



*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**  
**April 17, 2025**  
(All commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, April 15, 2025**

**1. Boston Ballroom Corporation**

Doing business as: Royale

Location: 279 Tremont St Boston, MA 02116

License#: LB-99277, Notice/Violation#: 037867, Category: CV7AL

Date: 11/23/2024

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

**No Violation**

**The Board requests that the Licensee train all door staff in deescalation and provide the Board evidence of said training, including who provided the training, who attended the training, and the covered curriculum**

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**2. The Boston Leco Corp.**

Location: 71 - 79 Warrenton St Boston, MA 02116

License#: LB-98893, Notice/Violation#: 009223, Category: CV7AL

Date: 11/10/2024

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 staff in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**No Violation**

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**3. Ipswich Entertainment, Inc.**

Doing business as: Loretta's Last Call

Location: 1 Lansdowne St Boston, MA 02215

License#: LB-99154, Notice/Violation#: 017176, Category: CV7AL

Date: 10/20/2024

Notice: Overserved (patron passed out - EMS transport) in violation of M.G.L. ch. 138 s. 64.

**No Violation**

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#### **4. Concorde Entertainment, Inc.**

Doing business as: Bill's Bar/The Lansdowne Pub

Location: 9 Lansdowne St Boston, MA 02215

License#: LB-99448, Notice/Violation#: 024664, Category: CV7AL

Date: 12/07/2024

Notice: Fight between staff and customers in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

##### **No Violation**

**The Board reminds the Licensee to provide written confirmation of deescalation training - confirmation to include, at a minimum, who provided the training, who participated, and the curriculum covered. This must be received within 30 days.**

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#### **5. Concorde Entertainment, Inc.**

Doing business as: Bill's Bar/The Lansdowne Pub

Location: 9 Lansdowne St Boston, MA 02215

License#: LB-99448, Notice/Violation#: 016904, Category: CV7AL

Date: 11/01/2024

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

##### **No Violation**

#### **6. Stark Hospitality, LLC**

Doing business as: Hue

Location: 90 Exeter St Boston, MA 02116

License#: LB-99067, Notice/Violation#: 021679, Category: CV7AL

Date: 01/19/2024

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

##### **No Violation**

#### **7. The Next Place, LLC**

Doing business as: The Greatest Bar

Location: 262 - 266 Friend St Boston, MA 02114

License#: LB-98937, Notice/Violation#: 017655, Category: CV7AL

Date: 01/08/2025

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

##### **Violation**

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## **8. Nusret Boston, LLC**

Doing business as: Nusret Steakhouse

Location: 100 Arlington St Boston, MA 02116

License#: LB-101570, Notice/Violation#: INFOHEARING, Category: CV7AL

Date: 03/31/2025

Notice: Informational hearing regarding the Licensee's legal right to occupy the Licensed Premise; the execution and filing of the annual renewal application for the Licensee's entity; and the non-use of the License in violation of M.G.L. ch. 138 s. 16A, s. 23, s. 64, s. 77 and Board's rule 1.07A, 1.07I, 1.15A(3) and 1.15A(4).

**Cancellation hearing to be held unless an application to transfer the license is filed within 30 days**

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## **9. Thornton Companies, Inc.**

Doing business as: Thornton's Fenway Grille

Location: 100 Peterborough St Boston, MA 02215

License#: LB-99244, Notice/Violation#: INFOHEARING, Category: CV7AL

Date: 03/31/2025

Notice: Informational hearing regarding the Licensee's legal right to occupy the Licensed Premise; the execution and filing of the annual renewal application for the Licensee entity; and non-use of the License in violation of M.G.L. ch. 138 s. 16A, s. 23, s. 64, s.77; and Board's Rule 1.07A, 1.07I, 1.15A(3), 1.15A(4).

**Cancellation hearing to be held unless an application to transfer the license is filed within 30 days**

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## **Transactional Hearing on Wednesday, April 16, 2025**

### **1. The Lenox Hotel, LLC**

65 Exeter St, Boston, MA 02199

License #: LB-98933

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the DBA of the licensed business - To: "Willow & Ivy" and "The Irving @ The Lenox."

