to be exercised at a previously licensed location - 597SF Full service restaurant, with 15 seats in the front. Kitchen located in the back. No customer restroom. Basement used for storage and a walk-in freezer.

Manager: Jean Carlos Lizardo

Hours of Operation: 7:00 AM to 11:00 PM

**Granted**

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### **2. Boston Sweet Cravings, LLC**

Doing business as: Boston Sweet Cravings

1 Faneuil Hall Sq., Boston, MA 02109

License #: LB-597165

Has applied for a Common Victualler License to be exercised at a previously licensed location - 200SF Single-room café storefront with refrigerated display cases. The front of the store features a TV screen displaying the menu. The back of the store includes one refrigerator, one freezer, and one table.

Manager: Farid Nouri

Hours of Operation: 10:00 AM to 7:00 PM

**Granted**

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**The Following have applied to make changes to an existing outdoor dining patio:**

### **1. Morton's of Chicago/Boston Seaport, LLC**

2 Seaport Ln., Boston, MA 02210

License #: LB-99445

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the existing patio - From: In one room & kitchen on the 1st floor with entrances & exits to lobby & both Seaport Blvd & Seaport Lane; basement for storage, with an outdoor annual patio that is approximately 929 sq. ft. on private property with sliding windows and seats for 62 patrons between the hours of 11:00 A.M. - 11:00 P.M. To: In one room & kitchen on the first floor with entrances and exits to lobby & both Seaport Blvd & Seaport Lane;basement for storage; Annual "four seasons" room that is approx. 929 sq. ft. with sliding windows and seats for 62 patrons; Outdoor seasonal patio on private property for 54 patrons between the hours of 11:00 AM - 11:00 PM

**Granted**

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**The Following have applied for a One Day Amendment to Existing License:**

**1. Notch Brighton Tap Room LLC**

1420 to 1440 Soldiers Field Rd., Brighton, MA 02135

License #: LB-447987

Has applied for a one day amendment to existing license to include extending license onto contiguous pace of the Speedway Annex for a “Wedding Rehearsal Dinner” on June 6, 2025 between the hours of 6 p.m. - 9 p.m.

Manager: Nathan Kearney

**Granted**

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**2. Powder Dry, Inc.**

Doing business as: Leader Bank Pavilion

290 Northern Av., Boston, MA 02210

License #: LB-98926

Has applied for a one day amendment to existing license to include early alcohol service to accommodate The McCourt 5K Road Race on June 15, 2025 between the hours of 10 a.m. - 12 :30 p.m.

Manager: Joseph Dunne

**Granted**

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**3. Inishowen, Inc.**

Doing business as: The Dubliner

2 Center Pz., Boston, MA 02114

License #: LB-99408

Has applied for a one day amendment to existing license to include extension to contiguous patio space for “Outdoor Parties” on June 14, 2025, July 19, 2025 and August 31, 2025 between the hours of 12

p.m. - 8 p.m

Manager: Tyler Henseler

**Granted**

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**All Special One Day Alcohol Licenses have been approved**

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