



*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**  
**May 29, 2025**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, May 27, 2025**

**1. Azumi, LLC**

Doing business as: Zuma

Location: 1 Dalton St Boston, MA 02115

License#: LB-99110, Notice/Violation#: 003185 2/18/25, Category: CV7AL

Date: 10/22/2024

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

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

Failure to cooperate with Boston Police investigators in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.10 A+B.

**No Violation**

**Correspondence from the Board**

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**2. Buhdtx, LLC**

Doing business as: Boston Chops

Location: 52 Temple Pl Boston, MA 02111

License#: LB-202298, Notice/Violation#: 017443, Category: CV7AL

Date: 02/10/2025

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

**No Violation**

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**3. Adare, Inc.**

Doing business as: Ned Devine's

Location: 2201 Faneuil Hall Market Pl., Boston, MA 02109

License#: LB-99128, Notice/Violation#: 044996, Category: CV7AL

Date: 02/16/2025

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

**No Violation**

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#### **4. Restaurante Cesaria, Inc.**

Location: 266 Bowdoin St Dorchester, MA 02122

License#: LB-99269, Notice/Violation#: 070178, Category: CV7AL

Date: 02/28/2025

Notice: Radio call for a fight inside that spilled outside to sidewalk patron vs patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

#### **No Violation**

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#### **5. Dorchester Tavern, LLC**

Doing business as: Dot Tavern

Location: 840 Dorchester Av., Dorchester, MA 02125

License#: LB-99050, Notice/Violation#: 019645, Category: CV7AL

Date: 03/16/2025

Notice: Assault and battery with a dangerous weapon (pepper spray) employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 15A.

#### **Violation - Warning**

Notice: Failure to notify Board of armed security in violation of M.G.L. ch. 138 s. 64.

#### **No Violation**

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#### **6. The K's, Inc.**

Doing business as: Sissy K's

Location: 6 Commercial St Boston, MA 02109

License#: LB-99368, Notice/Violation#: 021257, Category: CV7AL

Date: 03/15/2025

Notice: Overcrowding second floor - mechanical count 126 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.03J, 1.06A, F.

#### **No Violation**

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**Transactional Hearing on Wednesday, May 28, 2025**

**1. Nana's Boston, LLC**

Doing business as: Nana's Green Tea  
175 Newbury St, Boston, MA 02116  
License #: LB-596091

Has applied for a Common Victualler License to be exercised on the above - 1,022 SF Located on the ground level. It includes a service counter, kitchen, and storage area. The setup is sit-down with takeout, with seating for 21. There is one bathroom and two exits.

Manager: Pui Chung Siu

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

**Granted**

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**2. Chafeo Boston Common, Inc.**

Doing business as: Cha Feo  
130 Tremont St, Boston, MA 02111  
License #: LB-596585

Has applied for a Common Victualler License to be exercised on the above -1,200SF Café shop that consists of two rooms totaling. The front room is used for serving tea and coffee, while the rear room is designated for storage and includes a half restroom. The café is located on the first floor and has seating for up to 16 people.

Manager: Linxun Lian

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

**Granted**

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**3. Biatturi LLC**

Doing business as: HEYTEA Newbury  
223 Newbury St, Boston, MA 02116  
License #: LB-596573

Has applied for a Common Victualler License to be exercised on the above -800SF Take-out only tea shop (beverage store). The first floor includes a small food preparation area and a pickup counter at the front. There is an additional small prep area in the back, along with an employee-only bathroom.

Manager: Kaan Miao

Hours of Operation: 11:00 AM to 9:30 PM

**Granted**

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#### **4. JT Fresh Local LLC**

Doing business as: Bluefin  
660B Centre St, Jamaica Plain, MA 02130  
License #: LB-596551

Has applied for a Common Victualler License to be exercised on the above -875SF First-floor unit. The space includes a kitchen and storage area located in the rear. There are four rooms total, including a restroom. The business will operate as a fish market and seafood takeout with a maximum of 18 seats. The bathroom will be shared by both guests and staff. Manager: Michael Bullock  
Hours of Operation: 8:00 AM to 12:00 AM

**Granted, with closing time of 10:00 PM and Jason Tucker as Manager of Record**

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#### **5. Five Iron Golf Seaport LLC**