Attorney: Kristen L. Scanlon

**Granted**

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## **2. The Lenox Hotel, LLC**

Doing business as: Lenox Hotel  
61-69 Exeter St, Boston, MA 02199

License #: LB-101622

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the DBA of the licensed business - To: "The Lenox Hotel" and "Sweeney's on Boylston."

Attorney: Kristen L. Scanlon

### **Granted**

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## **3. Barcelona South End, LLC**

Doing business as: Barcelona  
525 Tremont St, Boston, MA 02116

License #: LB-99247

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Brandon Cartagena To: Alexander Falconer.

### **Granted**

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## **4. WNDR Boston, LLC**

Doing business as: WNDR Museum  
2 Avenue de Lafayette, Boston, MA 02111  
License #: LB-540090

Holder of a General On-Premises Wines and Malt Beverages with Liqueurs License has petitioned to change the manager of the licensed business - From: Giancarlo Natale To: Skyler Mussey.

### **Granted**

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## **5. Bonchon Allson, LLC**

101-103 Brighton Ave, Allston, MA 02134  
License #: LB-99616

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 1993. Secondly has petitioned for a change of Officers/Directors/LLC Managers. Lastly, has petitioned to change the manager of the licensed business - From: Quocly Nguyen To: Hosainpasha Vaseghi.

### **Granted**

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## **6. Dining Innovation Massachusetts, Inc.**

Doing business as: Tsuru Ton Tan  
512 Commonwealth Ave, Boston, MA 02215  
License #: LB-99788

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to transfer the license from the above – To: UMNVAG Kenmore, LLC (at the same location). Michael Jammen, Manager. 2:00AM Closing Hour.

Attorney: Dennis A. Quilty

### **Granted**

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## **7. Sontu & Sabuj Market, Inc.**

Doing business as: Sontu & Sabuj Market  
1595-1609 Blue Hill Ave, Mattapan, MA 02126  
License #: LB-592796

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - Premise known as 1597 Blue Hill Ave, Mattapan, MA 02126; Approximately 1551 Sq ft on one level of a shared building with single entrance and exit. Entrance/Exit is stand alone from other businesses. It has two aisles lined with stand up shelves. There is an office in the rear and a register countertop on the left as you walk in the door .

Manager: Sabuj Barua  
Closing Time: 10:00 PM

### **Granted**

**Condition: 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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**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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## **8. The Weston Way, LLC**

300 Warren St, Roxbury, MA 02119  
License #: LB-592818

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1,720SF restaurant space located on the 1st floor of a mixed-use building with 1 entrance and 3 exits. Main dining area in front of space with tables and seating for approximately 180; bar with seating for approximately 11. Kitchen in rear of space, along with 2 restrooms, and 2,250 sq of storage in the basement (for storage only).

Manager: Clayton Weston  
Closing Time: 2:00 AM

### **Deferred**

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## **9. Cool Shade Jamaican Restaurant, LLC**

Doing business as: Cool Shade Jamaican Restaurant

388 Blue Hill Ave, Dorchester, MA 02121

License #: LB-592810

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Cool Shade Jamaican restaurant is a 2800SF restaurant located on first floor with 2 entrances and 2 exits. Dining area with seating for 18 in the front of the space, restroom in the rear of the space, and kitchen in the rear and right of the space. Alcohol will be stored in the kitchen area and will only be accessible by staff.

Manager: Andre Williams

Closing Time: 11:00 PM

### **Deferred**

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## **10. Gourmet Kreyol, LLC**

Doing business as: Doune & Pepe

657 Washington St, Dorchester, MA 02124

License #: LB-592854

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1,732 SF Restaurant space on 2 floors with 1 entrance and 3 exits. First floor includes a dining area with seating for approximately 49, kitchen/food prep area, and 1 restroom. Basement includes (3)dry storage rooms, walk-in cooler, walk-in freezer, prep area and an additional restroom for employees only.

Manager: Nathalie Lecorps

Closing Time: 12:00 AM

### **Deferred**

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## **11. AAA Restaurant, LLC**

Doing business as: AAA Restaurant

3141 Washington St, Jamaica Plain, MA 02130

License #: LB-592817

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1186SF Restaurant on a single-floor building with 1 entrance/1 exit. Upon entering, there is a dining area with seating for approximately 19, a service counter, kitchen and two restrooms in the rear. Basement is approximately 500SF for storage only.