Doing business as: Five Iron Golf  
311 Summer St, Boston, MA 02210  
License #: LB-596096

Has applied for a license to operate two (2) Bowling Lanes on the above premises - Premise A.K.A. 327 A Street Boston MA 02210, The premise consists of - (14,219 SF) In one room on lower level with reception area, six golf simulators, seating areas and bar, kitchen, storage rooms, restrooms and office space, and two duckpin bowling lanes; in one additional room on first floor with an additional seven golf simulators, seating areas and bar, storage, and restrooms; together with seasonal (April-November) outdoor patio on private property with seating for 24 patrons. 1:00 AM Indoor Closing Hour; 10:00 PM Outdoor Closing Hour.

Manager: Seamus O'Sullivan  
Hours of Operation: 6:00 AM to 1:00 AM

**Granted**

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#### **6. Union Club of Boston, Inc.**

7-8 Park St Boston, MA 02108

License #: LB-98787

Holder of a Club All-Alcoholic Beverages license has petitioned to change the manager of the licensed business - From: Meredith M. Waites To: Robert Williams.

**Granted**

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## **7. GSTH Investment Group, LLC**

Doing business as: Bijou and Rock & Rye

51 Stuart St, Boston, MA 02116

License #: LB-99238

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of LLC Manager. Secondly, has petitioned to change the manager of the licensed business - From: James Driscoll To: Joseph Ghanem.

Attorney: Thomas P. Miller

**Granted**

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## **8. BNV3, Inc.**

Doing business as: Wink & Nod

3 Appleton St, Boston, MA 02116

License #: LB-98889

Holder of a Common Victuallar 7 Day All-Alcoholic Beverages License has petitioned to pledge the license to Merrimack Valley Credit Union.

Attorney: Wayne M. Gray

**Granted**

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## **9. Seaport Hotel Limited Partnership**

Doing business as: Seaport Hotel

1 Seaport Lane, Boston, MA 02210

License #: LB-101647

Holder of an Innholder All-Alcoholic Beverages License has petitioned for the approval of a Management Agreement between Seaport Hotel Limited Partnership and CTH Mayflower, LLC.

Attorney: Dennis A. Quilty

**Granted**

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## **10. Shack Foods of Back Bay, LLC**

Doing business as: El Barco

50B Dalton St, Boston, MA 02115

License #: LB-99330

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: El Barco BackBay, LLC dba El Barco (at the same location). Amanda Allen, Manager. 1:00 AM Closing Hour. Updating the description of premise as follows: In one large room on ground floor with various dining areas with seating for 140 patrons, additional counter seating for 17, and bar with seating for 23, office, storage, restroom and kitchen located in rear. All together comprised of approximately 6,000 sf with 1 entrance and 2 exits.

Attorney: Dennis A. Quilty

**Granted**

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## **11. Crimson Ventures, LLC**

Doing business as: Cantina Italiana  
346 Hanover St, Boston, MA 02113

License #: LB-162572

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: Gomes Enterprises, Inc. dba Cantina Italiana (at the same location). Jenna DeLuccia, Manager. 1:00 AM Closing Hour. Secondly, has petitioned to pledge the license and inventory to Eastern Bank.

Attorney: Jon D. Aieta

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### **Granted**

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## **12. B.U., LLC**

Doing business as: B.U. Bistro  
3840 Washington St, Roslindale, MA 02131

License #: LB-546003

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license from the above - To: Oda Bar & Bites, Inc. dba Oda Bar & Bites (at the same location). Ergys Struga, Manager. 11:00 PM Closing Hour. Updating the description of premise as follows: 700SF full-service restaurant featuring a fully equipped kitchen and indoor dining and bathroom with accommodations for up to 17 guests indoors. The total capacity expands to 57 with the Front (10 Seats) & Rear (30 Seats) seasonal patios (April-Oct) on private property from 6:00 AM to 4:00 PM. The restaurant has 3 entrances and 3 exits.