Manager: Paula Martinez

Closing Time: 11:00 PM

### **Deferred**

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## **12. Con Rua, LLC**

Doing business as: Mo's Tavern & Kitchen  
571-575 Washington St, Brighton, MA 02135  
License #: LB-592801

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Premise known as 575 Washington St, Brighton, MA 02135; 1200 Sq. ft upscale gastropub on a single story, with one main entrance and two exits. Will include an open floor plan with a long bar with up to 20 seats as well as booths, banquettes and high-top seating for up to 50 guests. There will be an open kitchen located in the rear of the space. There are 2 ADA compliant bathrooms. In the basement there will be an office, a walk-in cooler & storage.

Manager: Candice Dowling

Closing Time: 1:00 AM

### **Deferred**

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## **13. Embrace Boston, Inc.**

1200 Tremont St, Boston, MA 02120  
License #: LB-592816

Has applied for a General On-Premise All-Alcoholic Beverages License to be exercised on the above - The Premises shall consist of a portion of the building on levels 1 and 2 and its proportionate share of the mechanical penthouse totaling approximately 31,000 RSF and use of outdoor pavilion, combined occupancy an estimated 5,000SF. Rooms will include a 6000SF theater, 2400SF gallery, 2000SF for retail, 1000SF for 3-5 offices/multi-use spaces.

Manager: Yully Cha Leonardi

Closing Time: 11:00 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. Dorchester Fried Chicken LLC**

Doing business as: Dorchester Fried Chicken  
855 Washington St., Dorchester, MA 02124  
License #: LB-592802

Has applied for a Common Victualler License to be exercised at a previously licensed location - One floor on approx 600SF: kitchen, dining for 15, one bathroom and basement for office and storage.

Manager: Fazal Qadeer

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

### **Granted**

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## **2. Edward Ramon German Sanchez, Individual**

Doing business as: Ratata Chimi Restaurant  
888A Morton St., Dorchester, MA 02124

License #: LB-592828

Has applied for a Common Victualler License to be exercised at a previously licensed location- 450SF Restaurant with a capacity for 8 people and takeout. There is a steamer and counter at the front near the entrance. The back of the building contains a prep room and storage with 3 freezers, and there is additional storage for dry food outside the back door/exit.

Manager: Edward Ramon German Sanchez

Hours of Operation: 8:00 AM to 12:00 AM

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### **Granted**

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## **3. Koko Coffee Causeway LLC**

Doing business as: Koko Coffee  
226 Causeway St., Boston, MA 02114

License #: LB-592835

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,309SF Café with a cashier counter, bakery case, and a kitchen area for warming pre-cooked products. It has 18 seats inside. Equipment includes a three-compartment sink, espresso machine, espresso grinders, and a food assembly station. There is also a year-round private outdoor patio with seating for 25, operating during the same hours as the restaurant.

Manager: Daud Kyarizov

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

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### **Granted**

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## **4. Make Life Sweeter LLC**

Doing business as: Flour Bakery + Cafe  
1B Charles St., Boston, MA 02116

License #: LB-593173

Has applied for a Common Victualler License to be exercised at a previously licensed location- 600SF 1st Floor includes a coffee station, pastry station, and sandwich station. Upstairs is storage, a dish area, and a bathroom.

Manager: Carro Oldham

Hours of Operation: 7:00 AM to 9:00 PM

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### **Granted**

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## **5. La Cabra Restaurant Inc.**

Doing business as: La Cabra Restaurant Inc  
1296 Blue Hill Av., Mattapan, MA 02126

License #: LB-593276

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,500SF  
First floor has the dining room, restroom, office and kitchen in the rear. Basement used for storage.

Manager: Alejandro Cuello

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

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### **Granted**

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## **5. Noodle Lab LLC**

Doing business as: Noodle Lab  
100 Hanover St., Boston, MA 02108

License #: LB-593279

Has applied for a Common Victualler License to be exercised at a previously licensed location- Stalls 20A and 21A, at 200SF, are subleased to the Boston Public Market. We share a common area that is maintained and managed by the Boston Public Market.