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### **Deferred to allow for completion of the community process**

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## **13. F.P. Restaurant, Inc.**

Doing business as: Restaurant Bellavista  
288 Hanover St, Boston, MA 02113

License #: LB-99546

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to transfer the license and the location - From: F.P. Restaurant Inc. located at 288 Hanover Street, Boston, MA 02113. To: Gen Allston LP dba Gen Korean BBQ House located at 121 Harvard Ave, Allston, MA 02134. The restaurant is composed of two floors and a basement and is a total of 7,385 square feet. The first floor has a main entrance that opens onto Harvard Ave., elevator to the right of the entrance, an exit in the back next to the stairs, kitchen area and station service in the back right, dining area with 86 seats located centrally, restrooms in the back left. The second floor has a dining area with 132 seats, and a service station on the right side. Basement is for storage. (1 entrance/2 exits). Joy Kim, Manager. Closing Hours: 11:00 PM Sun-Thur, 1:00 AM Fri-Sat.

Attorney: Nicholas J. Zozula

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### **Granted**

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#### **14. Democracy 154 Maverick LLC**

154 Maverick St, East Boston, MA 02128

License #: LB-596042

Has applied for a 19C Farmer Brewery Pouring License to be exercised on the above -The brewery is in the basement and the tasting room on the 1st floor of a 4-story brick building. The 1st floor has a taproom area (3120 sq.ft). The production and storage area of the brewery is 422 square feet. The total sq.ft is 3,542. The basement has no external doors or windows and has a single hatch door which leads to the tasting room.

Manager: James Razsa

Closing Time: 2:00 AM

**Granted**

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#### **15. Democracy 154 Maverick LLC**

154 Maverick St, East Boston, MA 02128

License #: LB-596045

Has applied for a 19B Farmer Winery Pouring License to be exercised on the above - The winery is in the basement and the tasting room on the 1st floor of a 4-story brick building. The 1st floor has a taproom area (3120 sq.ft). The production and storage area of winery is 92 sq.ft. The total sq.ft of the winery and taproom is 142 sq.ft. The basement has no external doors or windows and has a single hatch door which leads to the tasting room.

Manager: James Razsa

Closing Time: 2:00 AM

**Granted**

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#### **16. Democracy 154 Maverick LLC**

154 Maverick St, East Boston, MA 02128

Has applied for a 19H (Wines & Malts) Combined Pouring License to be exercised on the above. The premise to be licensed under G.L. c. 138 § 19H consists of - Brewery and winery are in the basement and the tasting room is on the 1st floor. Taproom area on the 1st floor is 3120 sqft. The production and storage area of winery is 92 sqft. and of brewery is 422 sqft. Basement has no external doors or windows and has a single hatch door which leads to tasting room.

Manager: James Razsa

Closing Time: 2:00 AM

**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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**17. 490 Harrison Restaurant, LLC**

Doing business as: Capri  
480-490 Harrison Ave, Boston, MA  
License #: LB-595024

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above – 8,000 SF full service restaurant, 2 floors, 2 entrances and 6 exits. The first floor consists of a dining room, bar with seating for 143 and 20 standing, wine room and bev. station. The lower level consists of a dining room, kitchen, storage, restrooms, service bar with seating for 40. Also a 3100 SF year-round patio on private property with a dining area and bar capacity of 234 with a closing time of 1 a.m.

Manager: William Clark  
Closing Time: 2:00 AM  
Attorney: Michael B. Brodigan

**Deferred**

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**18. 1010 Morrissey Corp.**

Doing business as: Milkweed  
1010 William T Morrissey Blvd, Dorchester, MA 02122  
License #: LB-596016

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 2,732 SF on one floor ground level with 2 entrances & 3 exits. Walk-in freezer, cooler, and dry storage in the rear. One prep room with cooking equipment abutted by dishwashing room. The next area consists of kitchen with hot and cold line and small office . This is separated from the main dining area by a 10-seat kitchen counter. Two bathrooms to the left. Main dining room takes up the remaining space with fixed booths and loose tables and chairs.

Manager: David Cawley  
Closing Time: 12:00 AM

**Deferred**

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## **19. Dynasty Restaurant, Inc.**

Doing business as: Dynasty Restaurant  
14A Hudson St, Boston, MA 02111

License #: LB-596018

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above -2500 square foot restaurant on first floor with 1 entrance and 3 exits. Includes dining area in the front of space with seating for approximately 105, kitchen and restrooms in the rear. (2000SF)

Basement for storage and food preparation only. Manager: William Jian Min Huang

Closing Time: 12:00 AM

Attorney: Chung H. Lee

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### **Deferred**

## **Non-Hearing Transactions**

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

#### **1. Mi Pulgarcito Mexican & Salvadorian Food Inc**

Doing business as: Mi Pulgarcito Mexican & Salvadorian Food Inc  
571 Washington St., Dorchester, MA 02124

License #: LB-596097

Has applied for a Common Victualler License to be exercised at a previously licensed location -900SF Single-story main dining room with an open kitchen at the back, separated by a counter with a burrito buffet and coolers. Includes 5 dining tables, one bathroom, and an attached office.

Manager: Jesus Tejada Esquivel

Hours of Operation: 10:00 AM to 11:00 PM

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### **Granted**

#### **2. Hibachi2U MA Corp**

Doing business as: Hibachi2U  
1728 Dorchester Av., Dorchester, MA 02124

License #: LB-596116

Has applied for a Common Victualler License to be exercised at a previously licensed location -600SF First floor with an open kitchen. Shelf storage available on the upper floor and in the basement.  
Includes one bathroom.

Manager: Yurong Feng

Hours of Operation: 12:00 PM to 3:00 PM

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### **Granted**

### **3. Anna's Taqueria LLC**

Doing business as: Anna's Taqueria  
84 Summer St., Boston, MA 02110

License #: LB-596120

Has applied for a Common Victualler License to be exercised at a previously licensed location -3,140SF Full-service restaurant with takeout, spread over two levels. The dining level includes 24 seats, a full kitchen in the back, and two bathrooms. The basement includes prep and storage areas.

Manager: Robert Favuzza

Hours of Operation: 6:00 AM to 11:00 PM

**Granted**

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### **4. Chau Aing Family Inc**

Doing business as: Anna's Hand Cut Donuts  
2056 Centre St., West Roxbury, MA 02132

License #: LB-596122

Has applied for a Common Victualler License to be exercised at a previously licensed location 1,000SF Full-service restaurant with takeout, all on one floor. The entrance room has 18 seats, and the back room includes a full kitchen, storage area, and bathroom. The basement is used only for utility equipment, including the boiler and A/C furnace.

Manager: Chaufan Bun

Hours of Operation: 6:00 AM to 6:00 PM

**Granted**

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### **5. Rarsoto Inc**

Doing business as: Chachos Pizza  
1502 Tremont St., Mission Hill, MA 02120

License #: LB-596208

Has applied for a Common Victualler License to be exercised at a previously licensed location - 1,100SF Full-service pizzeria/restaurant with dine-in seating and takeout on two floors. The first floor seats 19 people. Part of the kitchen is located on the first floor, while the lower level includes a full kitchen, sanitizing station, storage area, and a bathroom.

Manager: Angel Guzman

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

**Granted**

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## **6. Abamar Inc**

Doing business as: Brother Deli Restaurant  
1638 Blue Hill Ave., Mattapan, MA 02126

License #: LB-596592

Has applied for a Common Victualler License to be exercised at a previously licensed location - 2,150SF Restaurant offering both takeout and dine-in service, with seating for 40. The layout includes two main rooms: a dining area with counter service and a full kitchen. There are also two bathrooms on site. The restaurant operates as a breakfast and lunch establishment. Additional storage is available in the basement.

Manager: Abanoub Gergis

Hours of Operation: 7:00 AM to 2:00 PM

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### **Granted**

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## **7. J&B Food Services LLC**

Doing business as: Cheese Louise  
80 Causeway St., Boston, MA 02114

License #: LB-596620

Has applied for a Common Victualler License to be exercised at a previously licensed location - 225SF Fast-casual kiosk located in a food hall (Hub Hall), serving grilled cheese and panini sandwiches. The space includes access to a shared kitchen, shared bathroom, and shared seating. We have access to approximately 24 seats in our immediate area; however, all seating is managed by the landlord and shared among all vendors in the food hall.

Manager: Ian Lubkin

Hours of Operation: 11:00 AM to 8:00 PM

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### **Granted**

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## **8. HTM Inc.**

Doing business as: Pho Bar  
1403 Dorchester Av., Dorchester, MA 02122

License #: LB-596673

Has applied for a Common Victualler License to be exercised at a previously licensed location - 1,200SF Full-service restaurant with takeout, located on the first floor. The first floor includes 49 seats, a full kitchen in the rear, and restrooms located in the middle of the space. The basement is used for storage and office space.