Manager: Audrey Yap

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

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### **Granted**

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## **6. Changfa LLC**

Doing business as: New Golden Kitchen No.1  
1495 Dorchester Av., Dorchester, MA 02122

License #: LB-593379

Has applied for a Common Victualler License to be exercised at a previously licensed location- 645SF  
Take-out only restaurant located on the first floor. The kitchen and an employee-only bathroom are located at the back of the building.

Manager: Wenjing Zheng

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

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### **Granted**

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**The Following have applied to make changes to their existing Common Victualler License:**

**1. Suasday Hanover, LLC**

Doing business as: Sushirol  
227 Hanover St., Boston, MA 02113  
License #: LB-101060

Holder of a Common Victualler License has petitioned to change the DBA of the licensed business  
From: Sushirol To: Matcha Loves Boba Secondly, has petitioned to change Manager of the licensed  
From: Wilson Hui To: Menghong Hak

**Granted**

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**2. Kokoda Seaport LLC**

Doing business as: Kokoda  
53 Northern Av., Boston, MA 02210  
License #: LB-347340

Holder of a Common Victualler License has petitioned to change the DBA of the licensed business  
From: Kokoda To: Love Art Sushi

**Granted**

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**3. China Sea Restaurant, Inc.**

Doing business as: China Sea  
1202 Blue Hill Av, Mattapan, MA 02126  
License #: LB-100193

Holder of a Common Victualler License has petitioned to change the Manager of the licensed business  
From: Linh La To: Zhigang Lei

**Granted**

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**The Following have applied to make changes to their existing Bowling Alley License:**

**1. Central Park Lanes, Inc.**

10 Saratoga St., East Boston, MA 02128  
License #: LB-98719

Holder of a Bowling Alley License has petitioned to Change the Closing Hours of the licensed  
business- From: 12:00 PM - 9:00 PM To: 12:00 PM - 11:00 PM

**Granted**

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**The Following have applied to make changes to their existing Dormitory License:**

**1. New England Conservatory of Music**

255 Saint Botolph St., Boston, MA 02115

License #: LB-318614

Holder of a Dormitory License has applied for an increase in capacity in residents From: 251 Residents To: 304 Residents

Manager: David Vaz

**Granted**

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**The Following have applied to make changes to their existing Lodging House License:**

**1. Commonwealth Land Trust, Inc.**

Doing business as: Bowdoin Manor Housing

37 to 41 Bowdoin St., Boston, MA 02114

License #: LB-101746

Holder of a Lodging House License has applied for a Change of Manager From: Kevin Kelly To: Monica Juscen

**Granted**

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**2. Commonwealth Land Trust, Inc.**

Doing business as: 698 Mass. Ave.

698 Massachusetts Av., Roxbury, MA 02118

License #: LB-101782

Holder of a Lodging House License has applied for a Change of Manager From: Kevin Kelly To: Monica Juscen

**Granted**

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**3. Commonwealth Land Trust, Inc.**

Doing business as : 123 Crawford Street

123 Crawford St., Dorchester, MA 02121

License #: LB-101811

Holder of a Lodging House License has applied for a Change of Manager From: Kevin Kelly To: Monica Juscen

**Granted**

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#### **4. Commonwealth Land Trust, Inc.**

Doing business as: Mass Ave  
523 Massachusetts Av., Roxbury, MA 02118  
License #: LB-101839

Holder of a Lodging House License has applied for a Change of Manager From: Kevin Kelly To:  
Monica Juscen

**Granted**

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#### **5. MIT Alumni of Tau EF Student Aid Foundation, Inc.**

Doing business as: M.I.T.  
253 Commonwealth Av., Boston, MA 02116  
License #: LB-101453

Holder of a Lodging House License has applied for a Change of Manager From: Andrew Sudbury To:  
Sean Josephson

**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 is in receipt of correspondence from Selfup LLC d/b/a Selfup Cooking Classes, 19-21 Kingston St., Boston, MA 02111 (buyer) and Google Mogle, Inc. d/b/a Seabiscuit, 256 Marginal St., East Boston, MA 02128(seller), License #: LB-99671, notifying the Board of the mutual intent to revoke the transfer of the license approved by the Board on September 26, 2024, as the transaction has not been timely closed as required by the purchase and sale agreement.

**Acknowledged**

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