Manager: Jason Nguyen

Hours of Operation: 9:00 AM to 9:30 PM

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### **Granted**

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## **9. Hong Shun Inc**

Doing business as: Nai Brother  
40 Harrison Av., Boston, MA 02111  
License #: LB-596734

Has applied for a Common Victualler License to be exercised at a previously licensed location - 2,300SF Unit 1B, located on the basement level. The space consists of one room with a capacity of 54 people, with a kitchen, bathrooms, and storage area in the rear. There is one entrance and one exit.

Manager: Shizhong Lin

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

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### **Granted**

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## **The Following have applied to add an outdoor dining patio to their licensed premise description:**

### **1. Altamira Banquets, LLC**

Doing business as: Mi Pueblito Orient Heights  
964 Saratoga St., East Boston, MA 02128  
License #: LB-99807

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to update the description of the licensed premise from: In one room on the first floor/kitchen, dining room, lounge area with a customer bar with 8 bar stools, 64 tables. On the basement level/two function rooms, storage, customer bar with 7 stools, 70 tables. To: 4,974SF Total: 1,158sf in 1 room on first floor, with 1 main dining room, and lounge area with bar for 8 seats; 954sf kitchen in rear of premises. 2,112sf basement level with function room, bar for 7 seats and storage rooms. Approx 750sf seasonal outdoor patio on private property April - October (weather permitting) with seating for 40, closing hour 11pm. One main entrance/exit on Saratoga St., 4 additional exits one on Saratoga St, 2 to patio, 1 at rear of premises.

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### **Granted**

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

**1. Raw Restaurant Group, LLC**

Doing business as: Mija  
1 Faneuil Hall Marketplace, Boston, MA 02109  
License #: LB-98918

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the existing patio - From: A Restaurant At Ground Level On The North Side Of The Building, With A Side Patio Adjoining On The Street Level (Covered And Uncovered). The Restaurant Contains Two Entrances/Exits. The Kitchen And Storage Are Located In The Basement. Capacity Interior, 150 , Exterior 74. To: A Restaurant At Ground Level On The North Side Of The Building, With A Side Patio Adjoining On The Street Level And Rear Exit (Covered And Uncovered). Indoor: 4, 161 Sq. Ft.; Outdoor: 1,714 Sq. Ft. The Restaurant Contains Two Entrances/Exits. The Kitchen And Storage Are Located In The Basement. Capacity Interior: 150, Exterior 90. The patio is on private property with a 2:00 AM closing hour and to be seasonal (April through October).

**Granted**

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**The Following have applied for a new Innholder License at a previously licensed location:**

**1. 304 Newbury Street Residential LLC**

Doing business as: 304 Newbury by Thatch  
304 Newbury St., Boston, MA 02115  
License #: LB-404432

Has applied for an Innholder License at a previously licensed location. 304 Newbury Street is a brownstone with two commercial spaces on the ground floor, and first floor - Lady M and Top Designs. On the 2nd, 3rd, and 4th floor there are 6 executive suite hotel rooms, operated by Live Thatch.  
Manager: Brent Berc

**Granted**

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

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**Old and New Business:**

1. The Board deferred disposition of the following violation to allow the licensee to submit additional materials: Jbond, LLC, 25 Kingston St Boston, MA 02111 License#: LB-99413, Notice/Violation#: 021453, Category: CV7AL Date: 03/08/2025 Notice: Assault and battery dangerous weapon (gun) patron on patron x2 in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 15A.

**Violation - 1-Day Suspension**

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2. The Board deferred disposition of the following transactional matter: Selhi Associates, LLC d/b/a McDonald's, 301 Warren St, Roxbury, MA 02119 License #: LB-100320 Holder of a Common Victualler License has petitioned to change the Hours of the licensed business From: 1:00 AM Drive thru Closing only To: 3:00 AM Closing for Drive thru & deliveries only.

**Rejected with prejudice**

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3. The Board deferred disposition of the following transactional matter: Selhi Group 2, LLCd/b/a McDonald's 146-146A Tremont St., Boston, MA 02111 License #: LB-128574 Holder of a Common Victualler License has petitioned to change the Hours of the licensed business From : 12:00 AM Closing hour To: 3:00 AM Closing for deliveries only

**The Board requests submission of a late-night operations plan for review prior to approval**

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